



auCTION
HOUSE

**North Lincs, North Notts
and South Yorks**

Tuesday 30th September 2014

6.30pm

Gainsborough Golf Club
Thonock Hill, Gainsborough DN21 1PZ

15 Lots For Sale By Auction

(Unless previously sold or withdrawn)

Auction Venue



Gainsborough Golf Club


Thonock Hill
Gainsborough, Lincolnshire
DN21 1PZ



Additional Auction Services



Legal Documents

Legal documents for some of the lots are now or will be available online. Where you see the  icon on the website you will be able to download the documents.



On-Line Live

Visit **www.eigroup.co.uk** and select 'Online Auctions'. Choose the auction and then 'Viewing Gallery'. You will see details of the lot being offered and can watch the bidding as it happens.
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Welcome to our September 2014 land and property auction

The property market continues to create interest in the national media with mixed reports on interest levels and prices.

On a local basis, we can confirm a good level of interest still being shown and this has been reflected in the sales in our previous auctions this year:

Our September auction brings together an interesting selection of lots including:

- A variety of terraced properties
- A 5 bedroom semi detached house requiring modernisation
- A bungalow with approx 4 acres subject to an agricultural user clause
- A country cottage with self contained annex
- A rural cottage with traditional barn
- A splendid residential building plot

A wide range of property types sell well at auction

There are many different types of property that sell well at Auction, and if you have one that falls into any of these categories you certainly should consider the Auction route.

Properties for Improvement • Tenanted Properties • Residential Investments • Building Land / Development Propositions • Mixed Use Properties • Commercial Investments • Unique Properties • Paddock, Arable and Amenity Land

If it is property or land that is surplus to requirements, the likelihood is that we could find a buyer at Auction. If it has a value, and is worth marketing, it is worth considering a disposal by Auction.

Contact the Auction Team to discuss any aspect of buying / selling property or land at auction

Auction Office

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124 Trinity Street
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www.auctionhouse.uk.net



LEGAL PACKS

We remind all prospective buyers that prior to auction day, the legal documents can be viewed at our offices, or online for free, thus making the process of purchasing at auction much easier and open to everyone.

We also offer a service for non attending bids by way of telephone or proxy if you cannot make the auction day. Non Attending Bid Forms are included to the rear of this Catalogue

Auction information



The Catalogue Details of the property and land to be sold are set out in our catalogue. All lots are sold subject to Special Conditions of Sale. It is important that prospective purchasers satisfy themselves as to the location, boundaries, condition and state of the lots before the auction.



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



Energy Performance Certificates (EPCs) Where required we include EPC ratings within Full Details and on the lot page within our catalogue. When available EPC Graphs can be viewed online at www.auctionhouse.uk.net.



***Guide Prices** 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. The sale price will be dependent on bidding in the auction room and on the Vendors' instructions.



Reserve Price Each property will be offered subject to a reserve price which we 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. After the auction offers will be sought and considered on Unsold Lots at prices below the reserves.



The Legal Aspect Buying at auction is a contractual commitment. Before making an offer prior to auction or bidding at the auction it is advisable to consult a solicitor regarding the General and Special Conditions of Sale, the local authority search and other legal documentation.



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

The Auctioneers or Vendors cannot be held responsible for costs incurred in respect of any lot which is withdrawn or sold prior to auction.



Post Auction Sales If a property you are interested in is not sold during the auction please speak to the Auctioneer and make an offer at, above or below the Guide. Your offer will be put forward to the Vendor and if accepted, you will be able to proceed with your purchase under auction rules.



Attending the Auction It is always wise to allow sufficient time to get to the auction. Legal packs for most of the properties will be available for inspection. It is important you read these and the final addendum/alteration list which will also be available as any purchase will be subject to these.



Bidding Each property will be offered individually by the Auctioneer. Ensure that your bids are clear and noticed by the Auctioneer. If you are successful in bidding for the property you will be approached by a member of Auction House staff who will request your personal information and identification. You will then be guided to the cashiers desk for payment of the deposit.



Bidding by Proxy or Telephone If you are unable to attend the auction you are invited to contact us to discuss special arrangements for bidding by proxy or telephone. A pre auction bidding form and conditions can be downloaded from the 'How to bid at Auction' page located as a menu choice located under the 'Buy' tab menu on our website or from our catalogue.



Proof of Identification In order to abide by the money laundering regulations we ask that all prospective purchasers provide proof of identity. Please bring your passport or photographic UK driving licence and a current utility bill, bank statement or council tax bill to the auction. If purchasing on behalf of a company you will also need to present proof of your position within the company and company letterhead.



Solicitors Details The name, address and telephone number of the solicitor who will be acting for you in any purchase will be required before you leave the auction room.



Deposit When you buy a property you will be approached by a member of Auction House staff and asked to go to the cashiers desk to sign the Memorandum of Sale. You will be asked to pay a deposit of 10% of the purchase price subject to a minimum deposit of £2,000. Deposits can only be paid by bankers draft, building society cheque, personal cheque, debit or credit card. Cash payments will not be accepted. Please note, should the cheque have to be represented, a processing charge of £50.00 + VAT will be charged by deduction from the deposit. (Credit card surcharge of 3%).



The Contract The Memorandum of Sale will be signed in duplicate. One copy will be given to you, which you must give to your solicitor. The second copy will be retained by the Vendors' solicitor. Completion usually takes place after 28 days but this date can vary. The legal pack of each property will state the completion date due. The date may also be announced immediately prior to the commencement of bidding of each lot.



Administration Charge Purchasers will be required to pay by cheque, an administration charge of £300.00 + VAT in addition to the deposit. A VAT receipt will be issued after the auction.



Insurance Unless indicated to the contrary, the seller will continue to be responsible for insuring the property until completion



Viewing Due to the nature and condition of auction properties we highlight the potential risk that viewing such properties carries and advise all to proceed with caution and take necessary requirements to ensure their own safety whilst viewing any lot in this catalogue. Viewings are conducted entirely at your own risk, these properties are not owned or controlled by Auction House and we cannot be held liable for loss or injury caused while viewing or accessing any Lot.

Due to the nature of some auction properties, electricity may not be turned on therefore viewing times are restricted. Viewers will also have to bring their own lighting/ladders if wanting to inspect cupboards, cellars and roof spaces.



Disclaimer Particulars on the website and within our catalogue are believed to be correct but their accuracy is not guaranteed. Information relating to Rating matters has been obtained by verbal enquiry only. Prospective purchasers are advised to make their own enquiries of the appropriate Authority. All measurements, areas and distances are approximate only. Potential purchasers are advised to check them.

Order of Sale

Tuesday 30th September 2014 6.30pm, Gainsborough Golf Club, Thonock Hill, Gainsborough DN21 1PZ

LOT NO.	ADDRESS	*GUIDE PRICE *Description on Auction Information page	LOT TYPE
1	27 Wheeldon Street, Gainsborough, Lincolnshire	£28,000 - £32,000	Residential for Improvement
2	55 Trent Street, Worksop, Nottinghamshire	£50,000 - £60,000	Residential Investments
3	4 Portland Terrace, Gainsborough, Lincolnshire	£28,000 - £33,000	Residential Investments
4	The Brocklesby Hunt, Howe Lane, Goxhill, Barrow upon Humber	£175,000 - £200,000	Commercial/Development
5	34 Woods Terrace, Gainsborough, Lincolnshire	£48,000 - £55,000	Residential Investments
6	The Lilacs, Cave's Lane, Walkeringham, Nottinghamshire	£200,000 - £240,000	Residential for Improvement
7	30 Windsor View, Off Grange Lane, New Rossington, Doncaster	£55,000 - £60,000	Residential Investments
8	19 Walkeringham Road, Beckingham, Doncaster	£110,000 - £130,000	Residential for Improvement
9	1 & 2 Meadow View, Birdcroft Lane, Walkeringham, Doncaster	£300,000	Residential
10	28 Tower Street, Gainsborough, Lincolnshire	£30,000 - £35,000	Residential Investments
11	First & Last, 11a Station Road, Kirton Lindsey, Gainsborough	£125,000+	Commercial/Development
12	21 Malpas Avenue, Gainsborough, Lincolnshire	£27,000 - £33,000	Residential for Improvement
13	The Bungalow, Sunnybank Farm, Kirklington Road, Hockerton, Southwell	£160,000 - £180,000	Residential
14	15 Gainsborough Road, Lea, Gainsborough, Lincolnshire	£90,000 - £110,000	Residential for Improvement
15	Superb Residential Building Plot, High Street, Gringley on the Hill	£100,000 - £125,000	Plots / Building Land

*GUIDE PRICE **£28,000 - £32,000**

*Description on Auction Information page



Situation

An end of terrace traditionally constructed house offering scope for further modernisation and improvement in an established residential area off Trinity Street conveniently located for access to the town centre and Marshall's Yard Retail Complex with good road access to surrounding towns.

Description

The property which may be of interest to the investor or developer offers 2 bedroom accommodation and cloakroom plus a second floor attic room with Sitting Room, Dining Room, Kitchen and Bathroom. Gas fired heating and a rear yard.

Sitting Room: 3.61m x 3.45m (11'10 x 11'4) PVCu front entrance door, PVCu double glazed window to the front elevation, fireplace, radiator.

Inner Lobby: Stairs to first floor.

Dining Room: 3.45m x 3.63m (11'4 x 11'11) Fireplace with tiled hearth, radiator, understairs storage cupboard.

Kitchen: 2.97m x 1.83m (9'9 x 6'0) Stainless steel inset single drainer sink unit, range of floor and wall units under complementary work surface, built in Beaumatic four ring hob unit with oven below, Baxi gas fired boiler for central heating and domestic hot water. PVCu double glazed window to the rear elevation, tiled walls to preparation area.

Rear Lobby: PVCu double glazed door to the rear.

Bathroom: Suite comprising panel bath, close coupled w.c., pedestal wash hand basin. Mixer shower tap, radiator.

Staircase to First Floor Landing

Bedroom: 3.45m x 3.58m (11'4 x 11'9) PVCu double glazed window to the front elevation, radiator, storage cupboard.

Bedroom: 3.10m x 2.90m (10'2 x 9'6) Plus an area understairs, radiator, PVCu double glazed window to the rear elevation.

Cloakroom: W.c.

Staircase to Attic Room: 3.43m x 2.74m max (11'3 x 9'0 max) PVCu double glazed window, radiator.

Outside: To the rear of the property is an enclosed yard.



For further information and legal pack please go to www.auctionhouse.uk.net

Tenure: Freehold

Possession: Vacant possession will be given on completion.

Rates: Through verbal enquiry of the West Lindsey District Council we were advised that the property is in Rating Band "A".

Local Authority: West Lindsey District Council

Services: Prospective purchasers are advised to make their own enquiries of the relevant statutory authorities.

NB: Services, Apparatus and equipment have not been tested by Drewery & Wheeldon and therefore cannot be verified as being in working order.

Viewing: Strictly by appointment with Auction House.

Solicitors: BHP Law, Westgate House, Faverdale, Darlington, DL3 0PZ. Telephone: 01325 466794

EPC: F

*GUIDE PRICE **£50,000 - £60,000**

*Description on Auction Information page



Situation

The property is situated in an established residential area near to Gateford Road and within a few minutes walk of the town centre, shops and amenities.

Description

A brick built semi detached house under a hipped tiled roof which was refurbished approximately 6 years ago. It has the benefit of a ground floor shower room as well as a first floor bathroom, also an alarm system, PVCu double glazing and gas fired central heating. Ideal for the investor market.

Ground Floor

Entrance Lobby: Radiator.

Lounge: 5.11m x 3.68m (16'9" x 12'0") Decorative fire surround, range of built in cupboards and glazed eye level display cupboards. Understairs storeplace, radiator.

Breakfast Kitchen: 3.99m x 2.69 (13'1" x 8'9") An excellent range of built in drawer and cupboards under work surfaces, tiled splashbacks, sink unit, 5 ring gas hob unit with central wok, fume extractor above, built in oven, plumbing for automatic washing machine, eye level cupboards, ceramic tile floor, radiator.

Rear Lobby: Tiled floor, radiator.

Separate w.c.: Low flush suite, corner wash basin with tiled splashback, tiled floor, radiator.

Shower Room: Walk-in shower cubicle, fully tiled walls, wall mounted Ariston gas combination boiler for central heating and domestic hot water. Tiled floor, vertical towel rail/radiator.

Staircase to First Floor Landing: Built in cupboard.

Rear Bedroom 1: 3.68m x 3.12m (12'0" x 10'2") Range of built in wardrobes and cupboards, radiator.

Bedroom 2: 3.10m x 2.77m (10'2" x 9'1") Range of built in wardrobes, radiator.

Bedroom 3: 2.69m x 2.46m (8'9" x 8'0") Radiator.

Fully Tiled Bathroom: White suite comprising panel bath, pedestal wash basin, low flush w.c., vertical towel rail/radiator.

Outside: Potential off street parking facility subject to the usual consents. Rear central pathway with grassed area to either side.



For further information and legal pack please go to www.auctionhouse.uk.net

Tenure: Freehold

Possession: Vacant possession will be given on completion.

Rates: Through our verbal enquiry of the Bassetlaw District Council we are advised that the property is in Rating Band "A".

Local Authority: Bassetlaw District Council

Viewing: Strictly by appointment with Auction House.

Solicitors: Ilett & Clark, 86 Bridge Street, Worksop, Nottinghamshire, S80 1JF. Telephone: 01909 500544.

Joint Agents: David Hawke Property Services, 84 Bridge Street, Worksop, Nottinghamshire, S80 1JA. Telephone: 01909 531450.

EPC: D

*GUIDE PRICE **£28,000 - £33,000**

*Description on Auction Information page



Situation

A traditionally constructed mid terrace house situated in an established residential area of similar properties which may be of interest to the investor conveniently located for access to the town centre and Marshall's Yard Retail Complex.

Description

The property which benefits from gas fired heating and double glazing offers accommodation briefly comprising Sitting Room, Kitchen with range of floor units, first floor Bedroom and Bathroom and second floor Attic Room. To the rear is an enclosed yard.

Sitting Room: 3.12m x 3.71m (10'3 x 12'2) PVCu entrance door, PVCu double glazed window to the front elevation, radiator, fireplace.

Kitchen: 3.40m x 3.56m maximum (11'2 x 11'8 maximum) To include the area understairs, stainless steel inset single drainer sink unit, range of floor units under complementary work surface, wall mounted gas fired boiler for central heating and domestic hot water, tiled floor, PVCu double glazed window to the rear elevation and double glazed door to the rear, radiator. Tiled floor and part tiled walls.

Staircase to First Floor Landing

Bedroom: 3.12m x 3.71m (10'3 x 12'2) Radiator, PVCu double glazed window to the front elevation.

Bathroom: Suite comprising panel bath, pedestal wash basin, close coupled w.c.,

radiator, airing cupboard with hot water cylinder, PVCu double glazed window.

Stairs Rising to Attic Room: 3.35m x 3.48m (11'0 x 11'5) Sloping ceiling, radiator and skylight.

Outside: To the rear of the property is an enclosed garden.



For further information and legal pack please go to www.auctionhouse.uk.net

Tenure: Freehold

Possession: Vacant possession will be given on completion.

Rates: Through our verbal enquiry of the West Lindsey District Council we are advised that the property is in Rating Band "A".

Local Authority: West Lindsey District Council

Services: Prospective purchasers are advised to make their own enquiries of the relevant statutory authorities.

NB: Services, Apparatus and equipment have not been tested by Drewery & Wheeldon and therefore cannot be verified as being in working order.

Viewing: Strictly by appointment with Auction House.

Solicitors: Graham Bembridge, Andrew Jay and Co, 26 Lord Street, Gainsborough, Lincolnshire, DN21 2DB. Telephone: 01427 612412

EPC: D

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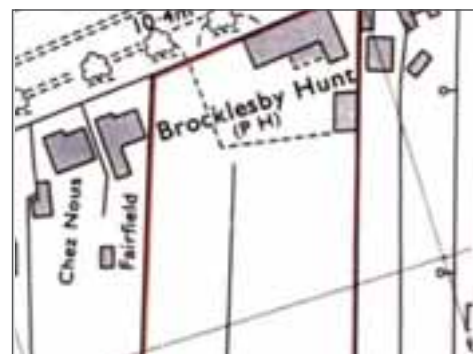
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*GUIDE PRICE **£175,000 - £200,000**

*Description on Auction Information page



Situation

A former public house occupying a site extending to approximately 1.10 acres in the village of Goxhill which is situated a short drive from the market town of Barrow on Humber where there is a good range of local amenities and with good road access to surrounding towns and the M180 motorway network.

Description

The accommodation briefly comprises Entrance Lobby, Lounge with bar area, Function Room with bar area, Beer Store Area, Food Preparation Area, Ladies and Gents Toilets and steps leading to a Cellar. To the first floor are 4 Bedrooms (one accessed from another), Small Office, Bathroom, Kitchen with access to veranda and Sitting Room. Outside is ample parking to the side and rear with a grassed area beyond. The property and site could suit a variety of uses subject to the necessary planning being obtained and prospective purchasers are advised to make their own enquiries to the relevant authorities.



For further information and legal pack please go to www.auctionhouse.uk.net

Tenure: Freehold

Possession: Vacant possession will be given on completion.

Local Authority: North Lincolnshire Council

Services: Prospective purchasers are advised to make their own enquiries of the relevant statutory authorities.

Viewing: Strictly by appointment with Auction House.

Solicitors: Gosschalk, 61 Queens Gardens, Hull, LU1 3DZ. Telephone: 01482

590277.

Joint Agent: Fawley Watson Booth, Friends Provident House, Leeds, LSI 5QS

EPC: E

*GUIDE PRICE **£48,000 - £55,000**

*Description on Auction Information page



Situation

A traditionally constructed semi detached house which may appeal to the investor or first time buyer in an established residential area of similar style properties a few minutes walk from the town centre and Marshall's Yard Retail Complex and with good road access to surrounding towns.

Description

The property offers 3 bedroom accommodation with Sitting Room, Dining Room and Kitchen benefiting from gas fired heating with an enclosed garden to the rear.

Sitting Room: 3.58m x 3.38m (11'9" x 11'1") Double glazed entrance door and side screen, fireplace with display plinth to the side, inset display niches, radiator.

Inner Lobby: Understairs storage cupboard.

Dining Room: 3.61m x 3.40m (11'10" x 11'2") Radiator, sealed unit double glazed window to the rear elevation.

Fitted Kitchen: 3.48m x 2.08m (11'5" x 6'10") Inset single drainer sink unit, range of floor and wall units under complementary work surface, provision for cooker, radiator. Half tiled walls, wall mounted gas fired boiler for central heating and domestic hot water, part wood part glazed door leading to the rear, sealed unit double glazed window to the rear elevation, plumbing for washing machine. Part wood part glazed door giving access to:

Rear Porch: Part wood part glazed door leading to the rear.

Bathroom: Suite comprising pedestal wash hand basin, panel bath, half tiled walls, fitted shower over bath, built in storage cupboard. In the rear section sliding door to low level w.c., radiator.

Staircase to First Floor Landing

Bedroom: 3.63m x 3.35m (11'10" x 10'11") Sealed unit double glazed window to the front elevation, radiator, built in cloaks cupboard with hanging rail.

Bedroom: 3.38m x 2.64m max (11'1" x 8'8" max) Sealed unit double glazed window to the rear elevation, radiator.

Bedroom: 2.08m x 3.51m (6'10" x 11'6") Radiator, PVCu double glazed window.

Outside: Enclosed area of garden to the rear with raised border and area of lawned garden beyond.



For further information and legal pack please go to www.auctionhouse.uk.net

Tenure: Freehold

Possession: Vacant possession will be given on completion.

Rates: Through our verbal enquiry of the West Lindsey District Council we are advised that the property is in Rating Band "A".

Local Authority: West Lindsey District Council

Services: Prospective purchasers are advised to make their own enquiries of the relevant statutory authorities.

NB: Services, Apparatus and equipment have not been tested by Drewery & Wheeldon and therefore cannot be verified as being in working order.

Viewing: Strictly by appointment with Auction House.

Solicitors: Jones & Co., Cannon Square, Retford, Nottinghamshire, DN22 6PB. Telephone: 01777 703827.

EPC: E

*GUIDE PRICE **£200,000 - £240,000**

*Description on Auction Information page



Situation

The Lilacs enjoys a delightful rural location being situated on the south west fringe of the popular village of Walkeringham where there is a Junior School, Post Office and Parish Church. Gainsborough, Retford and Doncaster are easily accessible, also motorway and rail networks.

Description

The Lilacs is a haven of rural seclusion being set in approximately two thirds of an acre of south facing gardens. Apart from the 3 bedroom cottage there is a range of useful outbuildings comprising a former village butchers shop and traditional barn. There is therefore tremendous scope, subject to planning consent, to use the versatility of this interesting property to produce a delightful rural retreat. The property has the benefit of double glazing and gas fired central heating.

Glazed Double Entrance Door to:

Entrance Hall: Built in understairs storage cupboard, radiator.

Kitchen/Diner: 3.58m x 2.82m (11'8" x 9'3") Range of work surfaces with cupboard under, tiled splashback, inset stainless steel sink unit, Hotpoint ceramic hob with stainless steel Hotpoint oven under and fume extractor above, eye level cupboards. Wall mounted Potterton gas fired boiler for central heating and domestic hot water, east facing double glazed window, radiator.

Walk-In Pantry: 2.82m x 1.83m (9'3" x 6'0") Fitted shelves and double glazed window.

Living Room: 4.27m x 3.84m (14'0" x 12'7") Tiled open fireplace, double glazed windows to the south and east, radiator. Door to:

Sitting Room: 3.86m x 3.81m (12'7" x 12'5") Tiled open fireplace, double glazed windows to the south and west, radiator.

Staircase to First Floor Landing: Double glazed window.

L Shaped Bedroom 1: 4.37m x 3.81m maximum (14'4" x 12'5" maximum) Double glazed window, radiator.

Bedroom 2: 3.81m x 3.78m (12'5" x 12'4") Double glazed window, radiator.

Bedroom 3: 3.38m x 2.79m (11'1" x 9'1") Two double glazed windows, built in wardrobe and airing cupboard with pre-lagged hot water cylinder.

Part Tiled Bathroom: 2.41m x 1.68m (7'10" x 5'6") Coloured suite comprising panel bath, pedestal wash basin, low flush w.c., double glazed window, radiator.

Outside: Small courtyard with brick and pantile outbuildings (being former Butchers shop) 4.60m x 3.68m (15'1" x 12'0") windows to the side and front elevation, attached fuel store and w.c.

Driveway from Cave's Lane to timber and corrugated iron Garage 4.32m x 4.19m (14'2" x 13'9"), range of brick and tile outbuildings comprising Chop House, Stable, 3 Loose Boxes, attached traditional Barn 7.39m x 3.71m (24'3" x 12'2") overall on two floors. Lean-to Loose Box. Timber framed two bay open fronted store. Extensive lawns and garden ground having a total area in the region of two thirds of an acre.



For further information and legal pack please go to www.auctionhouse.uk.net

Tenure: Freehold

Possession: Vacant possession will be given on completion.

Rates: Through our verbal enquiry of the Bassetlaw District Council we are advised that the property is in Rating Band "D".

Local Authority: Bassetlaw District Council

Services: Prospective purchasers are advised to make their own enquiries of the relevant statutory authorities.

NB: Services, Apparatus and equipment have not been tested by Drewery & Wheeldon and therefore cannot be verified as being in working order. .

Viewing: Strictly by appointment with Auction House.

Solicitors: HSR Law, Ship Court, Silver Street, Gainsborough, Lincolnshire, DN21 2DN. Telephone: 01427 613831.

EPC: E



Ways to **bid** at an Auction



In Person

As a potential buyer you attend the auction and bid for the property.



By Proxy

Proxy bidding is used when you cannot attend the auction.



By Telephone

A telephone bidding service is also available to those unable to attend, but you will need to make the necessary arrangements with Auction House prior to auction day.

Completion of a Proxy or Bidding Form sent to us with your deposit cheque and buyers administration fee is all that is needed to make either a Proxy or Telephone Bid. This can be found within the auction catalogue, on our website www.auctionhouse.uk.net or call our regional auction office:

01427 616436



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*GUIDE PRICE **£55,000 - £60,000**

*Description on Auction Information page



Situation

A modern 2 bedroom property which may be of interest to the investor or first time buyer situated on this popular modern development close to Rossington village where there is a good range of local amenities and with good road access to surrounding towns including Doncaster and the Robin Hood International Airport.

Description

The property offers modern accommodation briefly comprising Entrance Hall, Kitchen with range of units, Cloakroom, Sitting Room, first floor 2 Bedrooms, one with Juliette balcony and Bathroom. Gas central heating and double glazing.

Entrance Hall: Double glazed entrance door with glazed side panel, alarm panel, radiator, turned staircase to the first floor landing opening through to:

Kitchen: 1.95m x 2.34m (6'4" x 7'8") Open to the entrance hall and comprising of a range of modern wall and base units with cupboards and drawers with roll edge work surface incorporating a stainless steel single drainer sink unit with mixer tap, integrated 'Electrolux' electric oven with four ring gas hob and concealed extractor unit above, plumbing for an automatic washing machine and space for a tall fridge freezer, tiling to the work surface areas, cupboard housing the 'Worcester' gas fired central heating boiler serving the hot water and central heating systems and Upvc double glazed window to front elevation.

Cloakroom/Toilet: Accessed from the entrance hall having a white suite

comprising of a low flush toilet, pedestal wash hand basin with tiled splash back and radiator.

Lounge/Dining room: 5.03m x 2.51m maximum (16'6 x 8'3 maximum) Upvc double glazed window to the front elevation, moulded coving to the ceiling, television aerial point, telephone point and two radiators. Door to an under stairs storage cupboard with light.

First Floor Accommodation

Landing: Access to the roof space via loft hatch and door to a useful storage cupboard with hanging rail.

House Bathroom: 2.03m x 1.80m (6'8 x 5'11) White suite incorporating a panel bath with shower attachment over, low flush toilet and pedestal wash hand basin. Tiling to half wall height and radiator.

Bedroom: 3.10m x 3.02m (10'2 x 9'11) Radiator and Upvc double glazed patio door with Juliette balcony to the front elevation.

Bedroom: 3.12m x 2.11m (10'3 x 6'11) Radiator and Upvc double glazed window to the front elevation.

Outside: To the side of the property is a driveway for the parking of one vehicle and a small lawn to the front.

Buyer's Premium: In addition to the administration charge the buyer will be required to pay a buyer's premium of £900 (£750 plus VAT)



For further information and legal pack please go to www.auctionhouse.uk.net

Tenure: Freehold

Possession: Vacant possession will be given on completion.

Rates: Through our verbal enquiry of the Doncaster Metropolitan Council we are advised that the property is in Rating Band "A".

Local Authority: Doncaster Metropolitan Council

Services: Prospective purchasers are advised to make their own enquiries of the relevant statutory authorities.

NB: Services, Apparatus and equipment have not been tested by Drewery & Wheeldon and therefore cannot be verified as being in working order.

Viewing: Strictly by appointment with Auction House.

Solicitors: Goldsmith Williams, Mersey Chamber, 5 Old Church, Liverpool, L2 8GW. Telephone: 0845 3733737.

EPC: C

*GUIDE PRICE **£110,000 - £130,000**

*Description on Auction Information page



Situation

A traditionally constructed detached bungalow occupying a larger than average plot requiring a comprehensive scheme of modernisation and improvement on the edge of this popular village which is well located for access to surrounding towns including Retford, Doncaster and Gainsborough.

Description

The property offers 2 bedroom accommodation with Sitting Room and Kitchen and has solid fuel heating. Outside are good size gardens and a garage.

Entrance Porch

Reception Hall: Glazed entrance door, radiator.

Sitting Room incorporating Dining Room: 6.22m x 3.63m (20'5 x 11'11)

Plus bay window to the front elevation, two radiators, tiled fireplace with provision for open grate fire, French doors onto the side elevation.

Kitchen: 3.10m x 2.92m (10'2 x 9'7) Stainless steel sink unit and cupboard below, cupboard with pre-lagged hot water cylinder, fireplace with provision for open grate fire and incorporating back boiler for solid fuel heating, hardwood door to the rear. Walk-in pantry.

Bedroom: 3.63m x 3.61m (11'11 x 11'10) Radiator, window to the side elevation.

Bedroom: 3.94m x 3.00m (12'11 x 9'10) Window to the rear elevation, radiator.

Bathroom: Suite comprising bath, pedestal wash hand basin, low level w.c., tiled

walls to dado height, window to the front elevation.

Outside: The property occupies a splendid plot with mature lawned garden to the front and driveway to the side which leads to the rear where there is a detached brick built Garage and good expanse of rear garden.



For further information and legal pack please go to www.auctionhouse.uk.net

Tenure: Freehold

Possession: Vacant possession will be given on completion.

Rates: Through our verbal enquiry of the Bassetlaw District Council we are advised that the property is in Rating Band "C".

Local Authority: Bassetlaw District Council

Services: Prospective purchasers are advised to make their own enquiries of the relevant statutory authorities.

Viewing: Strictly by appointment with Auction House.

Solicitors: Burton and Dyson, 22 Market Place, Gainsborough, DN21 2BZ. Telephone: 01427 610761

EPC: F

Property Types for Auction

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1 & 2 Meadow View, Birdcroft Lane, Walkeringham, Doncaster, DN10 4JB

*GUIDE PRICE **£300,000**

*Description on Auction Information page

**Situation**

Meadow View enjoys an idyllic south facing position on the fringe of the popular village of Walkeringham near to St. Mary Magdalene Church. There is a Post Office and Junior School nearby, Gainsborough, Retford and Doncaster are easily accessible also access to the motorway and rail networks, London Kings Cross being approximately a 90 minutes journey from Retford station.

Description:

This is the epitome of a country cottage overlooking open countryside to the south with a backdrop of mature trees, also private and secluded gardens of approximately 0.92 acres (by calculation) . This delightful property and self contained annex are built of mellow North Nottinghamshire brick under multi pitched pantiled roofs, the extensive, interesting and versatile accommodation has been in the past refurbished and retains many of the original beamed ceilings and features of character. The intriguing accommodation, which must be viewed is as follows:-

South Facing Pantiled Roof Entrance Porch: PVCu double glazed Georgian style door and windows, quarry tiled floor.

Inner Lobby: Beamed ceiling, quarry tiled floor.

Living Room: 4.55m x 3.23m (14'11" x 10'7") Beamed ceiling, quarry tiled floor, inglenook fireplace with substantial timber lintel, multi fuel cast iron room heater on raised quarry tiled hearth, two wall light points, south facing Georgian style PVCu double glazed window, radiator. Cloaks cupboard to the side of the fireplace. Steps down into:

Pantry: Quarry tiled floor, fitted shelves, Worcester wall mounted gas fired boiler for central heating and domestic hot water.

Sitting Room: 4.60m x 3.19m (15'1" x 10'5") Double glazed windows to the south and north, beamed ceiling, Victorian style cast iron fireplace with tiled inset and hearth, living coal effect fire. Four wall light points, radiator.

Rear Hall: North facing double glazed window, laminate flooring, radiator.

Bedroom: 3.52m x 3.06m (11'6" x 10'0") South facing double glazed window, beamed ceiling, downlighter spotlights, built in wardrobe with locker cupboards over, radiator.

Jack & Jill Bathroom: 2.37m x 2.05m (7'9" x 6'8") White suite comprising panel bath with power shower over, tiled splashback, pedestal wash basin, low flush w.c., south facing double glazed window, electric shaver point, downlighter spotlights, Myson heated towel rail.

Lobby: Off the Hall with beamed ceiling, access to roof space. Glazed back door and radiator.

Kitchen: 4.22m x 2.59m (13'10" x 8'5") Sloping beamed ceiling, range of limed oak drawer and cupboard units under complementing roll edged work surfaces, tiled splashbacks. Inset porcelain monobloc sink unit with central drainer and mixer tap. Customised dishwasher, refrigerator and deep freeze. Matching range of units with inset Homark four ring gas hob unit with canopied limed oak fume extractor above with matching side cupboards. Homark double oven in housing with cupboards under and over. Ceramic tiled floor, two north facing double glazed windows and back door. Quaint internal window, radiator.

Rear Entrance Lobby/Utility Room: Built in drawer and cupboard units under roll edged work surfaces with inset stainless steel sink unit, mixer tap, plumbing for automatic washing machine, part glazed back door, fume extractor, downlighter spotlights, ceramic tiled floor, radiator.

Cloakroom: Low flush w.c., corner wash basin, double glazed window, extractor fan, radiator.

Snug: 3.36m x 2.47m (11'0" x 8'1") Beamed ceiling, double glazed windows to the south and east, quarry tiled floor, attractive Georgian fireplace with living coal effect gas fire with arched brick lintel over and quarry tiled hearth, eye level cupboard, built in cupboard to the side with fitted shelves. Three wall light points, radiator.



Lobby: Wall light point and high level double glazed window.

Staircase to First Floor Landing: Text.

Bedroom: 3.45m x 3.10m (11'3" x 10'2") Double glazed windows to the south and east, two wall light points, radiator.

Landing: North facing double glazed Velux skylight, airing cupboard with louvred doors, slatted shelves and Myson radiator.

Master Bedroom: 4.67m x 2.85m (15'3" x 9'4") Sloping ceiling, extensive range of fitted furniture comprising four double wardrobes with central dressing unit and locker cupboards over, double glazed south facing window. North facing window, three wall light points, two radiators.

Bedroom: 2.18m x 1.58m (7'1" x 5'2") Plus entrance area, access to roof space, two wall light points, south facing double glazed window, sloping ceiling, radiator.

Part Tiled Bathroom: 3.23m x 2.07m (10'7" x 6'9") Ivory suite comprising panel bath with mixer tap, telephone style shower handset, pedestal wash basin, low flush w.c., electric shaver point, south facing double glazed Velux skylight, downlighter spotlights, pine wall mounted medicine cupboard, Myson heated towel rail, radiator.

Cottage Annex: Brick built with a pantiled roof.

South Facing Part Glazed Front Door To

Living Room: 3.60m x 3.78m (11'9" x 12'4") South and west double glazed windows, beamed ceiling, laminate floor, brick arched recess with cast iron multi fuel room heater, four wall light points, radiator. Walk-in pantry understairs. Ceramic tiled floor, double glazed window.

Kitchen: 3.39m x 1.56m (11'1" x 5'1") Part glazed back door, range of drawer and cupboard units under roll edged wood effect work surfaces, tiled splashback, inset Bosch four ring gas hob unit with Bosch oven under, eye level cupboards, tracking for spotlights, extractor fan, Vokera wall mounted gas fired boiler for central heating and domestic hot water. Two north facing double glazed windows, ceramic tiled floor, radiator.

Curving Staircase to First Floor Landing: North facing skylight, beamed ceiling.

Bedroom: 3.03m x 2.41m (9'11" x 7'10") Plus entrance area with fitted cupboard, exposed beamed ceiling to the apex of the roof. Two south facing double glazed windows, four wall light points, radiator, sliding door to:

Bathroom: Part tiled walls, white suite comprising panel bath with mixer shower tap, pedestal wash basin, shaver point, extractor fan, low flush w.c. North facing skylight, radiator.

Outside: The delightful mature gardens, which are a haven for wildlife, extend to about 1 acres and have an abundance of specimen trees, shrubs, perennials and many shaded and secluded corners, wishing well and lawned areas together with well stocked orchard. Detached brick and pantiled roofed Double Garage 6.17m x 6.04m (20'2" x 19'9") twin up and over doors, one electronically operated, electric light and power. Gravelled parking area for a caravan or boat, block paved forecourt in front of the garage. Small courtyard area with wrought iron gate.



For further information and legal pack please go to www.auctionhouse.uk.net

Tenure: Freehold

Possession: Vacant possession will be given on completion.

Rates: Through our verbal enquiry of the Bassetlaw District Council we are advised that the main house is in Rating Band "B" and the cottage annex is in Rating Band "A".

Local Authority: Bassetlaw District Council

Services: Prospective purchasers are advised to make their own enquiries of the

relevant statutory authorities.

Viewing: Strictly by appointment with Auction House.

Solicitors: BRM Solicitors, Gray Court, 99 Saltergate, Chestersfield, S40 1LD. Telephone: 01246 555111.

EPC: D

*GUIDE PRICE **£30,000 - £35,000**

*Description on Auction Information page

**Situation**

A traditionally constructed mid terrace house which offers scope for further improvement situated in an established residential area of similar style properties a few minutes walk from the town centre and Marshall's Yard Retail Complex.

Description:

The property which may appeal to the investor or developer offers accommodation briefly comprising through Sitting Room/Dining Room, Kitchen, Lobby, Bathroom. First floor: 2 Bedrooms and second floor Attic Room. The property benefits from double glazing and gas fired central heating with an enclosed yard to the rear.

Through Sitting Room/Dining Room: 6.68m x 3.78m (21'11" x 12'5") Narrowing down to 2.97m (9'9") into the side of the recess. PVCu front entrance door and PVCu double glazed window to the front elevation, fireplace, radiator, PVCu double glazed window to the rear. Understairs storage cupboard.

Kitchen: 2.44m x 1.78m (8'0" x 5'10") Stainless steel single drainer sink unit, range of floor and wall cupboards including two eye level units, built in two eye level units, built in Beaumatic hob unit with oven below, PVCu double glazed door to the rear, double glazed window to the rear.

Rear Lobby: Wall mounted gas fired boiler for central heating and domestic hot water.

Bathroom: Suite comprising close coupled w.c., pedestal wash hand basin, panel bath, radiator.

Staircase to First Floor

Bedroom: 2.87m x 3.76m (9'5" x 12'4") PVCu double glazed window to the front elevation, radiator.

Bedroom: 2.97m x 3.63m (9'9" x 11'11") Radiator, PVCu double glazed window to the rear.

Staircase to

Attic Room: 3.45m x 3.78m maximum (11'4" x 12'5" maximum) Double glazed skylight, radiator.

Outside: To the rear of the property is an enclosed yard.



For further information and legal pack please go to www.auctionhouse.uk.net

Tenure: Freehold

Possession: Vacant possession will be given on completion.

Rates: Through verbal enquiry of the West Lindsey District Council we were advised that the property is in Rating Band "A".

Local Authority: West Lindsey District Council

Services: Prospective purchasers are advised to make their own enquiries of the relevant statutory authorities.

NB: Services, Apparatus and equipment have not been tested by Drewery & Wheeldon and therefore cannot be verified as being in working order.

Viewing: Strictly by appointment with Auction House.

Solicitors: BHP Law, Westgate House, Faverdale, Darlington, DL3 0PZ. Telephone: 01325 466794

EPC: E

*GUIDE PRICE **£125,000 Plus**

*Description on Auction Information page



Situation

The property is located on Station Road in the popular well served market town of Kirton Lindsey which is well located for access to surrounding towns including Gainsborough, Scunthorpe, the city of Lincoln and the M180 motorway network.

Description

The two storey part one storey building offers accommodation on the ground floor comprising trading accommodation which is split into two areas by a central bar, customers toilets and beer cellar. The managers' kitchen and living room are also located at this level. On the first floor are three bedrooms, box room and bathroom. There is a car park, small beer garden and outbuildings. The property could suit a variety of uses subject to the necessary planning consent being obtained and prospective purchasers are advised to make their own enquiries to the relevant authorities.

At the time of preparing these details no internal inspection was possible.



For further information and legal pack please go to www.auctionhouse.uk.net

Tenure: Freehold

Rates: Through our verbal enquiry of the North Kesteven District Council we are advised that the property has a Rateable Value of £10,250.

Local Authority: North Lincolnshire Council

Services: Prospective purchasers are advised to make their own enquiries of the relevant statutory authorities.

Viewing: Strictly by appointment with Auction House.

Joint Agents: CBRE Ltd., Toronto Square, Toronto Street, Leeds, LS1 2HJ. Telephone: 0113 394 8878.

Solicitors: Gosschalks, Queens Gardens, Hull, HU1 3DZ. Telephone: 01482 590277.

EPC: D

*GUIDE PRICE **£27,000 - £33,000**

*Description on Auction Information page



Situation

A traditionally constructed end of terrace house situated in an established residential area of similar style properties a short walk from the town centre and Marshall's Yard Retail Complex.

Description

The property requires a scheme of modernisation and improvement and offers 2 bedroom accommodation with Sitting Room and Dining Kitchen.

Sitting Room: 4.39m x 3.40m (14'5 x 11'2) PVCu double glazed window to the front elevation, glazed entrance door, radiator, wall light point.

Inner Lobby: Stairs to first floor.

Dining Kitchen: 4.65m x 3.45m (15'3 x 11'4) Inset single drainer sink unit, range of floor and wall cupboards, wall mounted gas fire incorporating back boiler for central heating and domestic hot water; radiator, provision for cooker, understairs storage cupboard. Glazed door to:

Rear Lobby Area with Glazed Door to Rear: 3.18m x 1.37m (10'5 x 4'6) Cloakroom with low level w.c. and pedestal wash hand basin.

Staircase to First Floor Landing: Radiator.

Bedroom: 5.16m x 3.40m (16'11 x 11'2) PVCu double glazed windows to the front elevation, radiator, walk-in storage cupboard.

Bedroom: 3.40m x 2.57m (11'2 x 8'5) Radiator, PVCu double glazed window to

the rear.

Bathroom: 2.72m x 2.24m (8'11 x 7'4) Suite comprising panel bath, pedestal wash hand basin, close coupled w.c., PVCu double glazed window, radiator. Measurement taken to the airing cupboard with hot water cylinder and shelving above.

Outside: To the front of the property is a small area of garden and greenhouse. To the rear of the property is an Outhouse 1.85m x 1.37m (11'10 x 6'1)



For further information and legal pack please go to www.auctionhouse.uk.net

Tenure: Freehold

Possession: Vacant possession will be given on completion.

Rates: Through verbal enquiry of the West Lindsey District Council we were advised that the property is in Rating Band "A".

Local Authority: West Lindsey District Council

Services: Prospective purchasers are advised to make their own enquiries of the relevant statutory authorities.

NB: Services, Apparatus and equipment have not been tested by Drewery & Wheeldon and therefore cannot be verified as being in working order.

Viewing: Strictly by appointment with Auction House.

Solicitors: Bell, Wright & Co., 7 Lord Street, Gainsborough, Lincolnshire, DN21 2DF. Telephone: 01427 611722.

EPC: F

*GUIDE PRICE **£160,000 - £180,000**

*Description on Auction Information page

**Situation**

A detached bungalow requiring a scheme of modernisation and improvement occupying a site approximately 4 acres with a range of outbuildings.

Description

The property is subject to an Agricultural Clause stating that "the occupation of the dwelling shall thereafter be limited to a person who is employed, or if not employed, then last employed locally in agriculture as defined by Section 290(1) of the Town & Country Planning Act 1971 or in forestry or a dependant of such a person including a widow or widower of such a person". The property offers 3 bedroom accommodation with Kitchen, Sitting Room, Dining Room, Pantry and Cloakroom. Outside are a range of useful outbuildings and land approaching 4 acres.

Entrance Lobby: Part wood part glazed front entrance door.

Reception Hall: Part wood part glazed entrance door, radiator. Turns round into the rear with built in cloaks cupboard, storage cupboard. Radiator.

Sitting Room: 5.16m x 4.37m (16'11 x 14'4) Sealed unit double glazed window, radiator, tiled fireplace, provision for open grate fire, wall light points, two ceiling roses. Door giving access to:

Dining Room: 4.04m x 4.37m (13'3 x 14'4) Sealed unit double glazed window, radiator.

Kitchen: 3.07m x 3.33m (10'1 x 10'11) Stainless steel inset bowl and a half single drainer sink unit, range of wall and floor units under complementary work surface, built in AEG four ring hob unit with extractor over and oven in housing. Tiled walls to preparation area, customised refrigerator, radiator, part tiled walls.

Walk-in Pantry: 1.73m x 2.95m (5'8 x 9'8) Shelving.

Rear Entrance Lobby

Cloakroom: Door leading to the rear and cupboard with pre-lagged hot water cylinder. Boiler room with boiler for central heating and domestic hot water. Sealed unit double glazed window.

Main Hallway:

Bedroom: 4.39m x 3.91m (14'5 x 12'10) Sealed unit double glazed window to the

front, radiator, sealed unit double glazed window to the side, range of built in furniture.

Bedroom: 3.63m x 4.45m (11'11 x 14'7) Radiator, sealed unit double glazed window.

Bedroom: 3.02m x 2.67m (9'11 x 8'9) Plus recess when walking into the room. Sealed unit double glazed window, radiator.

Family Bathroom: 2.84m x 2.72m (9'4 x 8'11) Suite comprising close coupled w.c., pedestal wash hand basin, panel bath, walk-in shower cubicle, fully tiled walls, radiator, sealed unit double glazed window, electric light.

Outside: The property is approached by way of a tarmac drive which leads to the front and side of the property. There are a range of useful outbuildings which could suit a variety of uses, subject to the necessary planning consent being obtained. The land extends to approximately 4 acres.

Buyer's Premium: In addition to the administration charge the buyer will be required to pay a buyer's premium of £900 (£750 plus VAT)

Please Note: The property is subject to an Agricultural Clause stating that "the occupation of the dwelling shall thereafter be limited to a person who is employed, or if not employed, then last employed locally in agriculture as defined by Section 290(1) of the Town & Country Planning Act 1971 or in forestry or a dependant of such a person including a widow or widower of such a person".



For further information and legal pack please go to www.auctionhouse.uk.net

Tenure: Freehold

Possession: Vacant possession will be given on completion.

Rates: Through our verbal enquiry of the Newark & Sherwood District Council we are advised that the property is in Rating Band "C".

Local Authority: Newark & Sherwood District Council

Services: Prospective purchasers are advised to make their own enquiries of the relevant statutory authorities.

Viewing: Strictly by appointment with Auction House

Solicitors: Newcastle Building Society, Legal Services, 1 Cobalt Park Way, Wallsend, NE28 9EJ

EPC: E

*GUIDE PRICE **£90,000 - £110,000**

*Description on Auction Information page



Situation

A traditionally constructed semi detached house occupying an elevated position, offering well proportioned accommodation and requiring a full scheme of modernisation and improvement situated in the popular village of Lea which is situated a short drive to the south of the market town of Gainsborough and Marshall's Yard Retail Complex and with good road access to surrounding towns including Retford and Lincoln.

Description

The property offers accommodation briefly comprising Entrance Hall, Sitting Room, Dining Room, Kitchen, Walk-in Pantry, Inner Hallway, 2nd Kitchen and Lounge. First floor: 5 Bedrooms, Bathroom, Separate w.c. and further Bathroom. To the rear of the property is an area of garden with off road parking.

Entrance Hall: Part wood part glazed entrance door, natural wood flooring, radiator.

Sitting Room: 3.61m x 3.61m (11'10 x 11'10) Plus bay window to the front elevation, original floorboarding, fireplace with provision for open grate fire, recess to either side.

Dining Room: 3.63m x 4.22m (11'11 x 13'10) Original flooring, tiled fireplace with recess to either side with wall light point. Door opening onto the rear elevation with side screen to either side.

Kitchen: 3.63m x 2.64m (11'11 x 8'8) Stainless steel single drainer sink unit and cupboard below, tiled floor, window to the side elevation. Built in storage cupboard with glazed door.



Walk-in Pantry: 1.96m x 1.04m (6'5 x 3'5)

Inner Hallway

Second Kitchen: 3.33m x 2.64m (10'11 x 8'8) Single drainer sink unit, range of floor cupboards, half tiled walls, provision for cooker, Worcester oil fired boiler which has been decommissioned, provision for cooker.

Lounge: 3.94m x 6.38m (12'11 x 20'11) Two radiators, measurement plus bay window to the front elevation, tiled fireplace, windows to the side. Wall light points.

Staircase to First Floor Landing Area

Bedroom: 3.61m x 3.61m (11'10 x 11'10) Plus bay window to the front elevation, tiled fireplace.

Bedroom: 3.61m x 4.19m (11'10 x 13'9) Window to the rear elevation, tiled fireplace.

Bedroom: 3.61m x 3.10m (11'10 x 10'2) Window to the rear elevation.

Bathroom: Suite comprising pedestal wash hand basin, panel bath, half tiled walls.

Rear Section Landing

Cloakroom: Low level w.c., half tiled walls, airing cupboard with hot water cylinder and storage space above.

Bedroom: 3.94m x 2.79m (12'11 x 9'2)

Bedroom: 3.81m x 3.51m (12'6 x 11'6) Plus bay window to the front elevation.

Bathroom: Suite comprising pedestal wash hand basin, panel bath, half tiled walls.

Outside: To the front of the property steps lead up to the front with garden to the side. To the rear of the property is an area of garden with off road parking for several vehicles with area to the side and oil tank.

For further information and legal pack please go to www.auctionhouse.uk.net

Tenure: Freehold

Possession: Vacant possession will be given on completion.

Local Authority: West Lindsey District Council

Services: Prospective purchasers are advised to make their own enquiries of the relevant statutory authorities.

NB: Services, Apparatus and equipment have not been tested by Drewery & Wheeldon and therefore cannot be verified as being in

working order. The buyer is advised to obtain verification from their Solicitor/Surveyor.

Viewing: Strictly by appointment with Auction House.

Solicitors: Trentside Legal, 10-14 Hickman Street, Gainsborough, Lincolnshire, DN21 2DZ. Telephone: 01427 616977.

EPC: TBC

*GUIDE PRICE **£100,000 - £125,000**

*Description on Auction Information page



Situation

This delightful plot enjoys an elevated position in the heart of the sought after Conservation village of Gringley on the Hill and has fine views to the north over the Isle of Axholme. Doncaster, Bawtry and Gainsborough are easily accessible and also motorway and rail networks. London Kings Cross being about a 90 minute journey from Retford Station. Access to the AIM at Blyth is about 8 miles and the Robin Hood International Airport at Finningley is about the same distance to the north.

provides for an interesting split level chalet style dwelling to take full advantage of the contours of the site and panoramic views from the balcony and sun lounge. The accommodation briefly comprises: Entrance Hall, Cloakroom, Lounge/Dining Room with access to balcony, Study, Sitting Room, Kitchen/Breakfast Room, Utility Room, Guest Bedroom with En Suite. Lower level Inner Hall, Sun Lounge, Master Bedroom with En Suite, 2 further Bedrooms and Bathroom. Outside: Garage and terraced gardens.

Description

The property comprises the former Village Hall, which is to be demolished by the purchaser, and has a site frontage to the High Street of 18.30m (60ft) and depth of 30.50m (100ft) or thereabouts and has a total site area of about 0.137 acres (by calculation).

Planning

Planning permission was granted by the Bassetlaw District Council on the 15th January, 2013, Application Number 12/01465/FUL for the "demolition of the existing Village Hall and erect a "4 bedroom detached dwelling with single garage and create new access". Copies of the planning consent and plans are available for inspection at the Auctioneers offices. Please note that an exemption from the affordable housing contribution is included in the planning consent. The planning



For further information and legal pack please go to www.auctionhouse.uk.net

Tenure: Freehold

Possession: Vacant possession will be given on completion.

Services: Prospective purchasers are advised to make their own enquiries of the relevant statutory authorities.

Viewing: Strictly by appointment with Auction House.

Solicitors: C H Downton, 1 Railway Court, Ten Pound Walk, Doncaster, DN4 5SB. Telephone: 01302 360060

Online Legal Documentation

If you wish to receive legal documents in respect of any lot, please visit www.auctionhouse.uk.net where all legal packs we have received can be downloaded free of charge.

Please note: Larger documents such as architects' plans etc may have to be viewed at our offices.

For more detailed legal enquiries, please contact the auctioneers in the first instance.

Copy documentation is available for inspection on the day of the auction, at the auction venue or at our offices from receipt until the auction date.



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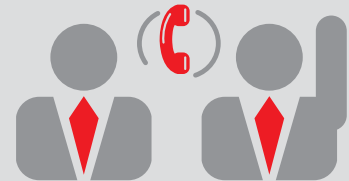
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Non-Attending Bid or Telephone Bid

Please also sign and return the reverse side of this form



AUTHORISATION FOR BIDDING BY PROXY OR TELEPHONE

Name:

Name of Company (if applicable):

Of (address):

Postcode:

Tel: Mobile:

Email:

Hereby authorise Auction House to bid on my behalf by proxy / telephone (delete as applicable) bid for the property detailed below.

I confirm that I have read and understood the General Conditions of Sale and signed the Conditions of Bidding by Proxy or Telephone set out overleaf.

PROPERTY AND BID DETAILS

Lot No.: Property Address:

My maximum bid (proxy bids only) will be: £

(amount in words):

DEPOSIT (tick as applicable)

I attach a cheque for 10% of my proxy bid or £2000, whichever is the greater; plus £360.00 (£300.00 + VAT Administration Charge)

OR

I attach a blank cheque to be completed by the Auctioneer if my bid is successful, within which he will include £360.00 (£300.00 + VAT Administration Charge)

My cheque of £ is made payable to AUCTION HOUSE
(amount if applicable)

SOLICITORS

My solicitors are:

Of (address):

Postcode:

Tel: Person Acting:

If my bid is successful, I authorise the Auctioneer to sign the Memorandum of Sale on my behalf and recognise that I will be the legally bound purchaser of the property referred to above and must complete the purchase of the property within the time specified in the General/Special Conditions of Sale.

Signed: **Date:**

PLEASE MARK THE ENVELOPE EITHER PROXY OR TELEPHONE BID

TERMS AND CONDITIONS FOR TELEPHONE BIDS AND BIDDING BY LETTER

Anyone not able to attend the auction and wishing to make a bid for any property,
do so on the following terms and conditions:

1. The bidder must complete a separate authority form for each Lot involved, and provide a bankers draft, solicitor's client's account cheque or personal cheque for 10% of the maximum amount of the bid for each Lot. Please note the minimum deposit for any bid is £2,000 PER LOT. We will require proof of identity in the form of a driving licence or passport and a utility bill.
2. The form must be sent to, or delivered to: Written & Telephone Bids, Auction House North Lincs, North Notts and South Yorks, Rebrook House, 124 Trinity Street, Gainsborough DN21 1JD to arrive before 6pm two working days prior to the start of the auction. It is the bidders responsibility to check that the form is received by Auction House North Lincs, North Notts and South Yorks and this can be done by telephoning the office.
3. In the case of a telephone bid the prospective purchaser should provide a blank cheque which the Auctioneer will complete on behalf of the prospective purchaser if the prospective purchaser is successful in purchasing the relevant property for 10% of the purchase price, plus the administration charge or in accordance with the General or Special Conditions of Sale relating to the lot.
4. The bidder shall be deemed to have read the "Important Notice to be read by all bidders"; the particulars of the relevant Lot in the catalogue the general and special conditions of sale. The bidder shall be deemed to have taken all necessary professional and legal advice and to have made enquiries and have knowledge of any announcements to be made from the rostrum of any amendments relating to the relevant Lot. Announcements can and should be checked by bidders on the day before the auction. However, the Auctioneers will advise the bidders of any announcements as soon as possible prior to the Auction.
5. In the case of a written bid, Auction House North Lincs, North Notts and South Yorks staff will compete in the bidding up to the maximum of the authorisation. If no maximum is inserted, Auction House reserve the right not to bid.
6. Auction House North Lincs, North Notts and South Yorks reserve the right not to bid on behalf of written bidders, in the event of any error, doubt, omission, uncertainty as to the bid, or for any reason whatsoever and give no warranty, or guarantee, that a bid would be made on behalf of the bidder and accept no liability.
7. In the event that the written or telephone bid is successful, the Auctioneer will sign the Memorandum of the Contract on behalf of the bidder (a Contract would have been formed on the fall of the hammer).
8. In the event of a Contract, the deposit monies will be applied so far as necessary to meet the requirement for a 10% deposit (minimum £2,000) and the balance of the deposit (if any) will be held by the vendors solicitor pending completion. An Administration charge of £360.00 (£300.00 + VAT) should be added to the deposit cheque or a separate cheque should be made payable to Auction House.
9. In the event that the bidder is unsuccessful in gaining the Contract, the deposit monies shall be returned to the bidder promptly.
10. The Auctioneer will make no charge to a prospective purchaser for this service and will accept no liability whatsoever for any bid not being made on behalf of the prospective purchaser whether through lack of clarity of instructions or for any other reason whatsoever. Prospective telephone purchasers will not hold Auction House North Lincs, North Notts and South Yorks liable for any loss or claims relating to the telephone bidding system. The prospective purchaser will be advised if the relevant lot has been successfully purchased on his behalf as soon as possible after the auction. Where the lot has not been purchased the prospective purchaser will be notified by post and the deposit returned as soon as reasonably possible.
11. Once delivered to the Auctioneers, the authority to bid is binding on the bidder on the day on which the particular Lot is auctioned. This is to allow for the possibility of a Vendor agreeing to sell post auction where the bidding has not reached the reserve.
12. The authority can only be withdrawn by notification in writing delivered to Auction House North Lincs, North Notts and South Yorks at their office two hours before the start of the auction on the day the relevant Lot is scheduled to be auctioned, or by delivery into the hands of the Auctioneer in the auction room half-an-hour before the start of that day's auction. It is the bidders responsibility to obtain a receipt on a copy of the withdrawal notification signed by one of the Auctioneers and without such a receipt the authority stands, any successful Contract is binding on the bidder.
13. If the bidder, or an agent, actually bids at the auction without having previously withdrawn the authority, the Auctioneer is at liberty to accept such bid in addition to any bid from Auction House North Lincs, North Notts and South Yorks staff as empowered under the written authority. Auction House North Lincs, North Notts and South Yorks will have no liability whatsoever if the price achieved is the result only of this competition in bidding without intervention from other bidders.
14. Prospective purchasers are advised in respect of telephone bids should they become disconnected during bidding or are unobtainable, Auction House North Lincs, North Notts and South Yorks will not be held responsible or liable for any loss suffered in respect thereof.

I hereby confirm that I have read and understood the above terms and conditions to bid by letter.

Signed: **Date:**

Please sign this page and ensure the form overleaf is completed

Memorandum Of Sale



Property Address: Lot No.

The Vendor:

The Purchaser:

Post Code: Tel:

It is agreed that the Vendor sells and the Purchaser buys the property described in the accompanying particulars and *conditions of sale subject to their provisions and the terms and stipulations in them at the price above mentioned.

Purchase Price: £

Less Deposit: £

Balance: £

Dated:

Completion Date:

Signed:

Authorised Agent for Vendor

As Agents for the Vendor we acknowledge receipt of the deposit in the form

of:

Dated:

Signed:

The Purchaser

Purchasers Solicitor:

Post Code: Tel:

Vendors Solicitor:

Post Code: Tel:

* For the purpose of this contract, the conditions of sale include the three sections of the RICS Common Auction Conditions, the Glossary, Conduct of the Auction and the General Conditions.

In addition and at the same time, the purchaser is required to pay by cheque to the Auctioneer an Administration Charge of £360.00 (£300.00 + VAT).

Common Auction Conditions (Edition 3)

REPRODUCED WITH THE CONSENT OF THE RICS

INTRODUCTION

The Common Auction Conditions have been produced for real estate auctions in England and Wales to set a common standard across the industry. They are in three sections:

GLOSSARY

The glossary gives special meanings to certain words used in both sets of conditions.

AUCTION CONDUCT CONDITIONS

The Auction Conduct Conditions govern the relationship between the auctioneer and anyone who has a catalogue, or who attends or bids at the auction. They cannot be changed without the auctioneer's agreement.

SALE CONDITIONS

The Sale Conditions 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.

IMPORTANT NOTICE

A prudent buyer will, before bidding for a lot at an auction:

- take professional advice from a conveyancer and, in appropriate cases, a chartered surveyor and an accountant;
- read the conditions;
- inspect the lot;
- carry out usual searches and make usual enquiries;
- check the content of all available leases and other documents relating to the lot;
- check that what is said about the lot in the catalogue is accurate;
- have finance available for the deposit and purchase price;
- check whether VAT registration and election is advisable;

The conditions assume that the buyer has acted like a prudent buyer.

If you choose to buy a lot without taking these normal precautions you do so at your own risk.

GLOSSARY

This glossary applies to the **auction conduct conditions** and the **sale conditions**.

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 are printed in bold type 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 has signed up to the Banking Code or Business Banking Code 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) a Saturday or a Sunday; (b) a bank holiday in England and Wales; or (c) Good Friday or Christmas Day.

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 to which the **conditions** refer including any supplement to it.

Completion

Unless otherwise agreed between **seller** and **buyer** (or their conveyancers) the occasion when both **seller** and **buyer** have complied with their obligations under the **contract** and the balance of the **price** is unconditionally received in the **seller's** conveyancer's client account.

Condition

One of the **auction conduct conditions** or **sales 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 not sold at 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**.

Financial charge

A charge to secure a loan or other financial indebtedness (not including a rentcharge).

General conditions

That part of the **sale conditions** so headed, including any extra general conditions.

Interest rate

If not specified in the **special conditions**, 4% above the base rate from time to time of Barclays Bank plc. (The **interest rate** will also apply to judgment debts, if applicable.)

Lot

Each separate property described in the **catalogue** or (as the case may be) the property that the **seller** has agreed to sell and the **buyer** to buy (including **chattels**, if any).

Old arrears

Arrears due under any of the **tenancies** that are not "new tenancies" as defined by the Landlord and Tenant (Covenants) Act 1995.

Particulars

The section of the **catalogue** that contains descriptions of each **lot** (as varied by any **addendum**).

Practitioner

An insolvency practitioner for the purposes of the Insolvency Act 1986 (or, in relation to jurisdictions outside the United Kingdom, any similar official).

Price

The price that the **buyer** agrees to pay for the **lot**.

Ready to complete

Ready, willing and able to complete: if **completion** would enable the **seller** to discharge all **financial charges** secured on the **lot** that have to be discharged by **completion**, then those outstanding financial charges do not prevent the **seller** from being **ready to complete**.

Sale conditions

The **general conditions** as varied by any **special conditions** or **addendum**.

Sale memorandum

The form so headed (whether or not set out in the **catalogue**) in which the terms of the **contract** for the sale of the **lot** are recorded.

Seller

The person selling the **lot**. If two or more are jointly the **seller** their obligations can be enforced against them jointly or against each of them separately.

Special conditions

Those of the **sale conditions** so headed that relate to the **lot**.

Tenancies

Tenancies, leases, licences to occupy and agreements for lease and any documents varying or supplemental to them.

Tenancy schedule

The tenancy schedule (if any) forming part of the **special conditions**.

Transfer

Transfer includes a conveyance or assignment (and "to transfer" includes "to convey" or "to assign").

TUPE

The Transfer of Undertakings (Protection of Employment) Regulations 2006.

VAT

Value Added Tax or other tax of a similar nature.

VAT option

An option to tax.

We (and us and our)

The **auctioneers**.

You (and your)

Someone who has a copy of the **catalogue** or who attends or bids at the **auction**, whether or not a **buyer**.

AUCTION CONDUCT CONDITIONS

A1 INTRODUCTION

- A1.1 Words in bold type have special meanings, which are defined in the Glossary.
- A1.2 The **catalogue** is issued only on the basis that **you** accept these **auction conduct conditions**. They govern **our** relationship with **you** and cannot be disappplied or varied by the **sale conditions** (even by a **condition** purporting to replace the whole of the Common Auction Conditions). They can be varied only if **we** agree.

A2 OUR ROLE

- A2.1 As agents for each **seller** we have authority to:
 - (a) prepare the **catalogue** from information supplied by or on behalf of each **seller**;
 - (b) offer each **lot** for sale;
 - (c) sell each **lot**;
 - (d) receive and hold deposits;
 - (e) sign each **sale memorandum**; and
 - (f) treat a **contract** as repudiated if the **buyer** fails to sign a **sale memorandum** or pay a deposit as required by these **auction conduct conditions**.
- A2.2 **Our** decision on the conduct of the **auction** is final.
- A2.3 **We** may cancel the **auction**, or alter the order in which **lots** are offered for sale. **We** may also combine or divide **lots**. A **lot** may be sold or withdrawn from sale prior to the **auction**.
- A2.4 **You** acknowledge that to the extent permitted by law **we** owe **you** no duty of care and **you** have no claim against **us** for any loss.

A3 BIDDING AND RESERVE PRICES

- A3.1 All bids are to be made in pounds sterling exclusive of any applicable VAT.
- A3.2 **We** may refuse to accept a bid. **We** do not have to explain why.
- A3.3 If there is a dispute over bidding **we** are entitled to resolve it, and **our** decision is final.
- A3.4 Unless stated otherwise each **lot** is subject to a reserve price (which may be fixed just before the **lot** is offered for sale). If no bid equals or exceeds that reserve price the **lot** will be withdrawn from the **auction**.
- A3.5 Where there is a reserve price the **seller** may bid (or ask **us** or another agent to bid on the **seller's** behalf) up to the reserve price but may not make a bid equal to or exceeding the reserve price. **You** accept that it is possible that all bids up to the reserve price are bids made by or on behalf of the **seller**.

Common Auction Conditions (Edition 3)

REPRODUCED WITH THE CONSENT OF THE RICS

A3.6 Where a guide price (or range of prices) is given that guide is the minimum price at which, or range of prices within which, the **seller** might be prepared to sell at the date of the guide price. But guide prices may change. The last published guide price will normally be at or above any reserve price, but not always – as the **seller** may fix the final reserve price just before bidding commences

A4 THE PARTICULARS AND OTHER INFORMATION

A4.1 **We** have taken reasonable care to prepare **particulars** that correctly describe each **lot**. The **particulars** are based on information supplied by or on behalf of the **seller**. **You** need to check that the information in the **particulars** is correct.

A4.2 If the **special conditions** do not contain a description of the **lot**, or simply refer to the relevant **lot** number; you take the risk that the description contained in the **particulars** is incomplete or inaccurate, as the **particulars** have not been prepared by a conveyancer and are not intended to form part of a legal contract.

A4.3 The **particulars** and the **sale conditions** may change prior to the **auction** and it is **your** responsibility to check that **you** have the correct versions.

A4.4 If **we** provide information, or a copy of a document, provided by others **we** do so only on the basis that **we** are not responsible for the accuracy of that information or document.

A5 THE CONTRACT

A5.1 A successful bid is one **we** accept as such (normally on the fall of the hammer). This **condition** A5 applies to **you** if **you** make the successful bid for a **lot**.

A5.2 **You** are obliged to buy the **lot** on the terms of the **sale memorandum** at the **price** **you** bid plus **VAT** (if applicable).

A5.3 **You** must before leaving the **auction**:

(a) provide all information **we** reasonably need from **you** to enable **us** to complete the **sale memorandum** (including proof of your identity if required by **us**);

(b) sign the completed **sale memorandum**; and

(c) pay the deposit.

A5.4 If **you** do not **we** may either:

(a) as agent for the **seller** treat that failure as **your** repudiation of the **contract** and offer the **lot** for sale again; the **seller** may then have a claim against **you** for breach of contract; or

(b) sign the **sale memorandum** on **your** behalf.

A5.5 **The deposit**:

(a) 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 stated in the **sale conditions**; and

(b) must be paid in pounds sterling by cheque or by bankers' draft made payable to **us** on an **approved financial institution**. The extra auction conduct conditions may state if **we** accept any other form of payment.

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.

A5.7 If the **buyer** does not comply with its obligations under the **contract** then:

(a) **you** are personally liable to buy the **lot** even if **you** are acting as an agent; and

(b) **you** must indemnify the **seller** in respect of any loss the **seller** incurs as a result of the **buyer's** default.

A5.8 Where the **buyer** is a company **you** warrant that the **buyer** is properly constituted and able to buy the **lot**.

A6 EXTRA AUCTION CONDUCT CONDITIONS

A6.1 Despite any **special condition** to the contrary the minimum deposit **we** accept is £3,000 (or the total **price**, if less). A **special condition** may, however, require a higher minimum deposit.

GENERAL CONDITIONS OF SALE

Words in **bold type** have special meanings, which are defined in the Glossary

G1. THE LOT

G1.1 The **lot** (including any rights to be granted or reserved, and any exclusions from it) is described in the **special conditions**, or if not so described the **lot** is that referred to in the **sale memorandum**.

G1.2 The **lot** is sold subject to any **tenancies** disclosed by the **special conditions**, but otherwise with vacant possession on **completion**.

G1.3 The **lot** is sold subject to all matters contained or referred to in the **documents**, but excluding any **financial charges**; these the **seller** must discharge on or before **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**:

(a) matters registered or capable of registration as local land charges;

(b) matters registered or capable of registration by any competent authority or under the provisions of any statute;

(c) notices, orders, demands, proposals and requirements of any competent authority;

(d) charges, notices, orders, restrictions, agreements and other matters relating to town and country planning, highways or public health;

(e) rights, easements, quasi-easements, and wayleaves;

(f) outgoing and other liabilities;

(g) any interest which overrides, within the meaning of the Land Registration Act 2002;

(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

(i) anything the **seller** does not and could not reasonably know about.

G1.5 Where anything subject to which the **lot** is sold would expose the **seller** to liability the **buyer** is to comply with it and indemnify the **seller** against that liability.

G1.6 The **seller** must notify the **buyer** of any notices, orders, demands, proposals and requirements of any competent authority of which it learns after the **contract date** but the **buyer** must comply with them and keep the **seller** indemnified.

G1.7 The **lot** does not include any tenant's or trade fixtures or fittings.

G1.8 Where chattels are included in the **lot** the **buyer** takes them as they are at **completion** and the **seller** is not liable if they are not fit for use.

G1.9 The **buyer** buys with full knowledge of:

(a) the **documents**, whether or not the **buyer** has read them; and

(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.

G1.10 The **buyer** is not to rely on the information contained in the **particulars** but may rely on the **seller's** conveyancer's written replies to preliminary enquiries to the extent stated in those replies.

G2. DEPOSIT

G2.1 The amount of the deposit is the greater of:

(a) any minimum deposit stated in the **auction conduct conditions** (or the total **price**, if this is less than that minimum); and

(b) 10% of the **price** (exclusive of any **VAT** on the **price**).

G2.2 The deposit

(a) must be paid in pounds sterling by cheque or banker's draft drawn on an **approved financial institution** (or by any other means of payment that the **auctioneers** may accept); and

(b) is to be held as stakeholder unless the **auction conduct conditions** provide that it is to be held as agent for the **seller**.

G2.3 Where the **auctioneers** hold the deposit as stakeholder they 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**.

G2.4 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.

G2.5 Interest earned on the deposit belongs to the **seller** unless the **sale conditions** provide otherwise.

G3. BETWEEN CONTRACT AND COMPLETION

G3.1 Unless the **special conditions** state otherwise, the **seller** is to insure the **lot** from and including the **contract date** to **completion** and:

(a) produce to the **buyer** on request all relevant insurance details;

(b) pay the premiums when due;

(c) if the **buyer** so requests, and pays any additional premium, use reasonable endeavours to increase the sum insured or make other changes to the policy;

(d) 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;

(e) 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

(f) (subject to the rights of any tenant or other third party) hold on trust for the **buyer** any insurance payments that the **seller** receives in respect of loss or damage arising after the **contract date** or assign to the **buyer** the benefit of any claim;

and the **buyer** must on **completion** reimburse to the **seller** the cost of that insurance (to the extent not already paid by the **buyer** or a tenant or other third party) for the period from and including the **contract date** to **completion**.

G3.2 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.

G3.3 Section 47 of the Law of Property Act 1925 does not apply.

G3.4 Unless the **buyer** is already lawfully in occupation of the **lot** the **buyer** has no right to enter into occupation prior to **completion**.

G4. TITLE AND IDENTITY

G4.1 Unless **condition** G4.2 applies, the **buyer** accepts the title of the **seller** to the **lot** as at the **contract date** and may raise no requisition or objection except in relation to any matter that occurs after the **contract date**.

G4.2 If any of the **documents** is not made available before the **auction** the following provisions apply:

(a) The **buyer** may raise no requisition or objection to any of the **documents** that is made available before the **auction**.

(b) 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.

(c) If the **lot** is not registered land the **seller** is to give to the **buyer** within five **business days** 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**.

(d) If title is in the course of registration, title is to consist of certified copies of:

(i) the application for registration of title made to the land registry;

(ii) the **documents** accompanying that application;

(iii) evidence that all applicable stamp duty land tax relating to that application has been paid; and

(iv) 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**.

(e) 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**.

G4.3 Unless otherwise stated in the **special conditions** the **seller** sells with full title guarantee except that (and the **transfer** shall so provide):

(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

(b) the covenant set out in section 4 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.

G4.4 The **transfer** is to have effect as if expressly subject to all matters subject to which the **lot** is sold under the **contract**.

G4.5 The **seller** does not have to produce, nor may the **buyer** object to or make a requisition in relation to, any prior or superior title even if it is referred to in the **documents**.

G4.6 The **seller** (and, if relevant, the **buyer**) must produce to each other such confirmation of, or evidence of, their identity and that of their mortgagees and attorneys (if any) as is necessary for the other to be able to comply with applicable Land Registry Rules when making application for registration of the transaction to which the **conditions** apply.

G5. TRANSFER

G5.1 Unless a form of **transfer** is prescribed by the **special conditions**:

(a) the **buyer** must supply a draft **transfer** to the **seller** at least ten **business days** before the **agreed completion date** and the engrossment (signed as a deed by the **buyer** if **condition** G5.2 applies) five **business days** before that date or (if later) two **business days** after the draft has been approved by the **seller**; and

(b) the **seller** must approve or revise the draft **transfer** within five **business days** of receiving it from the **buyer**.

G5.2 If the **seller** remains liable in any respect in relation to the **lot** (or a **tenancy**) following **completion** the **buyer** is specifically to covenant in the **transfer** to indemnify the **seller** against that liability.

G5.3 The **seller** cannot be required to **transfer** the **lot** to anyone other than the **buyer**, or by more than one **transfer**.

G6. COMPLETION

G6.1 **Completion** is to take place at the offices of the **seller's** conveyancer; or where the **seller** may reasonably require, on the **agreed completion date**. The **seller** can only be required to complete on a **business day** and between the hours of 0930 and 1700.

G6.2 The amount payable on **completion** is the balance of the **price** adjusted to take account of apportionments plus (if applicable) **VAT** and interest.

G6.3 Payment is to be made in pounds sterling and only by:

(a) direct transfer to the **seller's** conveyancer's client account; and

(b) the release of any deposit held by a stakeholder.

G6.4 Unless the **seller** and the **buyer** otherwise agree, **completion** cannot take place until both have complied with their obligations under the **contract** and the balance of the **price** is unconditionally received in the **seller's** conveyancer's client account.

Common Auction Conditions (Edition 3)

REPRODUCED WITH THE CONSENT OF THE RICS

- G6.5 If **completion** takes place after 1400 hours for a reason other than the **seller's** default it is to be treated, for the purposes of apportionment and calculating interest, as if it had taken place on the next **business day**.
- G6.6 Where applicable the **contract** remains in force following **completion**.
- G7. NOTICE TO COMPLETE**
- 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.
- G7.2 The person giving the notice must be **ready to complete**.
- G7.3 If the **buyer** fails to comply with a notice to complete the **seller** may, without affecting any other remedy the **seller** has:
- terminate the **contract**;
 - claim the deposit and any interest on it if held by a stakeholder;
 - forfeit the deposit and any interest on it;
 - resell the **lot**; and
 - claim damages from the **buyer**.
- G7.4 If the **seller** fails to comply with a notice to complete the **buyer** may, without affecting any other remedy the **buyer** has:
- terminate the **contract**; and
 - recover the deposit and any interest on it from the **seller** or, if applicable, a stakeholder.
- G8. IF THE CONTRACT IS BROUGHT TO AN END**
- If the **contract** is lawfully brought to an end:
- the **buyer** must return all papers to the **seller** and appoints the **seller** its agent to cancel any registration of the **contract**; and
 - the **seller** must return the deposit and any interest on it to the **buyer** (and the **buyer** may claim it from the stakeholder, if applicable) unless the **seller** is entitled to forfeit the deposit under **condition G7.3**.
- G9. LANDLORD'S LICENCE**
- G9.1 Where the **lot** is or includes leasehold land and licence to assign 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.
- G9.4 The **seller** must:
- use all reasonable endeavours to obtain the licence at the **seller's** expense; and
 - enter into any authorised guarantee agreement properly required.
- G9.5 The **buyer** must:
- promptly provide references and other relevant information; and
 - comply with the landlord's lawful requirements.
- G9.6 If within three months of the **contract date** (or such longer period as the **seller** and **buyer** agree) the licence has not been obtained 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 licence is obtained. That termination is without prejudice to the claims of either **seller** or **buyer** for breach of this **condition G9**.
- G10. INTEREST AND APPORTIONMENTS**
- G10.1 If the **actual completion date** is after the **agreed completion date** for any reason other than the **seller's** default the **buyer** must pay interest at the **interest rate** on the **price** (less any deposit paid) from the **agreed completion date** up to and including the **actual completion date**.
- 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 pay to the **buyer** after **completion** any sum to which the **buyer** is entitled that the **seller** subsequently receives in cleared funds.
- G10.3 Income and outgoings are to be apportioned at **actual completion date** unless:
- the **buyer** is liable to pay interest; and
 - 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**.
- G10.4 Apportionments are to be calculated on the basis that:
- the **seller** receives income and is liable for outgoings for the whole of the day on which apportionment is to be made;
 - annual income and expenditure accrues at an equal daily rate assuming 365 days in a year; and income and expenditure relating to some other period accrues at an equal daily rate during the period to which it relates; and
 - 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.
- G11. ARREARS**
- Part 1 Current rent**
- 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 in advance on the most recent rent payment date on or within four months preceding **completion**.
- 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**.
- G11.3 Parts 2 and 3 of this **condition G11** do not apply to **arrears** of current rent.
- Part 2 Buyer to pay for arrears**
- G11.4 Part 2 of this **condition G11** applies where the **special conditions** give details of **arrears**.
- 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**.
- 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**.
- Part 3 Buyer not to pay for arrears**
- G11.7 Part 3 of this **condition G11** applies where the **special conditions**:
- so state; or
 - give no details of any **arrears**.
- G11.8 While any **arrears** due to the **seller** remain unpaid the **buyer** must:
- try to collect them in the ordinary course of management but need not take legal proceedings or forfeit the **tenancy**;
 - 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);
 - 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;
 - if reasonably required, allow the **seller's** conveyancer to have on loan the counterpart of any **tenancy** against an undertaking to hold it to the **buyer's** order;
 - 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
 - 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**.
- 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**.
- G12. MANAGEMENT**
- G12.1 This **condition G12** applies where the **lot** is sold subject to **tenancies**.
- G12.2 The **seller** is to manage the **lot** in accordance with its standard management policies pending **completion**.
- 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:
- 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;
 - 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
 - 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**.
- G13. RENT DEPOSITS**
- G13.1 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.
- G13.2 If the rent deposit is not assignable the **seller** must on **completion** hold the rent deposit on trust for the **buyer** and, subject to the terms of the rent deposit deed, comply at the cost of the **buyer** with the **buyer's** lawful instructions.
- G13.3 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:
- observe and perform the **seller's** covenants and conditions in the rent deposit deed and indemnify the **seller** in respect of any breach;
 - give notice of assignment to the tenant; and
 - give such direct covenant to the tenant as may be required by the rent deposit deed.
- G14. VAT**
- 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.
- 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**.
- G15. TRANSFER AS A GOING CONCERN**
- G15.1 Where the **special conditions** so state:
- 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
 - this **condition G15** applies.
- G15.2 The **seller** confirms that the **seller**:
- is registered for **VAT**, either in the **seller's** name or as a member of the same **VAT** group; and
 - 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**.
- G15.3 The **buyer** confirms that:
- it is registered for **VAT**, either in the **buyer's** name or as a member of a **VAT** group;
 - 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**;
 - article 5(2B) of the Value Added Tax (Special Provisions) Order 1995 does not apply to it; and
 - it is not buying the **lot** as a nominee for another person.
- G15.4 The **buyer** is to give to the **seller** as early as possible before the **agreed completion date** evidence:
- of the **buyer's** **VAT** registration;
 - that the **buyer** has made a **VAT option**; and
 - that the **VAT option** has been notified in writing to HM Revenue and Customs; and if it does not produce the relevant evidence at least two **business days** before the **agreed completion date**, **condition G14.1** applies at **completion**.
- G15.5 The **buyer** confirms that after **completion** the **buyer** intends to:
- 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
 - collect the rents payable under the **tenancies** and charge **VAT** on them
- G15.6 If, after **completion**, it is found that the sale of the **lot** is not a transfer of a going concern then:
- 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**;
 - the **buyer** must within five **business days** of receipt of the **VAT** invoice pay to the **seller** the **VAT** due; and
 - 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.
- G16. CAPITAL ALLOWANCES**
- G16.1 This **condition G16** applies where the **special conditions** state that there are capital allowances available in respect of the **lot**.
- 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.
- G16.3 The value to be attributed to those items on which capital allowances may be claimed is set out in the **special conditions**.
- G16.4 The **seller** and **buyer** agree:
- to make an election on **completion** under Section 198 of the Capital Allowances Act 2001 to give effect to this **condition G16**; and
 - to submit the value specified in the **special conditions** to HM Revenue and Customs for the purposes of their respective capital allowance computations.
- G17. MAINTENANCE AGREEMENTS**
- 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**.

Common Auction Conditions (Edition 3)

REPRODUCED WITH THE CONSENT OF THE RICS

G17.2 The **buyer** must assume, and indemnify the **seller** in respect of, all liability under such contracts from the **actual completion date**.

G18. LANDLORD AND TENANT ACT 1987

G18.1 This **condition** G18 applies where the sale is a relevant disposal for the purposes of part I of the Landlord and Tenant Act 1987.

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.

G19. SALE BY PRACTITIONER

G19.1 This **condition** G19 applies where the sale is by a **practitioner** either as **seller** or as agent of the **seller**.

G19.2 The **practitioner** has been duly appointed and is empowered to sell the **lot**.

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.

G19.4 The **lot** is sold:

- in its condition at **completion**;
- for such title as the **seller** may have; and
- with no title guarantee;

and the **buyer** has no right to terminate the contract or any other remedy if information provided about the **lot** is inaccurate, incomplete or missing.

G19.5 Where relevant:

- 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
- the **seller** may require the **transfer** to be by the lender exercising its power of sale under the Law of Property Act 1925.

G19.6 The **buyer** understands this **condition** G19 and agrees that it is fair in the circumstances of a sale by a **practitioner**.

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:

- 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**.
- The **buyer** confirms that it will comply with its obligations under **TUPE** and any **special conditions** in respect of the Transferring Employees.
- The **buyer** and the **seller** acknowledge that pursuant and subject to **TUPE**, the contracts of employment between the Transferring Employees and the **seller** will transfer to the **buyer** on **completion**.
- The **buyer** is to keep the **seller** indemnified against all liability for the Transferring Employees after **completion**.

G21. ENVIRONMENTAL

G21.1 This **condition** G21 only applies where the **special conditions** so provide.

G21.2 The **seller** has made available such reports as the **seller** has as to the environmental condition of the **lot** and has given the **buyer** the opportunity to carry out investigations (whether or not the **buyer** has read those reports or carried out any investigation) and the **buyer** admits that the **price** takes into account the environmental condition of the **lot**.

G21.3 The **buyer** agrees to indemnify the **seller** in respect of all liability for or resulting from the environmental condition of the **lot**.

G22. SERVICE CHARGE

G22.1 This **condition** G22 applies where the **lot** is sold subject to **tenancies** that include service charge provisions.

G22.2 No apportionment is to be made at **completion** in respect of service charges.

G22.3 Within two months after **completion** the **seller** must provide to the **buyer** a detailed service charge account for the service charge year current on **completion** showing:

- service charge expenditure attributable to each **tenancy**;
- payments on account of service charge received from each tenant;
- any amounts due from a tenant that have not been received;
- any service charge expenditure that is not attributable to any **tenancy** and is for that reason irrecoverable.

G22.4 In respect of each **tenancy**, if the service charge account shows that:

- payments on account (whether received or still then due from a tenant) exceed attributable service charge expenditure, the **seller** must pay to the **buyer** an amount equal to the excess when it provides the service charge account;
- attributable service charge expenditure exceeds payments on account (whether those payments have been received or are still then due), the **buyer** must use all reasonable endeavours to recover the shortfall from the tenant at the next service charge reconciliation date and pay the amount so recovered to the **seller** within five **business days** of receipt in cleared funds;

but in respect of payments on account that are still due from a tenant **condition** G11 (**arrears**) applies.

G22.5 In respect of service charge expenditure that is not attributable to any **tenancy** the **seller** must pay the expenditure incurred in respect of the period before **actual completion date** and the **buyer** must pay the expenditure incurred in respect of the period after **actual completion date**. Any necessary monetary adjustment is to be made within five **business days** of the **seller** providing the service charge account to the **buyer**.

G22.6 If the **seller** holds any reserve or sinking fund on account of future service charge expenditure or a depreciation fund:

- the **seller** must pay it (including any interest earned on it) to the **buyer** on **completion**; and
- the **buyer** must covenant with the **seller** to hold it in accordance with the terms of the **tenancies** and to indemnify the **seller** if it does not do so.

G23. RENT REVIEWS

G23.1 This **condition** G23 applies where the **lot** is sold subject to a **tenancy** under which a rent review due on or before the **actual completion date** has not been agreed or determined.

G23.2 The **seller** may continue negotiations or rent review proceedings up to the **actual completion date** but may not agree the level of the revised rent or commence rent review proceedings without the written consent of the **buyer**, such consent not to be unreasonably withheld or delayed.

G23.3 Following **completion** the **buyer** must complete rent review negotiations or proceedings as soon as reasonably practicable but may not agree the level of the revised rent without the written consent of the **seller**, such consent not to be unreasonably withheld or delayed.

G23.4 The **seller** must promptly:

- give to the **buyer** full details of all rent review negotiations and proceedings, including copies of all correspondence and other papers; and
- use all reasonable endeavours to substitute the **buyer** for the **seller** in any rent review proceedings.

G23.5 The **seller** and the **buyer** are to keep each other informed of the progress of the rent review and have regard to any proposals the other makes in relation to it.

G23.6 When the rent review has been agreed or determined the **buyer** must account to the **seller** for any increased rent and interest recovered from the tenant that relates to the **seller's** period of ownership within five **business days** of receipt of cleared funds.

G23.7 If a rent review is agreed or determined before **completion** but the increased rent and any interest recoverable from the tenant has not been received by **completion** the increased rent and any interest recoverable is to be treated as **arrears**.

G23.8 The **seller** and the **buyer** are to bear their own costs in relation to rent review negotiations and proceedings.

G24. TENANCY RENEWALS

G24.1 This **condition** G24 applies where the tenant under a **tenancy** has the right to remain in occupation under part II of the Landlord and Tenant Act 1954 (as amended) and references to notices and proceedings are to notices and proceedings under that Act.

G24.2 Where practicable, without exposing the **seller** to liability or penalty, the **seller** must not without the written consent of the **buyer** (which the **buyer** must not unreasonably withhold or delay) serve or respond to any notice or begin or continue any proceedings.

G24.3 If the **seller** receives a notice the **seller** must send a copy to the **buyer** within five **business days** and act as the **buyer** reasonably directs in relation to it.

G24.4 Following **completion** the **buyer** must:

- with the co-operation of the **seller** take immediate steps to substitute itself as a party to any proceedings;
- 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
- if any increased rent is recovered from the tenant (whether as interim rent or under the renewed **tenancy**) account to the **seller** for the part of that increase that relates to the **seller's** period of ownership of the **lot** within five **business days** of receipt of cleared funds.

G24.5 The **seller** and the **buyer** are to bear their own costs in relation to the renewal of the **tenancy** and any proceedings relating to this.

G25. WARRANTIES

G25.1 Available warranties are listed in the **special conditions**.

G25.2 Where a warranty is assignable the **seller** must:

- on **completion** assign it to the **buyer** and give notice of assignment to the person who gave the warranty; and
- apply for (and the **seller** and the **buyer** must use all reasonable endeavours to obtain) any consent to assign that is required. If consent has not been obtained by **completion** the warranty must be assigned within five **business days** after the consent has been obtained.

G25.3 If a warranty is not assignable the **seller** must after **completion**:

- hold the warranty on trust for the **buyer**; and
- at the **buyer's** cost comply with such of the lawful instructions of the **buyer** in relation to the warranty as do not place the **seller** in breach of its terms or expose the **seller** to any liability or penalty.

G26. NO ASSIGNMENT

The **buyer** must not assign, mortgage or otherwise transfer or part with the whole or any part of the **buyer's** interest under this **contract**.

G27. REGISTRATION AT THE LAND REGISTRY

G27.1 This **condition** G27.1 applies where the **lot** is leasehold and its sale either triggers first registration or is a registrable disposition. The **buyer** must at its own expense and as soon as practicable:

- procure that it becomes registered at Land Registry as proprietor of the **lot**;
- procure that all rights granted and reserved by the lease under which the **lot** is held are properly noted against the affected titles; and
- provide the **seller** with an official copy of the register relating to such lease showing itself registered as proprietor.

G27.2 This **condition** G27.2 applies where the **lot** comprises part of a registered title. The **buyer** must at its own expense and as soon as practicable:

- apply for registration of the **transfer**;
- provide the **seller** with an official copy and title plan for the **buyer's** new title; and
- join in any representations the **seller** may properly make to Land Registry relating to the application.

G28. NOTICES AND OTHER COMMUNICATIONS

G28.1 All communications, including notices, must be in writing. Communication to or by the **seller** or the **buyer** may be given to or by their conveyancers.

G28.2 A communication may be relied on if:

- delivered by hand; or
- made electronically and personally acknowledged (automatic acknowledgement does not count); or
- there is proof that it was sent to the address of the person to whom it is to be given (as specified in the **sale memorandum**) by a postal service that offers normally to deliver mail the next following **business day**.

G28.3 A communication is to be treated as received:

- when delivered, if delivered by hand; or
 - when personally acknowledged, if made electronically;
- but if delivered or made after 1700 hours on a **business day** a communication is to be treated as received on the next **business day**.

G28.4 A communication sent by a postal service that offers normally to deliver mail the next following **business day** will be treated as received on the second **business day** after it has been posted.

G29. CONTRACTS (RIGHTS OF THIRD PARTIES) ACT 1999

No one is intended to have any benefit under the **contract** pursuant to the Contract (Rights of Third Parties) Act 1999.

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