London July Auction 2016
Commercial and residential property for sale

Thursday 21st July at 1.00pm
Le Meridien Piccadilly
Piccadilly, London W1J 0BH
Auction Calendar 2016

<table>
<thead>
<tr>
<th>NATIONAL</th>
<th>Jan</th>
<th>Feb</th>
<th>Mar</th>
<th>Apr</th>
<th>May</th>
<th>Jun</th>
<th>Jul</th>
<th>Aug</th>
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<th>Oct</th>
<th>Nov</th>
<th>Dec</th>
</tr>
</thead>
<tbody>
<tr>
<td>London</td>
<td>27th</td>
<td>9th</td>
<td>20th</td>
<td>2nd</td>
<td>21st</td>
<td>13th</td>
<td>26th</td>
<td>8th</td>
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<tr>
<td>Closing Date</td>
<td>24th Dec</td>
<td>12th Feb</td>
<td>25th Mar</td>
<td>6th May</td>
<td>24th June</td>
<td>18th Aug</td>
<td>29th Sept</td>
<td>11th Nov</td>
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**LONDON AUCTION**
Le Meridien Piccadilly
Piccadilly,
London W1J 0BH

**London Office** Tel: 0207 963 0628

**REGIONAL**

<table>
<thead>
<tr>
<th>REGIONAL</th>
<th>Jan</th>
<th>Feb</th>
<th>Mar</th>
<th>Apr</th>
<th>May</th>
<th>Jun</th>
<th>Jul</th>
<th>Aug</th>
<th>Sept</th>
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<tbody>
<tr>
<td>Sheffield</td>
<td>25th</td>
<td>28th</td>
<td>13th</td>
<td>20th</td>
<td>1st</td>
<td>13th</td>
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<tr>
<td>Exeter</td>
<td>23rd</td>
<td>26th</td>
<td>23rd</td>
<td>22nd</td>
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<td>15th</td>
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</tr>
<tr>
<td>Closing Date</td>
<td>20th Jan</td>
<td>23rd March</td>
<td>18th May</td>
<td>8th June</td>
<td>17th Aug</td>
<td>28th Sept</td>
<td>9th Nov</td>
<td></td>
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</tbody>
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**EXETER AUCTION**
Sandy Park Conference Centre
Sandy Park Way,
Exeter EX2 7NN

**Exeter Office** Tel: 01395 275691

**SHEFFIELD AUCTION**
DoubleTree by Hilton
Sheffield Park, Chesterfield Road South,
Sheffield S8 8BW

**Sheffield Office** Tel: 0114 254 1185
Hello and Welcome to the Countrywide Property Auctions July Catalogue for our London Sale.

So, since we last saw each other, our nation has had its voice heard. The EU referendum has been one of the most talked about political events in the UK’s history and also one of the most divisive. Whether you were delighted or dismayed by the result, one thing that we can all agree on is that the future is as yet unwritten and what happens next is very much in our own hands.

Stability is key to our market place and hopefully once the financial and currency markets return to their usual steady footing, it will be very much business as usual once we meet again on July 21st!

Our June auction series yielded some very positive results with strong results in Exeter and London gaining us in excess of £9,500,000 of property sales with 74% of the lots offered selling across the two days.

So the auction market at least looks to be in robust health all round!

But what does this all mean for you; the auction punter? Well, from a buying perspective, if you have been waiting to dip your toe in the investment market, if you’re looking for something for your pension pot or if you’re a first time buyer wanting to get your foot on the ladder; now is most definitely the time to buy.

If you’re a seller, you find yourself in a very strong position indeed; with a shortage of genuine auction stock available, regular auction buyers and traders are still keen to do deals and a temporarily weaker Sterling does make the UK a popular buying spot for overseas investors right now. So it may be time to thin the portfolio or to cash in on surplus land or development sites; either way, my colleagues will be delighted to chat your options through with you.

Don’t forget; if you are unable to join us at either of our sales, you are now able to follow our auctions online with our live internet broadcast at www.eigroup.co.uk/onlineauctions/ so with our usual services of telephone and proxy bidding, you can still get the full auction day experience from the comfort of your office or home.

July’s London catalogue features 50 lots from right around the country as well as properties in London and the South East. Properties range from substantial development projects right through to little ones too; so we’ve a terrific range of properties to suit all tastes and budgets.

As usual, if you have any questions regarding any of the lots, please feel free to give my team a call; they’ll be happy to help.

Good luck and I look forward to seeing you from the rostrum very soon.

Andrew Brown
Managing Director

THE TEAM

Andrew Brown
Managing Director

Mark Tanton
Director of London Auctions

Saleem Aziz
Senior Auction Surveyor (London)

James O’Hearne
Senior Auction Surveyor (London)

Jamie Weir
Corporate Auction Surveyor

Wendy Alexander
Senior Auction Surveyor (West Country)

Tony Webber
Auction Consultant

Lucy Crapper
Associate Director & Head of Northern Auctions

Richard Stephens
Auction Surveyor

Wendy Alexander
Senior Auction Surveyor (West Country)

Audrey Smith
Senior Auction Surveyor (West Country)
Thinking of selling? Choose Countrywide Property Auctions

Call one of our surveyors on 0870 240 1140 for a free no obligation auction appraisal.

Whatever your property, selling by auction is a simple, open and efficient process. It also gives you the best chance of a successful sale. At Countrywide Auctions, everything from the legal paperwork and advertising to viewings and auction day is managed, coordinated and carried out quickly and professionally.
Selling your property by auction

A simple 6 step process

Call us for a free no obligation appraisal

Agree a guide price and we’ll prepare the paperwork

Market through our network of over 1500 branches across the UK, all major web portals and the auction catalogue

Our local experts will conduct the viewings

Exchange on the day of the auction once the property is sold

Completion typically within 28 days from exchange.

Why choose us?

Unrivalled expertise
We’re part of Countrywide, the UK’s largest and most successful estate agency and property services group.

Local and national market awareness
We’re supported by a large network of 1500 offices across England, Scotland and Wales.

A dedicated service
You’ll have regular contact from your auctions team and the support of our unique marketing and sales tools.

For more information about selling your property by auction, speak to our experienced auctions team on 0870 240 1140, or go online at countrywidepropertyauctions.co.uk
<table>
<thead>
<tr>
<th></th>
<th>Description</th>
<th>Location</th>
<th>Price</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>18 Chapel Close, Grays, Essex, RM20 3JG</td>
<td></td>
<td>£83,000</td>
</tr>
<tr>
<td>2</td>
<td>6 Ringwood Road, Wolverhampton, West Midlands, WV10 9EP</td>
<td></td>
<td>Sold</td>
</tr>
<tr>
<td>3</td>
<td>4 Elmfield West Block, Millbrook Road East, Southampton, Hampshire, SO15 1JA</td>
<td></td>
<td>Sold</td>
</tr>
<tr>
<td>4</td>
<td>Flat 4, 30 Maida Vale, Maida Vale, London, W9 1RS</td>
<td></td>
<td>Sold</td>
</tr>
<tr>
<td>5</td>
<td>Flat 3, Glenrose Court, 217 Long Lane, Southwark, London, SE1 4PA</td>
<td></td>
<td>Sold</td>
</tr>
<tr>
<td>6</td>
<td>14A Ryecroft Road, Lewisham, London, SE13 6EZ</td>
<td></td>
<td>Sold</td>
</tr>
<tr>
<td>7</td>
<td>34A Boycroft Avenue, Kingsbury, London, NW9 8AP</td>
<td></td>
<td>Sold</td>
</tr>
<tr>
<td>8</td>
<td>Cedar Lodge, Mott Street, Chingford, London, E4 7RW</td>
<td></td>
<td>Sold</td>
</tr>
<tr>
<td>9</td>
<td>Land to rear of 20A Trinity Road, Tooting, London, SW17 7RE</td>
<td></td>
<td>Sold</td>
</tr>
<tr>
<td>10</td>
<td>32 High Street, Lingdale, Saltburn by the Sea, Cleveland, TS12 3DW</td>
<td></td>
<td>Sold</td>
</tr>
<tr>
<td>11</td>
<td>10 Sutherland View, Blackpool, Lancashire, FY1 2RH</td>
<td></td>
<td>Sold</td>
</tr>
<tr>
<td>12</td>
<td>2 Fernhead Road, Maida Vale, London, W9 3ET</td>
<td></td>
<td>Sold</td>
</tr>
<tr>
<td>13</td>
<td>6 Bedford Chambers, 37 Southgate, Chichester, West Sussex, PO19 1DP</td>
<td></td>
<td>Sold</td>
</tr>
<tr>
<td>14</td>
<td>Flat 2, 2 Iddesleigh Terrace, Dawlish, Devon, EX7 9HS</td>
<td></td>
<td>Sold</td>
</tr>
<tr>
<td>15</td>
<td>Selda, Mildenhall Road, Littleport, Ely, Cambridgeshire, CB7 4SY</td>
<td></td>
<td>Sold</td>
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<tr>
<td>16</td>
<td>Myrtle Villa, 68 New Street, Wem, Shrewsbury, Shropshire, SY4 5AF</td>
<td></td>
<td>Sold</td>
</tr>
<tr>
<td>17</td>
<td>Monaco, Rod Eyot, Henleyon Thames, Oxfordshire, RG9 3JD</td>
<td></td>
<td>Sold</td>
</tr>
<tr>
<td>18</td>
<td>88 Market Street, Newton le Willows, Merseyside, WA12 9BW</td>
<td></td>
<td>Sold</td>
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<tr>
<td>19</td>
<td>88A Market Street, Newton le Willows, Merseyside, WA12 9BW</td>
<td></td>
<td>Sold</td>
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<tr>
<td>20</td>
<td>First Floor Flat, 30 Siloam Place, Ipswich, Suffolk, IP3 0FB</td>
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<tr>
<td>21</td>
<td>22 Sandfields, Aberkenfig, Bridgend, Mid Glamorgan, CF32 9RB</td>
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<td>Sold</td>
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<tr>
<td>22</td>
<td>Hillcrest, The Holborn, Madeley, Crewe, Cheshire, CW3 9DT</td>
<td></td>
<td>Sold</td>
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<tr>
<td>23</td>
<td>54A St. Quintin Avenue, North Kensington, London, W10 6PA</td>
<td></td>
<td>Sold</td>
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<tr>
<td>24</td>
<td>84 Swinnow Close, Leeds, West Yorkshire, LS13 4NF</td>
<td></td>
<td>Sold</td>
</tr>
<tr>
<td>25</td>
<td>Deudraeth House, 4 High Street, Penrhyn Deudraeth, Gwynedd, LL48 6BN</td>
<td></td>
<td>Sold</td>
</tr>
<tr>
<td>26</td>
<td>50 Eva Road, Birmingham, West Midlands, B18 4NQ</td>
<td></td>
<td>Sold</td>
</tr>
<tr>
<td>27</td>
<td>Plot 21, Lleyn Valley Braich Farm, Mynytho, Pwllheli, Gwynedd, LL53 7SF</td>
<td></td>
<td>Sold</td>
</tr>
<tr>
<td>28</td>
<td>3 Hartington Street, Derby, Derbyshire, DE23 8EB</td>
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<td>Sold</td>
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<tr>
<td>29</td>
<td>Gibbys Cottage, Filching, Polegate, East Sussex, BN26 5QA</td>
<td></td>
<td>Sold</td>
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<tr>
<td>30</td>
<td>1 Railway Terrace, Bepton Road, Midhurst, West Sussex, GU29 9QY</td>
<td></td>
<td>Sold</td>
</tr>
<tr>
<td>31</td>
<td>Flat 2, 68 Pyle Street, Newport, Isle of Wight, PO30 1UJ</td>
<td></td>
<td>Sold</td>
</tr>
<tr>
<td>32</td>
<td>140 Waterworks Road, Coalville, Leicestershire, LE67 4GL</td>
<td></td>
<td>Sold</td>
</tr>
<tr>
<td>33</td>
<td>498 Inglemire Lane, Hull, North Humberside, HU6 6JL</td>
<td></td>
<td>Sold</td>
</tr>
<tr>
<td>34</td>
<td>3 Willow Close, Steyning, West Sussex, BN44 3SP</td>
<td></td>
<td>Sold</td>
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<tr>
<td>35</td>
<td>305–309 Ilkeston Road, Nottingham, Nottinghamshire, NG7 3FY</td>
<td></td>
<td>Sold</td>
</tr>
<tr>
<td>36</td>
<td>168B Goldthorn Hill, Wolverhampton, West Midlands, WV2 4PR</td>
<td></td>
<td>Sold</td>
</tr>
<tr>
<td>37</td>
<td>34 Helena Road, Capelle Ferne, Folkestone, Kent, CT18 7LQ</td>
<td></td>
<td>Sold</td>
</tr>
<tr>
<td>38</td>
<td>Treflys, North Road, Caernarfon, Gwynedd, LL55 1BE</td>
<td></td>
<td>Sold</td>
</tr>
<tr>
<td>39</td>
<td>Land at Tir Ger Hafan Deg, Upper Morannedd, Criccieth, Gwynedd, LL52 OPP</td>
<td></td>
<td>Sold</td>
</tr>
<tr>
<td>40</td>
<td>3102 Clynnog, Caernarfon, Gwynedd, LL52 2EC</td>
<td></td>
<td>Sold</td>
</tr>
<tr>
<td>41</td>
<td>3R38 Arundel Street, Portsmouth, Hampshire, PO1 1NJ</td>
<td></td>
<td>Sold</td>
</tr>
<tr>
<td>42</td>
<td>15A Colwyn Avenue, Rhos on Sea, Colwyn Bay, LL28 4RB</td>
<td></td>
<td>Sold</td>
</tr>
<tr>
<td>43</td>
<td>224 Wood Lane, Handsworth, Birmingham, West Midlands, B20 2AA</td>
<td></td>
<td>Sold</td>
</tr>
<tr>
<td>44</td>
<td>4 Hutchinson Close, Coundon, Bishop Auckland, County Durham, DL14 8NY</td>
<td></td>
<td>Sold</td>
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<tr>
<td>45</td>
<td>47 Grove Road, Rochester, Kent, ME2 4BX</td>
<td></td>
<td>Sold</td>
</tr>
<tr>
<td>46</td>
<td>Basement, 109 Bute Street, Cardiff, South Glamorgan, CF10 5AD</td>
<td></td>
<td>Sold</td>
</tr>
<tr>
<td>47</td>
<td>8A Holmshall Parade, Burnt Oak Broadway, Edgbaston, Middlesex, HAB 5HX</td>
<td></td>
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<tr>
<td>48</td>
<td>2 High Street, Crowborough, East Sussex, TN6 2QA</td>
<td></td>
<td>Sold</td>
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<tr>
<td>49</td>
<td>183 Devonshire Road, Forest Hill, London, SE23 3NJ</td>
<td></td>
<td>Sold</td>
</tr>
<tr>
<td>50</td>
<td>77 Haestone Hill, Caterham, Surrey, CR3 6DL</td>
<td></td>
<td>Sold</td>
</tr>
<tr>
<td>51</td>
<td>3 Morwick Place, Newcastle upon Tyne, Tyne and Wear, NE5 3LB</td>
<td></td>
<td>Sold</td>
</tr>
<tr>
<td>52</td>
<td>Cambray House, 16 Cambray Road, Blackpool, Lancashire, FY1 2LT</td>
<td></td>
<td>Sold</td>
</tr>
<tr>
<td></td>
<td><strong>Total realisation £6,009,000</strong></td>
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Attending Solicitors

A conveyancing representative will be in attendance at the auction dates as follows: **London Auction** 21st July from 11am.

**Purchaser’s Proof of Identity**

**IMPORTANT INFORMATION** In order to conform with the Money Laundering Regulations, all prospective purchasers must provide proof of identity to the Auctioneers at the time that they register to bid immediately prior to the auction. Each purchaser must bring one document from each of the two lists below:

<table>
<thead>
<tr>
<th>Personal Identification</th>
<th>Evidence of Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current Signed Passport or</td>
<td>Public Utility Bill issued within the last three months or</td>
</tr>
<tr>
<td>Current UK Driving Licence or</td>
<td>Local Authority Tax Bill or</td>
</tr>
<tr>
<td>Inland Revenue Tax Notification or</td>
<td>Bank, Building Society or Credit Union Statement containing current address or</td>
</tr>
<tr>
<td>Fire Arms Certificate</td>
<td>The most recent original Mortgage Statement or</td>
</tr>
<tr>
<td></td>
<td>Current UK Driving Licence (if not used as an identity document).</td>
</tr>
</tbody>
</table>

**WARNING** – **YOUR REGISTRATION WILL NOT BE ACCEPTED AND YOU WILL BE UNABLE TO BID IN THE AUCTION UNLESS ADEQUATE IDENTITY DETAILS AND EVIDENCE OF ADDRESS ARE PROVIDED.**

**NOTE** – **ONLY ORIGINAL DOCUMENTS ARE ACCEPTABLE UNLESS CERTIFIED COPIES ARE SUPPLIED BY YOUR SOLICITORS.**

**IN ADDITION**

If you are acting as **AGENT** on behalf of another party, you will be required to provide the documents detailed above both for yourselves (The Agent) and the Principal as well as providing a valid letter of authority from the Principal authorising you to bid on their behalf.

If a bidder is acting on behalf of a **COMPANY**, the above documents will still be required along with written authority from the COMPANY.

**CASH WILL NOT BE ACCEPTED FOR PAYMENT OF THE DEPOSIT. DEPOSITS MAY ONLY BE PAID BY A BANKERS DRAFT, A BUILDING SOCIETY CHEQUE, A COMPANY CHEQUE OR PERSONAL CHEQUE.**
General Important Notes

Legal Packs A Legal Pack will be prepared for each property by the Sellers’ solicitors. It will generally consist of the Memorandum of Sale, Special Conditions of Sale, the Local Search (if and when available), the Land Registry Search, the Epitome of Title and a copy of any lease affecting the property. The pack is available online or may be inspected during normal office hours at the Auctioneers’ offices from the date it is received by them. It may also be inspected in the auction room on the day of the auction. All lots are sold subject to all matters referred to in the legal pack and purchasers are deemed to buy with full knowledge of all the legal pack documents whether or not they have read them. It is important that either you or your solicitor inspects this pack prior to auction. The auctioneers will not have inspected any of the legal documents and cannot give any advice or opinion thereon. To download legal packs for free please visit our website, www.countrywidepropertyauctions.co.uk. If you have downloaded the legal pack, it is your responsibility to check back regularly online and to check the legal pack in the auction room on the auction day as documents can be added to or amended at any time by the sellers solicitors. Alternatively a photocopy of the pack is available from the Auctioneers (if received by them more than 2 days prior to the auction). The cost of this service is £25 (including VAT), or more if the pack is particularly large. This charge is not recoverable. To use this service telephone the Auctioneers on 0870 240 1140 with your credit card details.

Property Descriptions Some of the properties in the catalogue will not have been inspected by Countrywide Property Auctions. The descriptions will have been obtained from our local partner agents for and on behalf of the seller. Prospective purchasers will need to rely on their own enquiries as to the accuracy of the descriptions as per the terms of the Common Auction Conditions of Sale also printed in this catalogue.

Plans and Photographs The plans and photographs published in the catalogue are there to aid identification of the property only. The plans are not to scale.

Guide Price This is an indication of the seller’s current minimum acceptable price either prior to or at auction. The guide price or range of guide prices is given to assist consumers in deciding whether or not to pursue a purchase. It is usual, but not always the case, that a property with a guide price range is agreed between the seller and the auctioneer at the start of marketing. As the reserve is not fixed at this stage and can be adjusted by the seller at any time up to the day of the auction in the light of interest shown during the marketing period, a guide price is issued. This guide price can be shown in the form of a minimum and maximum price range within which an acceptable sale price (reserve) would fall, or as a single price figure within 10% of which the minimum acceptable price (reserve) would fall. It is not a valuation and, as such, should not be relied upon by prospective purchasers who should obtain their own professional advice on values. A guide price is different to a reserve price (see below definition). Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

Reserve Price Each property is subject to a reserve price. This is the seller’s minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

Bidding by Proxy or by Telephone If you are unable to attend the auction for any reason you may care to make us of our special arrangements for bidding by proxy or by telephone. Please see the bidding form and conditions at the end of this catalogue.

Pre-Auction Sales Offers made on property included in this catalogue may be accepted by the seller before the auction. It is therefore important that you register your interest in any particular property. We are obliged by law to inform the sellers of any offers made prior to the auction.

There are occasions when properties will be sold or withdrawn before auction. Neither the Auctioneers nor the seller will be liable for any claim for compensation from a prospective buyer arising out of a sale or withdrawal of a property prior to auction.

Do ring us on the day before the auction to check whether the property that you are interested in is still on offer. At the same time you may ask for any modifications that there may be to the information in the catalogue. This information will be available on the day of the auction as a Catalogue Supplement.

Attending the Auction It is always wise to give yourself plenty of time to get to the auctions, which start promptly. Important announcements are made at the start of the auction which could relate to the property you are interested in. Legal packages for all the properties are available for inspection prior to the auction and it is important that you inspect these. We sell approximately 25–35 Lots per hour but you should not rely on these figures for calculating the time when your Lot is due, because many Lots may be sold prior to the auction or withdrawn. It is best to be there at the start.

Purchaser’s Proof of Identity In order to conform to the Money Laundering Regulations, we ask all prospective purchasers to provide proof of identity at registration which takes place immediately prior to the auction. Please bring to the auction your passport and either a UK driving licence, a current public utility bill, a bank statement or a Local Authority tax bill.

The second copy and deposit are retained for the auction and make an offer. This will be put to the seller for his decision and, if you are successful, you will be asked to complete the Memorandum and pay the required deposit.

Countrywide Property Auctions will keep your personal data on file and may pass this information on to other organisations which are part of, or connected with, the Countrywide Group. If you wish to withdraw your consent to this at any time, you can do so by writing to the auctioneers at 50 Belgravia Road, Pimlico, London SW1V 1RQ.

SCOTTISH LOTS

Legal Packs All legal packs can be viewed and downloaded free of charge by visiting our website www.countrywidepropertyauctions.co.uk. Alternatively, a legal package is available on any property at a minimum cost of £25 (including VAT). This charge is not refundable. The package contains copies of the title deeds, any leases, Articles of Roup, Minutes of Preference and Enactment, together with any other relevant documentation. If you wish to use this valuable service then phone 0870 240 1140 and quote your credit or charge card details. The documents will then be photocopied and forwarded to you by first class post. Legal packages may also be inspected in the hour before each auction.

Home Reports The Housing Act (Scotland) 2006 requires most residential properties being offered for sale to the public to have a HomeReport. Properties contained within this auction catalogue may have a Home Report. These can be obtained from the auctioneers on request. Tel: 0870 240 1140.
## Order of Sale

### London 21 July

<table>
<thead>
<tr>
<th>No</th>
<th>Property Description</th>
<th>Guide Price</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Beach Hut, Nefyn Harbour, Nefyn, Pwllheli, Gwynedd, LL53 6LF</td>
<td>£20,000+</td>
</tr>
<tr>
<td>2</td>
<td>Briardale, 11 Edgware Way, Edgware, Middlesex, HA8 9ST</td>
<td>£230,000+</td>
</tr>
<tr>
<td>3</td>
<td>9b Westbourne Crescent, London, W2 3DB</td>
<td>£735,000+</td>
</tr>
<tr>
<td>4</td>
<td>218e Gloucester Terrace, London, W2 6HU</td>
<td>£695,000+</td>
</tr>
<tr>
<td>5</td>
<td>Beach Hut No 8, Porth Mawr, Main Beach, Abersoch, Gwynedd, LL53 7EF</td>
<td>£100,000–£150,000</td>
</tr>
<tr>
<td>6</td>
<td>5 Circuit Close, Willenhall, West Midlands, WV13 1EB</td>
<td>£32,000+</td>
</tr>
<tr>
<td>7</td>
<td>12 Woodham Lane, New Haw, Addlestone, Surrey, KT15 3NA</td>
<td>£450,000+</td>
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<tr>
<td>8</td>
<td>Harden Barn, Grove Road, Penshurst, Tonbridge, Kent, TN11 8DX</td>
<td>£525,000–£550,000+</td>
</tr>
<tr>
<td>9</td>
<td>37 and 38 Tadema Road and 88 Lots Road, London, SW10 0P2</td>
<td>£25,000+</td>
</tr>
<tr>
<td>10</td>
<td>The Fir Trees, Hempstead Road, Bovingdon, Hemel Hempstead, Hertfordshire, HP3 0DS</td>
<td>£1,370,000+</td>
</tr>
<tr>
<td>11</td>
<td>Gibbys Cottage, Filching, Polegate, East Sussex, BN26 5QA</td>
<td>£435,000</td>
</tr>
<tr>
<td>12</td>
<td>Flat 44, Robin House, Barrow Hill Estate, London, NW8 7AD</td>
<td>WITHDRAWN</td>
</tr>
<tr>
<td>13</td>
<td>The Mews, Old Way, Frinton-on-Sea, Essex, CO13 9DD</td>
<td>£520,000</td>
</tr>
<tr>
<td>14</td>
<td>Cedar Hollow, Chapel Road, Tadworth, Surrey, KT20 5SF</td>
<td>£50,000+</td>
</tr>
<tr>
<td>15</td>
<td>Flat 3, 2 Ethelbert Crescent, Margate, Kent, CT9 2AY</td>
<td>£108,000+</td>
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<tr>
<td>16</td>
<td>6 Field Close, Alconbury, Huntingdon, Cambridgeshire, PE28 4EL</td>
<td>£1,550,000+</td>
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<tr>
<td>17</td>
<td>56 Sutherland Street, London, SW1V 4JZ</td>
<td>£375,000+</td>
</tr>
<tr>
<td>18</td>
<td>6 Forest End, Kennett, Newmarket, Suffolk, CB8 7RG</td>
<td>£365,000+</td>
</tr>
<tr>
<td>19</td>
<td>Carlton Lodge, Ashford Road, Chatham, Canterbury, Kent, CT4 7HH</td>
<td>£225,000</td>
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<tr>
<td>20</td>
<td>23 Fairlawn, Fairlawn Court, London, SE7 7DR</td>
<td>£69,000+</td>
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<tr>
<td>21</td>
<td>Flat 2, 68 Pyle Street, Newport, Isle of Wight, PO30 1UJ</td>
<td>£182,000+</td>
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<td>22</td>
<td>4 Sutcliffe Avenue, Alderminster, Stratford-upon-Avon, Warwickshire, CV37 8NZ</td>
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<tr>
<td>23</td>
<td>Hill View, North Road, Mere, Warminster, Wiltshire, BA12 6HQ</td>
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</tr>
<tr>
<td>24</td>
<td>21 Grange Street, St. Albans, Hertfordshire, AL3 3NA</td>
<td>£50,000+</td>
</tr>
<tr>
<td>25</td>
<td>34 Tregolls Road, Truro, Cornwall, TR1 1LA</td>
<td>£108,000+</td>
</tr>
<tr>
<td>26</td>
<td>Flat 1, 60 Nelson Road, Hastings, East Sussex, TN34 3RZ</td>
<td>£90,000+</td>
</tr>
<tr>
<td>27</td>
<td>Flat 49 Fairways, Dyke Road, Brighton, East Sussex, BN1 5AD</td>
<td>£210,000+</td>
</tr>
<tr>
<td>28</td>
<td>Julian Suite The Grand, The Leas, Folkestone, Kent, CT20 2LR</td>
<td>£85,000+</td>
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<tr>
<td>29</td>
<td>Shefford Lodge, Swains Road, Bembridge, Isle of Wight, PO35 5XR</td>
<td>£299,000+</td>
</tr>
<tr>
<td>30</td>
<td>75 Bedford Road, Reading, Berkshire, RG1 7EY</td>
<td>£330,000</td>
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<tr>
<td>31</td>
<td>Ashworth House, 13 Cannock Road, Chasmoor, Cannock, Staffordshire, WS11 5DZ</td>
<td>£60,000+</td>
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<tr>
<td>32</td>
<td>47 Newland Street, Wakefield, West Yorkshire, WF1 5AH</td>
<td>£50,000+</td>
</tr>
<tr>
<td>33</td>
<td>Forge Cottages, Main Road, Crimplesham, King’s Lynn, Norfolk, PE33 9DX</td>
<td>£189,000+</td>
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<tr>
<td>34</td>
<td>Tree Tops, Chosen Hill, Stump Lane, Hucclecote, Gloucester, Gloucestershire, GL3 2L1</td>
<td>£350,000+</td>
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<tr>
<td>35</td>
<td>15A Colwyn Avenue, Rhos on Sea, Colwyn Bay, Clwyd, LL28 4RB</td>
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<tr>
<td>36</td>
<td>95 Parliament Street, Bursley, Lancashire, BB11 3JY</td>
<td>£45,000+</td>
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<tr>
<td>37</td>
<td>Flat 18 Riverside Towers, 18 Park Inn, St. Marys Street, Bedford, Bedfordshire, MK42 0AJ</td>
<td>£210,000+</td>
</tr>
<tr>
<td>38</td>
<td>34 Helena Road, Capel-le-Ferne, Folkestone, Kent, CT18 7LQ</td>
<td>£570,000+</td>
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<tr>
<td>39</td>
<td>Flat 4, 19 High Street, Huntingdon, Cambridgeshire, PE29 3TE</td>
<td>£62,000+</td>
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<td>40</td>
<td>3 Kinnaird Close, Bromley, Kent, BR1 4HU</td>
<td>£530,000</td>
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<tr>
<td>41</td>
<td>1046 Stratford Road, Hall Green, Birmingham, West Midlands, B28 8BJ</td>
<td>£275,000+</td>
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<td>42</td>
<td>Pedrava, Recreation Road, Haverhill, Suffolk, CB9 8BH</td>
<td>£75,000+</td>
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<tr>
<td>43</td>
<td>43 Lord Street, Heap Bridge, Bury, Lancashire, BL9 7JX</td>
<td>£48,000+</td>
</tr>
<tr>
<td>44</td>
<td>1 Marine Terrace, Waterloo Port, Caernarfon, Gwynedd, LL55 1LP</td>
<td>£230,000+</td>
</tr>
<tr>
<td>45</td>
<td>Chilham House, Wellington Street, Newmarket, Suffolk, CB8 0HT</td>
<td>£219,000+</td>
</tr>
<tr>
<td>46</td>
<td>16 Beeches Avenue, Acocks Green, Birmingham, West Midlands, B27 6LP</td>
<td>£119,000+</td>
</tr>
<tr>
<td>47</td>
<td>Land Lying North West of Rocky Lane, Trevaunance, St Agnes, Cornwall, TR5 0NA</td>
<td>£50,000+</td>
</tr>
<tr>
<td>48</td>
<td>Flat 3 Glenrose Court, 217 Long Lane, London, SE1 4PA</td>
<td>£625,000+</td>
</tr>
<tr>
<td>49</td>
<td>Flat 8, 63 Oldfield Lane South, Greenford, Middlesex, UB6 9JZ</td>
<td>£220,000+</td>
</tr>
<tr>
<td>50</td>
<td>27a Redbourne Drive, London, SE28 8RZ</td>
<td>£190,000+</td>
</tr>
</tbody>
</table>
Order of Sale by Area

ORDER OF SALE BY AREA

ABERSOCH
5 Beach Hut No 8, Porth Mawr, Main Beach, Abersoch, Gwynedd, LL53 7EF

ADDLESTONE
7 12 Woodham Lane, New Haw, Addlestone, Surrey, KT15 3NA

BEDFORD
37 Flat 18 Riverside Towers, 18 Park Inn, St. Marys Street, Bedford, Bedfordshire, MK42 0AJ

BEMBRIDGE
29 Shefford Lodge, Swains Road, Bembridge, Isle of Wight, PO35 5XR

BIRMINGHAM
41 1046 Stratford Road, Hall Green, Birmingham, West Midlands, B28 8BJ
46 16 Beches Avenue, Acocks Green, Birmingham, West Midlands, B27 6LP

BRIGHTON
27 Flat 49 Fairways, Dyke Road, Brighton, East Sussex, BN1 5AD

BROMLEY
40 3 Kinnaird Close, Bromley, Kent, BR1 4HJ

BURY
43 43 Lord Street, Heap Bridge, Bury, Lancashire, BL9 7JX

CAERNARFON
44 1 Marine Terrace, Waterloo Port, Caernarfon, Gwynedd, LL55 1LP

CANNOCK
31 Ashworth House, 13 Cannock Road, Chasmoor, Cannock, Staffordshire, WS11 5DZ

CANTERBURY
19 Carlton Lodge, Ashford Road, Chartham, Canterbury, Kent, CT4 7HH

COLWYN BAY
35 15A Colwyn Avenue, Rhos on Sea, Colwyn Bay, Clwyd, LL28 4RB

EDGWARE
2 Briarde, 11 Edgware Way, Edgware, Middlesex, HA8 9ST

FOLKESTONE
28 Julian Suite The Grand, The Leas, Folkestone, Kent, CT20 2LR
38 34 Helena Road, Capel-le-Ferne, Folkestone, Kent, CT18 7LQ

FRINTON-ON-SEA
13 The Mews, Old Way, Frinton-on-Sea, Essex, CO13 9DD

GLOUCESTER
34 Tree Tops, Chosen Hill, Stump Lane, Hucclecote, Gloucester, Gloucestershire, GL3 2LT

GREENFORD
49 Flat 8, 63 Oldfield Lane South, Greenford, Middlesex, UB6 9JZ

HASTINGS
26 Flat 1, 60 Nelson Road, Hastings, East Sussex, TN34 3RZ

HAVERHILL
42 Pedrava, Recreation Road, Haverhill, Suffolk, CB9 8BH

HEMEL HEMPSTEAD
10 The Fir Trees, Hempstead Road, Bovingdon, Hemel Hempstead, Hertfordshire, HP3 0DS

HUNTINGDON
16 6 Field Close, Alconbury, Huntingdon, Cambridgeshire, PE28 4EL
39 Flat 4, 19 High Street, Huntingdon, Cambridgeshire, PE29 3TE

KING’S LYNN
33 Forge Cottages, Main Road, Crimplesham, King’s Lynn, Norfolk, PE33 9DX

LONDON
3 9b Westbourne Crescent, London, W2 3DB
4 218e Gloucester Terrace, London, W2 6HU
9 37 and 38 Tadema Road and 88 Lots Road, London, SW10 0PZ
12 Flat 44, Robin House, Barrow Hill Estate, London, NW8 7AD
17 56 Sutherland Street, London, SW1V 4JZ
20 23 Fairlawn, Fairlawn Court, London, SE17 7DR
48 Flat 3 Glenrose Court, 217 Long Lane, London, SE1 4PA
50 27a Redbourne Drive, London, SE28 8RZ

MARGATE
15 Flat 3, 2 Ethelbert Crescent, Margate, Kent, CT9 2AY

NEWMARKET
18 6 Forest End, Kennet, Newmarket, Suffolk, CB8 7RG
45 Chilham House, Wellington Street, Newmarket, Suffolk, CB8 0HT

NEWPORT
21 Flat 2, 68 Pyle Street, Newport, Isle of Wight, PO30 1LJ

POLEGATE
11 Gibbys Cottage, Filching, Polegate, East Sussex, BN26 5QA

PWWHELLEI
1 Beach Hut, Nefyn Harbour, Nefyn, Pwllheli, Gwynedd, LL53 6LF

READING
30 75 Bedford Road, Reading, Berkshire, RG1 7EY

ST AGNES
47 Land Lying North West of Rocky Lane, Trevaunance, St Agnes, Cornwall, TR5 0NA

ST. ALBANS
24 21 Grange Street, St. Albans, Hertfordshire, AL3 5NA

STRATFORD-UPON-AVON
22 4 Sutcliffe Avenue, Alderminster, Stratford-upon-Avon, Warwickshire, CV37 8NZ

TADWORTH
14 Cedar Hollow, Chapel Road, Tadworth, Surrey, KT20 5SF

TONBRIDGE
8 Harden Barn, Grove Road, Penshurst, Tonbridge, Kent, TN11 8DX

TRURO
25 34 Tregolls Road, Truro, Cornwall, TR1 1LA

WAKEFIELD
32 47 Newland Street, Wakefield, West Yorkshire, WF1 5AH

WARMINGTON
23 Hill View, North Road, Mere, Warminster, Wiltshire, BA12 6HJ

WILLENHALL
6 5 Circuit Close, Willenhall, West Midlands, WV13 1EB
**LOT 1**

Beach Hut, Nefyn Harbour, Nefyn, Pwllheli, Gwynedd LL53 6LF  
*GUIDE PRICE £20,000+

- Freehold bathing hut
- Picturesque setting in Nefyn harbour
- On the Lleyn Peninsula south west of Anglesey
- Views over the Irish sea, Nefyn Bay and mountains
- The beach hut is shown in navy blue, the third from the end

**LOCATION**
The village of Nefyn is at the end of the main A497. Access to the hut is down the hill along Rhodfa'r Mor. At low water, a 4 x 4 vehicle can cross the beach to the harbour (subject to Gwynedd Council conditions). There is further pedestrian access along the cliff top walks.

**DESCRIPTION**
Land and Beach hut - 35ft x 8ft width. Hut - 8ft x 7ft. Front sitting area. Public pedestrian right of way across the grassed area and access on to the nearby boat launching slipway and beach.

**TENURE**
Freehold

**VIEWINGS**
By on site external inspection with caution or telephone our joint agent, Beresford Adams, Abersoch - 01758 712 016

**AUCTION SURVEYOR**
Tony Webber

**NOTE**
The post code shown above is nearby, not the exact subject property

---

**LOT 2**

Briardale, 11 Edgware Way, Edgware, Middlesex HA8 9ST  
*GUIDE PRICE £230,000+

- A two bedroom flat in Edgware
- An ideal investment opportunity
- Fantastic location
- Offering a potential 6.5% yield
- Lease Length - 99 years from 24 June 1969

**LOCATION**
This property is conveniently situated for the local shopping facilities & leisure facilities as well as public transport links with Mill Hill Broadway station just 0.7 miles away and Edgware tube station 0.9 miles away offering easy access into central London. The property has excellent road links being within close proximity to the M1 which offers good access in and out of London.

**DESCRIPTION**
A well maintained two bedroom apartment currently let on an assured shorthold tenancy, achieving an impressive yield offering a potential 6.5%, making it an ideal investment.

**TENURE**
Leasehold

**EPC**
Energy Efficiency Rating D

**VIEWINGS**
Strictly by appointment with our joint agents - Bairstow Eves Edgware 0208 381 2506

**AUCTION SURVEYOR**
Jamie Weir

**NOTE**
Lease Length - 52 Years remaining

**SCHEDULE OF TENANCY**

| Assured Shorthold Tenancy until September 2016 | £1250pcm | £15,000 per annum |
LOCATION
The property enjoys a fantastic location moments from a stunning part of Hyde Park, housing the Italian Gardens. Situated in a highly desirable part of W2, the neighbourhood is made up of mansion blocks, grand stucco-fronted buildings and imposing Georgian houses. Connaught Village provides residents with a choice of fashionable shops and restaurants. Oxford Street with its array of dining and renowned international shopping facilities, including the famous Selfridges store, is within close proximity as are Mayfair and Knightsbridge. Nearby transport links include Marble Arch and Lancaster Gate underground (Central Line) and there are numerous network underground lines passing through Paddington as well as mainline rail services which include the Heathrow Express.

DESCRIPTION
A spacious, light and airy, two double bedroom, lower ground floor flat with patio area.

ACCOMMODATION
Lower Ground Floor Master double bedroom (with access into family bathroom), second double bedroom, reception room, family bathroom, kitchen, utility.

Outside
Patio area.

TENURE
Share of Freehold

EPC
Energy Efficiency Rating D

AUCTION SURVEYOR
Mark Tanton

NOTE
The measurements indicated are strictly for guidance only and have been measured on a Gross Internal Area.

VIEWING
Strictly by appointment with our joint agents Hamptons International – Hyde Park & Bayswater, Tel: 020 7723 0023

*GUIDE PRICE £735,000+

LOT
3

9b Westbourne Crescent, London W2 3DB

London Auction
LOCATION
The property enjoys a fantastic location moments from a stunning part of Hyde Park, housing the Italian Gardens. Situated in a highly desirable part of W2, the neighbourhood is made up of mansion blocks, grand stucco-fronted buildings and imposing Georgian houses. Connaught Village provides residents with a choice of fashionable shops and restaurants. Oxford Street with its array of dining and renowned international shopping facilities, including the famous Selfridges store, is within close proximity as are Mayfair and Knightsbridge. Nearby transport links include very close to Royal Oak, Paddington, Bayswater, and Warwick Avenue underground stations, Paddington overground and rail station.

DESCRIPTION
A light and spacious three bedroom maisonette set over the top two floors within a converted white stucco period property situated in the heart of London.

ACCOMMODATION
Third Floor  Hallway, Lounge, Kitchen, Bathroom, Bedroom
Fourth Floor  Two Bedrooms

TENURE
Leasehold

EPC
Energy Efficiency Rating G

AUCTION SURVEYOR
Jamie Weir

VIEWING
Strictly by appointment with our joint agents - Greene & Co. Maida Vale - 0207 286 5149

• A Three bedroom top floor maisonette in Bayswater
• A period property in a prime central London location
• Approx. G.I.A totals 876 sq.ft (81.0 sq. m)
• Long Lease
• Possible investment opportunity

Can’t make the auction? You can still make a telephone or proxy bid on the property you are interested in. For further details contact the Auctioneers immediately. Telephone 0870 240 1140. www.countrywidepropertyauctions.co.uk
LOT 5

Beach Hut No 8, Porth Mawr, Main Beach, Abersoch, Gwynedd LL53 7EF
*GUIDE PRICE £100,000 - £150,000

- Freehold parcel of land
- Incorporates a detached timber built bathing hut
- Located along Abersoch main beach
- Overlooking Cardigan Bay to St Tudwal’s Islands

LOCATION
The beach hut is located in a prime position to the golf course end of the beach and to the right of the Footprints cafe approaching the beach from the car park.
It is the 2nd hut on the right at the dog walking end.
Spectacular views across the bay towards the Welsh mountain range.

DESCRIPTION
Timber hut 11'6" x 8'4" externally with corrugated sheeting, double wooden entry doors and steps.
Connection to services including water, electricity and drainage and sleeping overnight is prohibited by the local authority.
The hut is a bathing hut for leisure purposes only.

TENURE
Freehold

VIEWINGS
Viewing is by external on site inspection with caution or telephone our Joint Agent Beresford Adams, Abersoch - Telephone 01758 712 016.

AUCTION SURVEYOR
Lucy Crapper

LOT 6

5 Circuit Close, Willenhall, West Midlands WV13 1EB
*GUIDE PRICE £32,000+

- Ideal starter home or investment opportunity.
- Located about 3 miles west of Walsall and 4 miles east of Wolverhampton, both offering extensive shopping, transport and leisure facilities.
- First floor studio flat in purpose built block.
- Potential monthly rental income circa £350.

LOCATION
Willenhall is a medium-sized town in the Metropolitan Borough of Walsall and is situated about 4 miles east of Wolverhampton and 3 miles west of Walsall, both offering extensive shopping and leisure facilities. Willenhall lies upon the River Tame and is part of the Black Country. The town is historically famous for the manufacture of locks and keys. The property is located in Circuit Close which is off St Annes Road.

DESCRIPTION
The property is a first floor studio flat in a purpose built block.

ACCOMMODATION
First Floor
Inner hall, living room/bedroom, kitchen, shower room/w.c.

TENURE
Leasehold

EPC
Energy Efficiency Rating F

VIEWINGS
Strictly by appointment with our joint agents Dixons - Willenhall
Tel: 01902 634497

AUCTION SURVEYOR
Mark Tanton
LOCATION
The property is well situated close to Addlestone town centre being well served by transport links with the M25 being easily accessible as well as local bus routes. There are good shopping amenities nearby with recreational pursuits including golf courses, parks and open spaces as well as the River Wey and Mercedes- Benz Brooklands nearby.

DESCRIPTION
An opportunity to acquire and redevelop an old, dated bungalow on a large plot in an established residential area.

ACCOMMODATION
Ground Floor Entrance lobby, WC, reception room, kitchen, two bedrooms, lean to bathroom/wc.
Outside Large rear garden in excess of 150 ft with front garden providing off road parking for several cars.

TENURE
Freehold

PLANNING
It may be possible to develop the entire site for an alternative residential scheme, subject to planning. Purchasers should rely upon their own enquiries in this respect.

EPC
Energy Efficiency Rating E

AUCTION SURVEYOR
Saleem Aziz

VIEWING
Strictly by appointment with our joint agents Gascoigne Pees Addlestone Tel. 01932 841216
LOCATION
The access to the site is via Grove Road off the B2188. The A21/26 trunk roads are accessible with train services being found at Penshurst (London Bridge app’x 45 mins) and Hildenborough (Charring Cross app’x 40 mins). There are a number of golf courses within the vicinity with Tonbridge and Royal Tonbridge Wells both providing an excellent range of shops, bars and restaurants. Bewl water lies to the south east providing waters sports.

DESCRIPTION
A dis-used and dilapidated partly converted barn in shell form and attached accommodation over two floors sitting on a roughly flat site of app. 5.6 acres.

ACCOMMODATION
Proposed accommodation: A 4 Bedroom, 2 bathroom barn conversion with extensive glazing to front and rear. Incorporating a large 2 storey open lounge and gallery area. Outside: includes 1 large stable and 1 small stable with direct access to bridleways. Water laid to all 3 fields. There is a large lawned area with flowering trees already planted.

TENURE
Freehold

PLANNING
Sevenoaks District Council have confirmed lawful implementation of planning ref. no. SE/08/02732/FUL for ‘Conversion or remainder of partially converted barn to residential use’. Purchasers are deemed to have made their own enquiries with the Local Council

EPC
Energy Efficiency Rating F

AUCTION SURVEYOR
Saleem Aziz

NOTE
Note: 1. The barn has direct access to bridle paths Full architectural designs and structural calculations are in place. The sellers have advised that mains water and electricity are connected with private sewage treatment plant and full discharge consent in place. In addition building regulations approval including fees having been paid for. Full details are available within the legal pack.

VIEWING
Strictly by appointment with our joint agent Freeman Forman, Tel. 01892 515300

www.countrywidepropertyauctions.co.uk

*GUIDE PRICE £525,000 - £550,000+

- Exciting opportunity to develop a barn conversion in an area of outstanding natural beauty
- Freehold plot in all approximately 5.6 acres
- Huge potential with the build ready to commence.
- Full vacant possession
- Consent for residential conversion.
LOCATION
The building is located on the eastern side of the junction between Tadema Road and Lots Road in the southern-most part of Royal Borough of Kensington and Chelsea. A Jazz Club and Public House are located closeby and a small range of shops are situated in Lots Road. A more extensive range of shops, bars, cafes and restaurants can be found in King's Road a short walk to the north of the property. The River Thames is a short stroll away and the open reaches of Battersea Park are beyond.

DESCRIPTION
The property is built over ground and three upper floors comprising three self contained flats. 38 Tadema Road is accessed via a gate from Tadema Road into the courtyard with a private entrance into the building at ground floor level. 37 Tadema Road is accessed via a private ground floor entrance from Tadema Road with stairs leading to the accommodation over second and third floors. 88 Lots Road is accessed via a private entrance to the front of the building.

ACCOMMODATION
37 Tadema Road - Second Floor/Third Floors Reception, kitchen, bedroom with ensuite, bedroom, bathroom.
38 Tadema Road - Ground Floor Open plan kitchen/reception, two bedrooms, bathroom.
88 Lots Road - First Floor Reception, kitchen, two bedrooms, bathroom.

TENURE
Freehold. Subject to the long leases as described.

EPC
Energy Efficiency Rating N/A

AUCTION SURVEYOR
Mark Tanton

VIEWING
No access will be gained prior to the auction to inspect the properties. Contact the Auctioneers Tel: 020 7963 0628 for further information.

• Freehold reversionary investment opportunity. Current total income of £450 per annum and rising.
• Each flat held on a separate lease for term of 125 years commencing 25 March 1988.
• Each lease has a current ground rent income of £150 per annum increasing by £50 per annum every 25 years.
• Prime residential investment close to Chelsea embankment.

Can’t make the auction? You can still make a telephone or proxy bid on the property you are interested in. For further details contact the Auctioneers immediately. Telephone 0870 240 1140.

www.countrywidepropertyauctions.co.uk
LOCATION
Bovingdon is an attractive village situated on the edge of the Chilterns, four miles from Hemel Hempstead and five miles from Chesham. Bovingdon offers good amenities including convenience stores, public houses, post office, village hall, Bovingdon primary academy schools with further amenities located in Hemel Hempstead. Bovingdon is located near the A41 leading to the M1 with access to Watford and London. There is a bus route through the village servicing the surrounding area and train station in Hemel Hempsted.

DESCRIPTION
An attractive and well presented detached property providing substantial living accommodation including a bungalow with annex and outbuildings set on approximately 1.8 acres of land. Fir Trees retains much of its original charm and character with spacious accommodation with two formal reception rooms, modern family bathroom and a well fitted stylish kitchen that has been enlarged with the addition of bi-folding doors creating a large open plan living space. Externally this amazing property benefits from having a separate bungalow and a self contained annex. The grounds are undoubtedly one of the main features. It spreads in the region of 1.8 acres with a large area of a terrace and a hot tub. Beyond the formal gardens there is further land that backs onto Little Hay golf club. A superb opportunity for potential further development subject to planning consent, a bed & breakfast business or as a family residence.

ACCOMMODATION
Ground Floor
A reception hall, cloakroom/w.c., lounge, study, kitchen/diner/family room, two bedrooms and a bathroom with w.c.

First Floor
A landing with a master bedroom with ensuite, two further bedrooms and shower room.

TENURE
To be confirmed

EPC
Energy Efficiency Rating To be confirmed

AUCTION SURVEYOR
Richard Stephens

NOTE
The Pro-map shown is for approximate identification purposes only and is not to scale. Crown copyright reserved.

VIEWING
Strictly by appointment with our joint agents Taylors - Hemel Hempsted Tel: 01442 240881
LOT 10
The Fir Trees, Hempstead Road, Bovingdon, Hemel Hempstead, Hertfordshire HP3 0DS
*GUIDE PRICE £1,370,000+

Can’t make the auction? You can still make a telephone or proxy bid on the property you are interested in. For further details contact the Auctioneers immediately. Telephone 0870 240 1140. www.countrywidepropertyauctions.co.uk
LOT 11

Gibbys Cottage, Filching, Polegate, East Sussex BN26 5QA

*GUIDE PRICE £435,000+

- Unique detached character cottage in beautiful surroundings close to Jevington
- Site area a little over an acre. Used once as a tea rooms
- Easy access to Polegate station providing services to London
- Four large reception rooms
- Gas fired central heating and partial double glazing

LOCATION
The cottage is positioned in an enviable rural setting. Transport links are close to hand with local bus services and Polegate mainline rail station. Jevington village is nearby with an abundance of wildlife on your doorstep.

DESCRIPTION
Unique stand alone character cottage in a most beautiful setting which has to be viewed to be fully appreciated.

ACCOMMODATION
Ground Floor Four reception rooms, kitchen, utility room, cloakroom/wc
First Floor Four bedrooms, Family bathroom/WC, en-suite shower room/wc

TENURE
Freehold

EPC
Energy Efficiency Rating D

AUCTION SURVEYOR
Saleem Aziz

VIEWING
Strictly by appointment with either one of our joint agents
King & Chasemore - Tel. 01323 800 235 or Freeman Forman - Tel. 01323 800 236.
LOCATION
The property is located on the Barrow Hill Estate in a superb location for amenities and transport facilities. For recreation, Regents Park is just a short walk away. St Johns Wood High Street offers an eclectic array of shops, restaurants and bars. Access into the West End is swift from St Johns Wood Underground Station (Jubilee Line) which is a short stroll away. Bond Street is just 2 stops and takes about six minutes.

DESCRIPTION
A generously sized studio flat arranged on the top floor (3rd floor). The property benefits from having lift access.

ACCOMMODATION
Top Floor Entrance hallway, living /bedroom area, kitchen, shower room/w.c.

TENURE
Leasehold

EPC
Energy Efficiency Rating C

AUCTION SURVEYOR
Mark Tanton

VIEWING
Strictly by appointment with our joint agents Hamptons International – St Johns Wood Tel: 020 7586 9595

*GUIDE PRICE £325,000+

- Generously sized top floor studio flat in St Johns Wood.
- Located a short walk from Regents Park.
- Close to St Johns Wood High Street with its array of boutiques, cafes and restaurants.
- Situated within a quarter of a mile of St Johns Wood Underground Station (Jubilee Line) providing swift access into the West End.
- Ideal investment opportunity.
The Mews, Old Way, Frinton-on-Sea, Essex CO13 9DD

*GUIDE PRICE £145,000+

• Development opportunity located inside "The Gates".
• Situated off Old Road, close to the shops and seafront.
• Less than 400 metres from Frinton-on-Sea mainline railway station.
• Opportunity for conversion, refurbishment or redevelopment and of particular interest to builders.

LOCATION
Frinton-on-Sea is a small and sought after Essex seaside resort located between Walton-on-the-Naze which lies about 1.5 miles to the north and Clacton-on-Sea which is 4 miles south. The mainline station is under a 10 minute walk and direct services into London Liverpool Street take about 90 minutes. The property is extremely conveniently located for shopping as well as the seafront with The Esplanade being situated some 300 metres away. Old Way is located off Old Road which links into the B1033 towards the Seafront to the south and Station to the north.

DESCRIPTION
This two bedroom detached house with two garages requires complete refurbishment but also has conversion/development potential subject to gaining the necessary planning consents.

ACCOMMODATION
Ground Floor Reception area, cloakroom/w.c., integral garage.
First Floor Landing, two double bedrooms, unfitted bathroom.
Outside Garage.

TENURE
Freehold

EPC
Energy Efficiency Rating To be confirmed

AUCTION SURVEYOR
Mark Tanton

VIEWING
Strictly by appointment with our joint agents Bairstow Eves – Frinton Tel: 01255 677881
Cedar Hollow, Chapel Road, Tadworth, Surrey KT20 5SF

LOCATION
Situated off an unmade drive within a short walk of Tadworth station with services into London. There is local shopping to be found within the village together with reputable restaurants. Road links provide easy access to the M25 via the A217 making Epsom, Reigate and Sutton easy to reach providing a greater range of all amenities. There are recreational pursuits within the locality including a number of golf courses to choose from as well as good state and private schools.

DESCRIPTION
A rare opportunity to acquire such a perfectly located detached dwelling not only enjoying a tranquil setting, but also being one that can be adapted very easily either now with the annex or later for a growing family.

ACCOMMODATION
Ground Floor Entrance hall, Reception room, Dining room, Fitted kitchen, Three double bedrooms, Bathroom/WC.
Annexe: Reception room/kitchen, shower room/WC, Bedroom
First Floor Double bedroom with walk in cupboard

TENURE
Freehold

PLANNING
It may be possible to extend to the first floor of the existing house thereby creating a wholly larger family house subject to the necessary permissions being obtained. Purchasers should rely upon their own enquiries in this respect.

EPC
Energy Efficiency Rating D

AUCTION SURVEYOR
Saleem Aziz

VIEWING
Strictly by appointment with our joint agents Gascoigne Pees Epsom & Ewell Village, Tel. 01372 743 911

• Perfectly positioned detached bungalow
• Gardens to front side and rear
• Recently refurbished with fitted kitchen incorporating integral appliances and solid mahogany wood flooring throughout.
• Single detached garage for improvement
• Much potential to extend upwards (stc) and create a fantastic home with sizeable outside gardens to both relax and play as well as ample room to park several cars
LOT 15
**Flat 3 2 Ethelbert Crescent, Margate, Kent CT9 2AY**

*GUIDE PRICE £50,000+

- A two bedroom ground floor flat in Margate
- In need of possible structural repair
- Ideal investment opportunity

**LOCATION**
Located in Cliftonville which is a coastal area of the town of Margate, situated to the east of the main town, in the Thanet district of Kent. It lies 38 miles east-northeast of Maidstone within easy reach of London St Pancras station via the high speed rail link in approx 37 minutes. Margate station is approx 1.1 miles away from the property.

**DESCRIPTION**
A ground floor self-contained two bedroom flat in need of possible structural repair and a refurbishment throughout making this an ideal property for any builders, buy to let investors or home owners.

**ACCOMMODATION**
Ground Floor Entrance hall, Kitchen/Dining room, Bedroom one with ensuite shower room, Bedroom two, Bathroom and w/c
First Floor Lounge
Outside Small Courtyard

**TENURE**
Leasehold

**EPC**
Energy Efficiency Rating D

**VIEWINGS**
Please contact CPA on 0207 963 0628

**AUCTION SURVEYOR**
Jamie Weir

LOT 16
**6 Field Close, Alconbury, Huntingdon, Cambridgeshire PE28 4EL**

*GUIDE PRICE £108,000+

- A modernised first floor two bedroom apartment
- Central heating, double glazing and vacant possession
- Set within the village of Alconbury
- Access to the A1 (M) from village
- Front and rear lawn gardens

**LOCATION**
Alconbury is located six miles to the north-west of Huntingdon in Cambridgeshire and benefits from local amenities including public houses, doctor’s surgery, post office, primary school, church, leisure and recreational facilities. There is access to the A1 motorway for travel to Huntingdon, Peterborough and London. Bus routes servicing Peterborough, Huntingdon and also train service from Huntingdon as well.

**DESCRIPTION**
A modernised two bedroom first floor flat with double glazing, central heating and vacant possession. The flat also benefits from a front and rear lawn garden. An ideal buy-to-let investment or for a cash buyer looking for a residence.

**ACCOMMODATION**
First Floor A hallway, lounge, dining room, kitchen, two bedrooms, bathroom and separate WC
Outside a front and rear lawn garden.

**TENURE**
To be confirmed

**EPC**
Energy Efficiency Rating C

**VIEWINGS**
Strictly by appointment through our joint agents Taylors - Huntingdon Tel: 01480 414596

**AUCTION SURVEYOR**
Richard Stephens

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Guide Prices are correct at time of publication, a definition of guide prices can be found in the front of this catalogue under “general important notes” or on our website. Don’t forget your proof of identity on the day.
LOCATION
The property is located at the top of Sutherland Street on the corner of Lupus Street. The area is known as the Pimlico Grid convenient for many local amenities as well as transport links at Pimlico (Victoria Line underground) and London Victoria (mainline and multiple underground networks). The property is also within striking distance of Sloane Square and all the lifestyle and shopping amenities on offer there. In addition, Pimlico Road with its many fashionable pubs, restaurants and boutiques is just a short walk away.

DESCRIPTION
A superbly presented, white stucco, four bedroom corner property, arranged over six floors with windows on two sides bringing in masses of natural light. The property benefits from state of the art technology to provide superb accommodation.

ACCOMMODATION
Lower Ground Floor Bedroom, cloakroom/w.c., steam/shower room, utility room, wine cellar.
Ground Floor Entrance hall, kitchen/breakfast room.
First Floor Landing with study area, reception room.
Second Floor Landing, master bedroom.
Third Floor Landing, bathroom.
Fourth Floor Landing, cloakroom/w.c, two bedrooms.
Outside Patio

TENURE
Freehold

EPC
Energy Efficiency Rating D

AUCTION SURVEYOR
Mark Tanton

NOTE
The measurements indicated are strictly for guidance only and have been measured on a Gross Internal Area excluding a small vault.

VIEWING
Strictly by appointment with our joint agents John D Wood & Co – Belgravia Office, Tel : 020 7824 7900

• Beautifully presented four bedroom property uniquely arranged over six floors, approximate floor area 1,981 sq. ft. (184.03 sq. m.)
• Freehold corner house, within striking distance of all the lifestyle and shopping amenities in Sloane Square.
• Sought after address on the Pimlico Grid.
• Close to public transport facilities at Victoria, mainline and underground stations.
• A short stroll from the Thames Embankment.

*GUIDE PRICE £1,550,000+

LOT 17
56 Sutherland Street, London SW1V 4JZ

Can’t make the auction? You can still make a telephone or proxy bid on the property you are interested in. For further details contact the Auctioneers immediately. Telephone 0870 240 1140.
LOCATION
Newmarket and the surrounding areas boast a range of attractions and amenities including high street shops, banks, independent eateries, hotels, schools, leisure and recreational facilities with more excellent amenities in Cambridge. Newmarket is renowned for the local race course and the award-winning National Horseracing Museum which you can explore the town’s history, its culture and its heritage. Kennett is a small village to the north-west of Newmarket with access to the A11 / M11 leading to Cambridge and London. For train travel there is a station less than a mile from the property that services Newmarket, Stansted Airport and London.

DESCRIPTION
A seven bedroom modern detached family residence requiring a scheme of improvement and modernisation. The property is over three floors and benefits from sealed unit double glazing, double garage, oil fired central heating and a cul-de-sac location. An ideal investment to modernise and resell or for an enthusiastic individual looking for a project to utilise as a family residence.

ACCOMMODATION
Ground Floor An entrance hall, cloakroom/w.c. living room, dining room, study, kitchen / diner and utility room.
First Floor A landing with master bedroom with ensuite and dressing room, four further bedrooms and bathroom.
Second Floor A landing and access to two further bedrooms.
Outside A front driveway providing off road parking, access to double garage, front lawn garden with access to the side and rear with patio and lawn garden.

TENURE
To be confirmed

EPC
Energy Efficiency Rating To be confirmed

AUCTION SURVEYOR
Richard Stephens

NOTE
The Pro-map shown is for approximate identification purposes only and is not to scale. Crown copyright reserved.

VIEWING
Strictly by appointments with our joint agents Abbotts Newmarket, Tel: 01638665731

www.countrywidepropertyauctions.co.uk

Guide Prices are correct at time of publication, a definition of guide prices can be found in the front of this catalogue under “general important notes” or on our website. Don’t forget your proof of identity on the day.

*GUIDE PRICE £375,000+
Carlton Lodge, Ashford Road, Chartham, Canterbury, Kent CT4 7HH

**LOCATION**
Located in a desirable residential area within easy reach of local amenities and conveniences. The pretty cathedral town of Canterbury is approx. 3.5 miles away. The property is well served by public transport links, Chartham station is approx. 0.5 miles away and by road the property has easy access to the A28 and A2.

**DESCRIPTION**
A well-presented five/six bedroom detached bungalow in a popular location close to Canterbury. This property offers a large unilateral space which presents a number of possibilities for spacious living or development. The drive way can accommodate up to 10 cars and the property also has a large rear garden. The land has the potential to be redeveloped or this could be lived in in its current condition; this makes it an ideal investment opportunity for a developer or owner occupier.

**ACCOMMODATION**
- **Ground Floor**: Two receptions, kitchen, six bedrooms, one family bathroom and one en suite.
- **Outside**: Driveway for 9 cars to the front, large garden to the rear.

**TENURE**
Freehold

**PLANNING**
All interested parties are to make their own enquiries with the local planning authorities Canterbury City Council - 01227 862199

**EPC**
Energy Efficiency Rating E

**AUCTION SURVEYOR**
Melanie Dow

**VIEWING**
Strictly by appointment with our joint agents Geering and Colyer Canterbury - Tel: 01227 457253

- A five/six bedroom detached bungalow in Canterbury
- A well maintained property set in large plot
- Ideal opportunity for developers or owner occupiers

*GUIDE PRICE £365,000+

Lot 19
LOCATION
The property lies within an established residential area just bordering Greenwich. Transport links are provided by a network of local bus routes and rail services at Charlton station to the north. Shopping amenities are available locally with Bluewater being within easy reach via the A2. Recreational pursuits are available at nearby parks including Greenwich Maritime and the famous Blackheath itself.

DESCRIPTION
A vacant long leasehold good size flat ideal for both the owner occupier or investor.

ACCOMMODATION
Second Floor Entrance hallway, Reception room, Two double bedrooms, Kitchen/diner, Bathroom, Separate WC.

TENURE
Leasehold

EPC
Energy Efficiency Rating B

VIEWINGS
Strictly by arrangement with the auctioneers, Tel. 0207963 0628

AUCTION SURVEYOR
Saleem Aziz

LOT 21
Flat 2, 68 Pyle Street, Newport, Isle of Wight PO30 1UJ
*GUIDE PRICE £69,000+

LOCATION
Newport is the county town of the Isle of Wight located at the head of the River Medina. Being located in Pyle Street, in the heart of Newport, extensive local amenities are closeby including shops, cinema, pubs, post office, schools and a bus service with connections to other major towns on the Isle of Wight. Communication and transport links are excellent to the mainland. Regular car ferries connect with the national motorway network via Southampton and Portsmouth.

DESCRIPTION
Having been recently modernised, this spacious two bedroom top floor apartment which is located above a shop, is now ready to move into and could be of interest to first time buyers or as an excellent investment opportunity.

ACCOMMODATION
Second Floor Entrance hall, hallway, lounge, kitchen, bathroom, two bedrooms.

TENURE
Leasehold

EPC
Energy Efficiency Rating D

VIEWINGS
Strictly by appointment with our joint agents Watson Bull & Porter - Newport, Tel: 01983 822822

AUCTION SURVEYOR
Mark Tanton
LOCATION
A small village located approximately five miles south of Stratford-Upon-Avon and five miles to the north of the edge of The Cotswolds. Surrounded by rural countryside, the village benefits from a local public house and St Mary’s church with more extensive amenities located in Stratford. There is a bus route to and train station in Stratford-Upon-Avon.

DESCRIPTION
The property is located in a small cul-de-sac with similar residential properties and benefits from partial double glazing and good sized lawn grounds. It now requires a scheme of improvements and refurbishment. It represents an ideal investment project or family residence.

ACCOMMODATION
Ground Floor  A hall, living room, dining room, kitchen, utility room and cloakroom.
First Floor A landing with three bedrooms, bathroom with a WC.
Outside A front lawn garden with a gravelled area which could be used to park a car and a covered walkway to a mainly lawned rear garden.

TENURE
To be confirmed

EPC
Energy Efficiency Rating D

AUCTION SURVEYOR
Richard Stephens

NOTE
The Pro-map shown is for approximate identification purposes only and is not to scale. Crown copyright reserved. Buyers are duly advised there were potential movement / subsidence issues raised by a previous survey with the property but no structural engineers report has been commissioned or is available.

VIEWING
Strictly by appointment with our joint agents R A Bennett & Partners – Stratford Upon Avon Tel: 01789 266141
LOCATION
Mere is a small town in Wiltshire, it lies at the extreme south western tip of Salisbury Plain, close to the borders of Somerset and Dorset just off the A 303 and having easy access to Gillingham c. 4 miles with many facilities and amenities. Nearby towns include Castle Cary c.14 miles and Salisbury c. 27 miles and popular tourist destinations include, Stonehenge c. 12 miles, Longleat c. 6 miles and Stourhead c. 2 miles.

DESCRIPTION
A spacious detached three bedroom property arranged over two floors with self-contained annex on cellar level accessed from outside. The main property boasts two reception rooms and kitchen breakfast room, three bedrooms, bathroom and shower room both with wc. Accessed from outside is a self-contained annex with kitchenette, shower room and bedsit room. Side garden patio areas and rear garden, off road parking and fabulous rural views.

ACCOMMODATION
Ground Floor Entrance hall, sitting room, kitchen/breakfast room with door to side, lounge with french doors to the rear.
First Floor Landing with airing cupboard and attic hatch with access to loft space, three bedrooms, bathroom, shower room.
Annexe Accessed from steps to the side of the property to front door, kitchenette, shower room, bedsit room.
Outside Walled front garden with path to front door and to side, rear garden mainly laid to lawn with garden shed, patio area with gate to rear off road parking for two cars.

TENURE
Freehold

EPC
Energy Efficiency Rating E

AUCTION SURVEYOR
Audrey Smith

VIEWING
Strictly by appointment with our joint agent Palmer Snell Gillingham 01747 824744

• Spacious three bedroom detached property and annexe.
• Plus a self-contained bedsit annexe with external access.
• Requiring continued updating.
• Gardens and off road parking.
• Popular village location with rural views.
LOCATION
St Albans is located approximately twenty two miles from central London with trains going directly into St Pancras International in under 20 minutes. St Albans is a much sought after location within the London commuter belt and is well placed for access to the M1, M25 and A1.

St Albans stands out as a unique English Cathedral City. Its colourful history can be seen in the Roman remains and the beautiful medieval architecture. There are lush green parks and countryside, excellent attractions and interesting and ancient history. There are many small independent shops amongst the high street stores and a fantastic range of eating and drinking establishments.

DESCRIPTION
A two bedroom mid terrace in good decorative order with PVC double glazing and gas central heating. The property may be attractive to a number of buyer such as, buy-to-let investors or owner occupiers (perhaps commuting to London) and it is certainly worth viewing to appreciate this beautiful property.

ACCOMMODATION
Ground Floor A lounge, dining room, kitchen and downstairs bathroom.

First Floor A landing with access to both bedrooms.

Outside A rear lawn garden with fenced perimeter.

TENURE
To be confirmed

EPC
Energy Efficiency Rating C

AUCTION SURVEYOR
Richard Stephens

NOTE
The Pro-map shown is for approximate identification purposes only and is not to scale. Crown copyright reserved.

VIEWING
Strictly by appointment through our joint agents Taylors - St Albans Tel: 01727 881923

*GUIDE PRICE £345,000+

• A two bedroom mid terrace house situated less than one mile from the centre of St Albans
• Ideal buy to let investment with an approximate rental income of £15,600 per annum
• PVC double glazing, gas central heating and vacant possession
• Presented in good decorative order requiring a minimal amount of maintenance
• Desirable location being within close proximity to the main line train station
LOCATION
Tregolls Road is conveniently located for the facilities and amenities of the vibrant Cathedral city of Truro. Truro offers a wide selection of retail outlets, cafés and restaurants, supermarkets, schools and colleges along with excellent transport links and a mainline railway station.

DESCRIPTION
An interesting opportunity to acquire a substantial and versatile three storey period property, enjoying a larger than average plot and having the benefit of a car park to the front for numerous vehicles, along with a detached workshop/store to the rear. The property is currently formatted as 9 studio apartments, two having their own external access and being self contained, a one bedroom penthouse and a detached workshop/store to the rear of the property. The property has the graphic potential, subject to any requisite consents, for conversion into apartments, for upgrading to utilise as per the current layout as a room by room lettings venture, or to restore it to its former glory as an enviable and sizeable family home.

ACCOMMODATION
Ground Floor Entrance vestibule, hallway. Room One: Open plan lounge/kitchen/diner with additional door to the rear courtyard, sleeping area and shower room requiring completion. Room Two: Studio with kitchenette. WC. Accessed Externally: Flat Three: Entrance hall, shower room, studio with kitchenette. Flat Four: Studio with kitchen and shower room requiring completion.
First Floor Landing, five studio rooms with kitchenettes, shower room.
Second Floor Penthouse flat with open plan lounge/kitchen/diner, bedroom and shower room.
Outside A range of useful outbuildings/stores within the rear garden area and a further detached workshop/store accessed from Spargo's Lane. Car park to the front of the property for numerous vehicles.

TENURE
Freehold

EPC
Energy Efficiency Rating To be confirmed

AUCTION SURVEYOR
Wendy Alexander

NOTE
Interested parties must make and rely upon their own planning enquiries of Cornwall Council Planning Department.

VIEWING
Strictly by appointment with our joint agents Miller Countrywide Truro - Tel 01872 225225

www.countrywidepropertyauctions.co.uk
LOCATION
This apartment is located in the most favoured West Hill and boarders on the periphery of Hastings Old Town. The Old Town has a wealth of historic architecture, cosmopolitan restaurants, variety of shops and leisure facilities. Hastings, originally a historical fishing village, has grown massively and offers a country park and The Jerwood Art Gallery nearby. Hastings mainline station offers regular and direct trains to London as well as other popular coastal resorts such as Brighton and Eastbourne.

DESCRIPTION
Period split level garden apartment offering flexible accommodation.

ACCOMMODATION
Ground Floor Entrance hall, kitchen/dining/ living room and one bedroom.
Lower Ground Floor Bedroom, bathroom/wc.

TENURE
Leasehold

EPC
Energy Efficiency Rating C

AUCTION SURVEYOR
Saleem Aziz

NOTE
The property is affected by an infestation of Japanese Knotweed. The sellers have had an inspection carried out and a course of treatment costed for. Full details of this can be found in the legal pack.

VIEWING
Strictly by appointment with our joint agents Freeman Forman - Battle, Tel. 01424 773888

- Period self contained split level maisonette close to the sea on the periphery of the old town
- Modern kitchen and bathroom - ready for occupation
- Private decked outside area
- Two bedrooms
- Full vacant possession
LOT 27  Flat 49 Fairways, Dyke Road, Brighton, East Sussex BN1 5AD

*GUIDE PRICE £210,000+

- Two bedroom apartment in Brighton
- Sought after development
- Great investment opportunity
- Leasehold- 99 years from 24/06/1973

LOCATION
This apartment is situated in the popular development directly opposite Dyke Road Park. Brighton town centre is within easy reach offering a wide range of shops, eateries and amenities. Preston Park station is approx. 0.5 miles away and by road is well served by the A27 and A23 towards London.

DESCRIPTION
This two bedroom apartment set in this sought after art deco development. The property is in need of a programme of modernisation and would make an ideal investment for an investor or owner occupier.

ACCOMMODATION
Ground Floor Entrance hall, living room, kitchen, two bedrooms and family bathroom.

TENURE
Leasehold- 99 years from 24/06/1973

EPC
Energy Efficiency Rating E

VIEWINGS
Strictly by appointment with our joint agents King and Chasemore, Preston Park on 01273 505141

AUCTION SURVEYOR
Jamie Weir

LOT 28  Julian Suite The Grand, The Leas, Folkestone, Kent CT20 2LR

*GUIDE PRICE £85,000+

- A one bedroom flat in Folkestone
- Situated in a Grade II listed building
- Picturesque coastal location
- Leasehold - 99 years from 29 September 1975

LOCATION
Situated on The Leas with sea views across the channel and along the coastline. Folkestone town centre and its amenities are within close proximity with great transport links with the high speed rail service to London St Pancras.

DESCRIPTION
A well maintained one bedroom flat in The Grand which is a stunning grade II listed building in a popular location making this an ideal investment for any buy to let investors or owner occupiers.

ACCOMMODATION
Second Floor One Bedroom, Lounge, Kitchen, Bathroom

TENURE
Leasehold

EPC
Energy Efficiency Rating B

VIEWINGS
Strictly by appointment with our joint agents - Bairstow Eves 01303 259211

AUCTION SURVEYOR
Jamie Weir

NOTE
Lease length - 58 years remaining
LOCATION
This property is situated on Swains road in Bembridge, a sought after coastal village to the most eastern point of the island. The property is walking distance to the beach (approx 0.5 miles) and connects to the B3395 which provides easy access to the high street (approx 0.7 miles) and all its local shops, eateries and amenities. There are a number of buses providing an excellent service across the island as well as Brading train station which is approx 2.6 miles away. By road the rest of the island is easily accessible.

DESCRIPTION
The property, set in a peaceful residential area, consists of a three bedroom detached bungalow that requires a programme of refurbishment and updating. Outside there is a lovely low maintenance garden which includes a potting shed and workshop which will make a great space for someone. Once modernised, this is a great opportunity to own a fantastic home by the sea.

ACCOMMODATION
Ground Floor Entrance hall, living room, dining room, kitchen, master bedroom with en-suite bathroom, two further bedrooms and a family bathroom.
Outside Front drive way and garden. Rear patio including potting shed and workshop.

TENURE
Freehold

EPC
Energy Efficiency Rating C

AUCTION SURVEYOR
Melanie Dow

VIEWING
Strictly by appointment with our joint agents Watson Bull and Porter - Ryde, Tel: 01983 616161

- Three bedroom detached bungalow for improvement
- Sought after location within walking distance to local beach
- Great development opportunity for investor, builder or owner occupier.
**LOCATION**
The property is perfectly positioned for easy access into Reading Town centre. Being well served for shops, bars and restaurants as well as numerous fitness and recreational pursuits. There are excellent transport links including a network of bus routes, rail services into London and out to the West country. The M4 motorway can be reached via the A33.

**DESCRIPTION**
An opportunity to acquire an older style terraced house in need of some improvement very well situated for the town centre.

**ACCOMMODATION**
- **Basement**: Kitchen/Diner, Living room
- **Ground Floor**: Reception room, Bedroom, Bathroom, Separate WC
- **First Floor**: Two rooms
- **Second Floor**: One room

**TENURE**
Freehold

**PLANNING**
Sub division into a number of self contained units may be possible subject to the necessary consents. Purchasers should rely upon their own enquiries in this respect.

**EPC**
Energy Efficiency Rating D

**AUCTION SURVEYOR**
Saleem Aziz

**VIEWING**
Strictly by appointment with our joint agents Carson & Co in Reading, Tel: 0118 336 0331

*GUIDE PRICE £330,000+

- Freehold mid terrace
- Four storey house
- Potential for redevelopment or conversion
- Within walking distance of Reading town centre/train station
- Totalling 6 letting rooms currently
LOT 31  Ashworth House, 13 Cannock Road, Chasmoor, Cannock, Staffordshire WS 1 5DZ

*GUIDE PRICE £60,000+

- A three bedroom maisonette in superb condition
- Located on shops on Chadsmoor High Street
- Electric heating, PVC double glazing and parking
- An ideal buy-to-let investment ready to be rented immediately

LOCATION
Cannock is located to the North of Birmingham, accessible from the M54 / M6. Commutable to Wolverhampton, Lichfield and Walsall. Bus routes servicing Cannock town centre and a train station less than a mile away in Hednesford. Chadsmoor benefits from primary, junior schools, restaurants, cafés, takeaways, convenience stores, butchers and many more retail premises with further amenities in Cannock.

DESCRIPTION
The maisonette is situated above a row of commercial shops occupying the first and second floor of the building. The property has been modernised by the current owner and is offered for auction due to a short lease. An ideal investment buy-to-let purchase or residential buyer.

ACCOMMODATION
First Floor A hallway, kitchen and L-shaped lounge diner.
Second Floor A landing with three bedrooms and bathroom with w.c. Outside Residential parking.

TENURE
To be confirmed

EPC
Energy Efficiency Rating E

VIEWINGS
Strictly by appointment through our joint agents Dixons - Cannock Tel: 01543 572251

AUCTION SURVEYOR
Richard Stephens

LOT 32  47 Newland Street, Wakefield, West Yorkshire WF1 5AH

*GUIDE PRICE £50,000 +

- Modernised and improved inner terraced house
- New fitted kitchen and bathroom
- Carpeted and decorated
- Ideal for letting
- Five minutes drive from city centre

LOCATION
Located off Agbrigg Road leading to Barnsley Road, the main A61 to the south and a five minute drive to Wakefield city centre to the north. Also close to local shops, schools and bus routes.

DESCRIPTION
A modernised and improved two bedroom inner terraced home ideal for letting.

ACCOMMODATION
Ground Floor Living room, Kitchen with recently fitted base and wall units, built in oven and hob, Bathroom with recently fitted suite
First Floor Two Bedrooms

TENURE
Freehold

VIEWINGS
By appointment with our joint agents, Bridgfords, Wakefield - Telephone: 01924 369 179

AUCTION SURVEYOR
Tony Webber
Lot 33
Forge Cottages, Main Road, Crimplesham, King's Lynn, Norfolk PE33 9DX
*GUIDE PRICE £189,000+

• Attractive, four bedroom, detached period property for improvement.
• Located in pleasant rural village with views over fields.
• Conveniently located just 2.5 miles east of Downham Market offering an array of shops and local amenities.
• Downham Market has direct access by mainline rail to London in about 90 minutes and Cambridge in 30 minutes.

LOCATION
Crimpleham is a pleasant village situated in a rural setting lying about 2.5 miles east of Downham Market, 12 miles south of Kings Lynn and 37 miles west of the city of Norwich. Downham Market offers an array of shops and other amenities but for more extensive shopping Kings Lynn, Cambridge and Norwich are all within an hour. Downham Market also benefits from having a mainline railway station and direct access to London Kings Cross takes about 90 minutes and Cambridge is just 30 minutes away. The property is located on the Main Road through Crimplesham which links into Downham Road (A1122).

DESCRIPTION
An attractive four bedroom character house needing some improvement and ideal for investment or as a family home.

ACCOMMODATION
Ground Floor Entrance porch, sitting room, family room, garden room, kitchen, dining room, bathroom, shower room.
First Floor Four bedrooms.
Outside Garden with views over fields. Garage.

TENURE
Freehold

EPC
Energy Efficiency Rating E

AUCTION SURVEYOR
Mark Tanton

VIEWING
Strictly by appointment with our joint agents Abbotts – Downham Market Tel: 01366 383456
LOCATION
Situated in a truly semi rural spot it is within a couple of miles of supermarkets and major transport links, however still offering stunning views toward May Hill, over Gloucester and Wales in the far distance. For the commuter the property is less than a mile from junction 11A of the M5, the train station in Gloucester servicing Cheltenham and further afield. The cathedral city of Gloucester offers a range of excellent amenities, history, leisure and recreational facilities and is certainly a desirable place to live.

DESCRIPTION
This property is offered in very good condition, a prominent feature are the good size grounds with views overlooking the countryside and parts of Gloucester. The current owners have significantly reduced the price of the property due to relocation and affords vacant possession. An ideal investment for a developer to further extend the property subject to planning consent or as a family residence. Viewing is essential to appreciate this attractive property.

ACCOMMODATION
Ground Floor A downstairs shower room/w.c., living room, dining area, study, kitchen and large utility room.
First Floor A landing with a master bedroom with dressing area and sun terrace, three further bedrooms and family bathroom with w.c.
Outside Paved and lawn grounds with open field views to the rear.

TENURE
To be confirmed

EPC
Energy Efficiency Rating E

AUCTION SURVEYOR
Richard Stephens

VIEWING
Strictly by appointment with our joint agents R A Bennetts - Cheltenham Tel: 01242 584585

- A four bedroom detached house in superb internal condition
- Set in a semi-rural location on the outskirts of Gloucester
- Modernised with an open plan style and a sun terrace affording views over Gloucester and surrounding area
- Located within four miles of Gloucester center and one mile from the M5
- An ideal family residence with further potential scope to extend subject to planning consent

Can't make the auction? You can still make a telephone or proxy bid on the property you are interested in. For further details contact the Auctioneers immediately. Telephone 0870 240 1140. www.countrywidepropertyauctions.co.uk
**LOT 35**  
15A Colwyn Avenue, Rhos on Sea, Colwyn Bay, Clwyd LL28 4RB  
*GUIDE PRICE £55,000+

- A Two Bedroom Flat in Colwyn Bay  
- Great Investment Opportunity

**LOCATION**  
Situated in the heart of the pretty seaside resort of Rhos on Sea, this property has cafes, shops and local facilities on its doorstep and is a stone’s throw from Rhos Promenade and beach. Colwyn Bay train station is approx. 0.9 miles away and well served by road via the A55 and A470 which are easily reachable.

**DESCRIPTION**  
A two bedroom flat in need of modernisation throughout making this an ideal investment for all builders, home owners or buy to let investors.

**ACCOMMODATION**  
Ground Floor  
Enterance hall  

First Floor  
Lounge, kitchen, bathroom, W/C, two bedrooms

**TENURE**  
Leasehold

**EPC**  
Energy Efficiency Rating E

**VIEWINGS**  
Strictly by appointment with our joint agents Beresford Adams, Tel: 01492 250 147

**AUCTION SURVEYOR**  
Jamie Weir

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**LOT 36**  
95 Parliament Street, Burnley, Lancashire BB11 3JY  
*GUIDE PRICE £45,000 +

- High yielding tenanted mixed commercial/residential investment property  
- Ground floor office let for 7 years from 2011 at £4,680 pa -Tenant's internal repairing lease- Rent paid every 4 weeks by standing order  
- First floor let under an AST at £80 pw (£4,160 pa)  
- Total current rent passing - £8,840 pa  
- Central heating/good decor

**LOCATION**  
A prominent location on Parliament Street,a busy route into Burnley town centre approximately half a mile from the property.Convenient for local shops and other amenities.

**DESCRIPTION**  
A stone built inner terraced property with refurbished ground floor office.Shared or rear yard access to the first floor comprising open plan studio room,kitchen with fitted units and shower room/wc . The first floor is not separately metered for gas and electricity.

**ACCOMMODATION**  
Ground Floor  
Office 32.70 sq m (353.14 sq ft) incorporating vestibule and wc  

First Floor  
Studio flat 21.02 sq m (226.30 sq ft)

**TENURE**  
Freehold

**VIEWINGS**  
Strictly by appointment with our joint agents Entwistle Green,Burnley - Telephone 01282 412 515

**AUCTION SURVEYOR**  
Tony Webber

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Guide Prices are correct at the time of publication, a definition of guide prices can be found in the front of this catalogue under “general important notes” or on our website. Don’t forget your proof of identity on the day.
**LOCATION**
Bedford is eighteen miles to the north-east of Milton Keynes and is accessible by the A421 / M1 junction 13. Bedford benefits from a train service to Luton, Milton Keynes and London. The apartment is situated in a central position within Bedford town centre with easy access to Bedford college, Bedford hospital and train station. Excellent amenities are available on your doorstep with cafes, restaurants, high street shops, schools, colleges, recreational and leisure facilities all within a mile of the property.

**DESCRIPTION**
A top floor penthouse apartment benefitting from central heating, double glazing and vacant possession. The property will require some cosmetic upgrading but is an ideal buy-to-let investment with the college and hospital within close proximity of the property. The property currently has a short lease and is offered at a substantially reduced price due to this issue.

**ACCOMMODATION**
Top Floor: An entrance hall, lounge with balcony, kitchen, three bedrooms, bathroom and w.c.
Outside: Communal areas with an allocated parking space

**TENURE**
To be confirmed

**EPC**
Energy Efficiency Rating E

**AUCTION SURVEYOR**
Richard Stephens

**NOTE**
The owner has informed us the lease has 50 years remaining and is being sold without an extension. All potential purchasers are duly advised and would be advised to review the legal pack for further information.

Plans shown are for information only and are not to scale.

**VIEWING**
Strictly by appointment through our joint agents Wilson Peacock - Bedford Tel: 01234 350812

- A two bedroom penthouse apartment located in central Bedford
- Superb views overlooking Bedford and the River Ouse
- The apartment benefits from central heating, double glazing, an off road parking space and vacant possession
- Located within close proximity to amenities
- Perfect as a buy-to-let investment or for a residential purchaser
LOCATION
Folkestone is located at the eastern end of the M20 which provides fast access to Ashford, Maidstone, London and the M25. Located a short stroll from Folkestone Central Station access to London is under an hour. The property is located in the picturesque village of Capel la Ferne.

DESCRIPTION
This substantial twenty bedroom detached former residential care home which has been extended over the years with three reception rooms, good size garden and ample parking. The property has been a nursing home until recently and is all set up for this use or offering a fantastic opportunity for any builders or developers looking for an ideal investment. All interested parties must make and are to rely upon their own planning enquiries to Dover District Council Tel: 01304 872486

ACCOMMODATION
Ground Floor Ten bedrooms, Three receptions, Front and rear conservatory, Kitchen, Utility room
First Floor Nine bedrooms, Office
Second Floor One bedroom, Lounge/Kitchen

TENURE
Freehold

EPC
Energy Efficiency Rating C

AUCTION SURVEYOR
Jamie Weir

VIEWING
Strictly by appointment with our joint agents Bairstow Eves - Folkestone, Tel: 01303 259211
**LOT 39**

Flat 4 19 High Street, Huntingdon, Cambridgeshire PE29 3TE

*GUIDE PRICE £62,000+

- A second floor one bedroom converted apartment
- Potential buy-to-let investment with approximate income of £5,000 pa
- Town centre location with vacant possession
- Modernised living accommodation
- Primary school located within a mile of the property

**LOCATION**

Huntingdon is a historic market town located on the banks of the Great Ouse River and boasts immediate main-line rail access to London and the North. Situated just off the A1 with access to several trunk road networks. Huntingdon offers a variety of high street shops, churches, schools, recreational facilities and other amenities.

**DESCRIPTION**

In good internal condition with superb potential as a buy-to-let investment or residence. The property is offered at a significantly reduced price to achieve a quick sale and would recommend viewing to not miss out on this superb opportunity.

**ACCOMMODATION**

Second Floor Hall, lounge, kitchen, bedroom and shower rm.

**TENURE**

To be confirmed

**EPC**

Energy Efficiency Rating F

**VIEWINGS**

Strictly by appointment through our joint agents Taylors - Huntingdon Tel: 01480 414596

**AUCTION SURVEYOR**

Richard Stephens

**NOTE**

Plans shown are for information only and are not to scale.

**LOT 40**

3 Kinnaird Close, Bromley, Kent BR1 4HJ

*GUIDE PRICE £530,000+

- Detached house currently with gross floor area of app’x 1378 sq ft
- Three bedrooms
- Double garage & Conservatory
- Secluded rear garden
- Well fitted kitchen and modern bathrooms, as well as a 30’ main reception room.

**LOCATION**

Kinnaird Close is a quiet and secluded cul de sac of just 11 houses located just off the highly desirable Park Avenue area on the Bromley/Sundridge Park border. Built around 1968 and within the catchment area of Parish Primary School and within walking distance of Sundridge Park railway station providing connecting rail links to central London and Docklands. There are local bus routes to Lewisham, Orpington and Bromley with varied shopping and leisure facilities.

**DESCRIPTION**

Delightful detached family home with 3 bedrooms and offering scope to extend. There is delightful secluded garden, the conservatory looks out over.

**ACCOMMODATION**

Ground Floor Entrance hall, Reception room/dining room, Kitchen, Conservatory, Wc.

First Floor Master Bedroom with en-suite shower room/wc, Sep Wc and bathroom with jacuzzi,

Two further bedrooms Outside Front and rear gardens. Garage

**TENURE**

Freehold

**EPC**

Energy Efficiency Rating E

**VIEWINGS**

Strictly by appointment with our Admin Team, Tel. 0207 963 0628

**AUCTION SURVEYOR**

Saleem Aziz
LOCATION
Located in Hall Green, south east of Birmingham on the Stratford Road with access to the M42 motorway along the A34. The main bus route to Birmingham city centre runs along the Stratford Road and the local train station in Hall Green services Birmingham Moor Street, Stratford upon Avon and Kidderminster. The local area benefits from a range of convenience stores, schools, restaurants and further recreational facilities. More extensive amenities are available within Birmingham city centre.

DESCRIPTION
The property was previously used as a dance school with the flooring being reinforced to accommodate this activity. There are numerous commercial uses for the property for example; doctors surgery, chiropractor or day nursery. The property is currently a residential property and therefore a change of use will be required for commercial use.

ACCOMMODATION
Ground Floor: An entrance hallway, lounge with bay window, dining room, conservatory, fitted kitchen and shower room.
First Floor: A landing with access to all four bedrooms and bathroom with w.c.
Second Floor: A landing with access to all four bedrooms.
Outside: A front driveway providing off road parking and lawn with a small rear yard.

Attached to the property is a two storey annex building with its own front entrance and two reception rooms on the ground floor plus stairs to a room on the first floor.

TENURE
Freehold

EPC
Energy Efficiency Rating F

AUCTION SURVEYOR
Richard Stephens

NOTE
The Pro-map shown is for approximate identification purposes only and is not to scale. Crown copyright reserved.

VIEWING
Strictly by appointment with our joint agents Dixons - Acocks Green, Tel: 0121 707 9955
Pedrava, Recreation Road, Haverhill, Suffolk CB9 8BH

**LOCATION**
Haverhill is a market town lying about 19 miles south west of Bury St Edmunds and about the same distance west of Sudbury. Cambridge with its extensive shopping, university colleges, fine buildings and leisure amenities is about 14 miles north east. Haverhill offers good shopping facilities in its own right and has both Tesco and Aldi Supermarkets. It also has a multiplex cinema. The town centre is a short distance from the property which is located just off Recreation Road.

**DESCRIPTION**
The property consists of a three bedroom flat which is accessed from the side of the building and requires installation of its own private entrance. The vendor has indicated that the property is currently occupied on an informal arrangement producing £250 per month.

**ACCOMMODATION**
First Floor Three bedrooms (one of the bedrooms is currently used as a sitting room), kitchen/dining room, lounge, bathroom/w.c.

**TENURE**
Leasehold. Subject to the occupational arrangements.

**EPC**
Energy Efficiency Rating F

**AUCTION SURVEYOR**
Mark Tanton

**VIEWING**
Strictly by appointment with our joint agents Abbotts – Haverhill Tel: 01440 702575

- First floor three bedroom flat located in the heart of Haverhill.
- Investment opportunity - currently let on an informal arrangement producing £250 per month.
- Conveniently located for Haverhill town centre and its range of shops and local amenities.
- Requires some improvement and installation of private entrance to flat.
LOT 43 43 Lord Street, Heap Bridge, Bury, Lancashire BL9 7JX

*GUIDE PRICE £48,000+

- A two bedroom end of terrace house in Bury
- In need of renovation and modernisation
- Ideal for builders or developers

LOCATION
This property is situated in a residential area close to shops and local amenities. The property is close to public transport links with Bury Station approx. 1.3 miles away and the property is well served by road links via the A58 towards the M66.

DESCRIPTION
Ideal building project to renovate a two bedroom end of terrace house in need of repair and improvement.

ACCOMMODATION
Ground Floor
- Living room
- Dining room
- Kitchen

First Floor
- Two Bedrooms
- Bathroom/wc

TENURE
Freehold

VIEWINGS
Strictly by appointment with our joint agents Entwistle Green
tel: 0161 764 5024

AUCTION SURVEYOR
Jamie Weir

LOT 44 1 Marine Terrace, Waterloo Port, Caernarfon, Gwynedd LL55 1LP

*GUIDE PRICE £230,000 +

- Six bedroom, three storey end of terrace period home
- Waterfront location with panoramic views
- Private boat mooring
- Balcony, bay windows and sun room to take in the views
- Family home with Upvc double glazing and central heating

LOCATION
An idyllic waterfront location enjoying peaceful views across the Menai Strait and countryside beyond. Convenient for access to all amenities and Caernarfon town centre.

DESCRIPTION
A six bedroom, two reception room end of terrace family home with off road parking enjoying panoramic views.

ACCOMMODATION
Ground Floor
- Hall
- Sun room
- Lounge
- Dining room
- Kitchen
- Utility room

First Floor
- Landing
- Master bedroom with balcony
- 2nd bedroom
- Bathroom/wc

Second Floor
- Landing
- Four further bedrooms

Outside
- Garden, workshop and sheds
- Off road parking

TENURE
Freehold

VIEWINGS
By appointment with our joint agents Beresford Adams, Caernarfon
- Telephone 01286 674 499

AUCTION SURVEYOR
Tony Webber
LOCATION
Newmarket and the surrounding areas boast a range of attractions and amenities including high street shops, banks, independent eateries, hotels, schools, leisure and recreational facilities with more excellent amenities in Cambridge. Newmarket is renowned for the local race course and the award-winning National Horseracing Museum which you can explore the town’s history, its culture and its heritage. Newmarket is conveniently located to the A11 / M11 motorway leading to Cambridge and London. For train travel there is a station less than a mile from the property that services Newmarket, Stansted Airport and London.

DESCRIPTION
The property is set within a cul-de-sac to the north-west of the town centre and is a prominent period mid-terrace house being recently renovated by the current owner. The property is fully let and upon completion will be generating an immediate income for the new owner. A perfect buy-to-let investment opportunity and certainly there will be interest from the market place on this desirable lot.

TENURE
Freehold

EPC
Energy Efficiency Rating D

AUCTION SURVEYOR
Richard Stephens

NOTE
The Pro-map shown is for approximate identification purposes only and is not to scale. Crown copyright reserved.

VIEWING
Strictly by appointment with our joint agents Abbotts - Newmarket Tel: 01638 665731

• An investment opportunity for a buy-to-let investor currently fully tenanted
• A three storey period mid-terrace house located within close proximity to the town centre
• Recently renovated by the current owner and offered in good internal condition
• Located in Newmarket renowned for horse racing across the country
• Excellent commuter links with access to the A11/M11 leading to Cambridge and London
LOCATION
Set within a residential area of similar properties this location benefits from local shops on Yardley road, a nursery school, junior school and train station. All amenities including Acoks Green centre is less than one mile from the property. Amenities include high street and independent shops, schools, cafes, restaurants, churches and much more. There are bus routes to surrounding areas and access to the A45 / A42 junction six within seven miles of the property.

DESCRIPTION
A double bay traditional semi-detached house with majority PVC double glazing, gas central heating and is currently available vacant. The property requires modernisation and refurbishment, which is mainly cosmetic and offers further potential to extend subject to planning consent. An ideal investment for a builder, investor or residential purchaser wanting a project. The house has previously suffered subsidence and the current owner has informed us that this has now been rectified to a sufficient standard.

ACCOMMODATION
Ground Floor A hall, lounge, dining room and kitchen.
First Floor A landing with access to three bedrooms and bathroom with w.c.
Outside Front and rear lawn garden with outbuilding.

TENURE
To be confirmed

EPC
Energy Efficiency Rating E

AUCTION SURVEYOR
Richard Stephens

NOTE
The property has previously had movement / subsidence and the current owner has informed us this has been rectified to a sufficient standard. All paperwork concerning this issue will be available in the legal pack.

The Pro-map shown is for approximate identification purposes only and is not to scale. Crown copyright reserved.

VIEWING
Strictly by appointment through Bairstow Eves - Acoks Green Tel: 0121 7066203

www.countrywidepropertyauctions.co.uk  Guide Prices are correct at time of publication, a definition of guide prices can be found in the front of this catalogue under “general important notes” or on our website. Don't forget your proof of identity on the day.
LOT
47
Land Lying North West of Rocky Lane, Trevaunance, St Agnes, Cornwall TR5 0NA

*GUIDE PRICE £50,000+

- Former Turnavore Engine House
- Plot Size 0.16 hectares/0.4 acres
- Built Circa 1885
- Stunning & Highly Sought After Location
- Graphic Potential For Conversion Subject To Any Requisite Consents

LOCATION
Trevaunance is a small and desirable semi-rural hamlet on the north western side of St Agnes, in proximity of the beautiful Trevaunance Cove and village centre.

St Agnes is a picturesque village situated on the spectacular north Cornwall coast, being both an Area of Outstanding Natural Beauty and World Heritage Site. The village is rich in history and has a year round thriving community with a comprehensive range of independent shops and local businesses, beautiful unspoilt coastal pathways and scenic countryside walks.

St Agnes is one of the most sought after destinations in mid Cornwall to live due to its range of facilities and excellent transport links throughout Cornwall with the A30 just three miles away.

DESCRIPTION
An incredibly rare opportunity to acquire a piece of Cornish history dating back to circa 1885 and enjoying stunning views over the surrounding countryside and out to sea. The engine house was last used as a miners’ dry, with the addition of concrete flooring and sheet roofing, which has preserved the structure of this Grade II Listed building. Whilst offering the graphic potential for conversion, interested parties must make and rely upon their own enquiries of Cornwall Council Planning Department, or simply for enjoyment as is. Drone footage is available by using the following link: https://youtu.be/2Dox0CIm5FM

TENURE
Freehold

EPC
Energy Efficiency Rating N/A

AUCTION SURVEYOR
Wendy Alexander

NOTE
Measurements have been taken using the Promap mapping facilities. Interested parties must make and rely upon their own measurements.

VIEWING
Viewing is at any reasonable time and at the viewers own risk. Kivells Rural Professional and Farms Department Tel. 01566 776886

JOINT AGENT
Kivells Rural Professional and Farms Department

Can’t make the auction? You can still make a telephone or proxy bid on the property you are interested in. For further details contact the Auctioneers immediately. Telephone 0870 240 1140.
LOT 48
Flat 3 Glenrose Court, 217 Long Lane, London SE1 4PA
*GUIDE PRICE £625,000+

LOCATION
Set in the heart of central London, close to all amenities, shops, cafes and restaurants, this property is located with easy walking distance to Tower bridge and the Thames. London bridge tube and rail station is approx. 0.5 miles away and there a number of buses offering various routes. The A2 and A23 also offer good car access out of London.

DESCRIPTION
A three bedroom first floor live/work apartment in a prime central London location making this an ideal investment for a buy to let investor or owner occupier.

ACCOMMODATION
Third Floor Three bedrooms, Open plan lounge/kitchen, Bathroom.

TENURE
Leasehold

EPC
Energy Efficiency Rating D

AUCTION SURVEYOR
Jamie Weir

VIEWING
Strictly by appointment with our joint agents Hamptons International - Tower Bridge, Tel: 020 3369 1748
LOT 49  
Flat 8 63 Oldfield Lane South, Greenford, Middlesex UB6 9JZ  
*GUIDE PRICE £220,000+

• First floor purpose built maisonette  
• Garage and off road parking  
• Full Vacant Possession  
• Bright spacious accommodation  
• Popular location  

LOCATION  
Situated in an established residential area close to transport links which include a network of local bus routes and underground services at Greenford underground (Central Line) and South Greenford stations with services into London. There are a good selection of both primary and secondary schools in the area as well as local shops and recreational pursuits.

ACCOMMODATION  
First Floor  
Enterance hall, Reception room, two bedrooms, kitchen, Shower/Wet room WC

TENURE  
Leasehold

EPC  
Energy Efficiency Rating C

VIEWINGS  
The property will be shown on Saturdays ahead of the sale at 12pm and Wednesdays at 11am.

AUCTION SURVEYOR  
Saleem Aziz

LOT 50  
27a Redbourne Drive, London SE28 8RZ  
*GUIDE PRICE £190,000+

• Two bedroom flat in South East London  
• Great Investment Opportunity

LOCATION  
This property is located a residential development, within close proximity to the Thames. The area is well served by bus routes into Abbey Wood. Local shops and amenities are within close proximity and Dagenham Dock station is approx. 1.3 miles away. London City Airport is easily accessible. The property is also easily accessible by road via the A12 and A2.

DESCRIPTION  
A great opportunity to purchase this 2 two bedroom apartment in a small purpose built block with access to all the amenities the city offers. The property is in need of a programme of cosmetic refurbishment and will make a great investment in the capital.

ACCOMMODATION  
Second Floor  
two bedrooms, bathroom, kitchen and living room

TENURE  
Leasehold

EPC  
Energy Efficiency Rating D

VIEWINGS  
Strictly by appointment with our joints agents Mann Countrywide Woolwich- Tel: 0203 3691708

AUCTION SURVEYOR  
Jamie Weir

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www.countrywidepropertyauctions.co.uk
Proxy/Telephone Bidding Form

Authorisation for Bidding by Proxy or by Telephone

I

of Address: ..........................................................................................................................

Postcode: ..........................................................................................................................

Home Tel: ..........................................................................................................................

Business Tel: .....................................................................................................................

Mobile Tel: ..........................................................................................................................

Email:..............................................................................................................................

Hereby authorise Countrywide Property Auctions to bid on my behalf whether by proxy or by telephone for the property detailed below. I confirm that I have carefully read and understand the Conditions of Sale and the Conditions for bidding by Proxy or Telephone, both contained in this catalogue, and the Special Conditions of Sale (Articles of Roup for Scottish property) for the property concerned. THIS IS A PROXY BID ☐ TELEPHONE BID ☐

PROPERTY AND BID DETAILS

Lot No: ..........................................................................................................................

Address: ..........................................................................................................................

MAXIMUM BID (PROXY BIDS ONLY) £

(Note: The bid must be a definite figure ending either in £000, £250, £500 or £750)

(Words )

I attach my cheque for 10% of my proxy bid or, in the case of a telephone bid, 10% of my maximum bid plus £800 (inclusive of VAT) administration charge. I also enclose copies of documents confirming my identity and giving evidence of my address. If the property is secured for less than the maximum bid, the monies will be deducted from the sale price).

My cheque of £ ..................................................................................................................

is made payable to Countrywide Property Auctions

My Solicitors are: ..............................................................................................................

of (Address): ....................................................................................................................

Postcode: ..........................................................................................................................

Tel: .................................................................................................................................

Person Acting: ..............................................................................................................

If my bid is successful I FURTHER AUTHORISE the Auctioneer to sign the Memorandum of Sale (Minutes of Preference and Enactment for Scottish property) on my behalf and, as such, I recognise that I will then be the fully bound purchaser of the property referred to above and must complete the purchase of the property within the time specified in the Conditions of Sale

Signed: ............................................................................................................................ Date: .............................................................................................................................

DATA PROTECTION ACT: We will keep your personal data on file and may pass these onto other organisations which are part of or connected with the Countrywide Group who may wish to offer you financial or property related services. If you do not want this service please tick here ☐

Terms & conditions for bidding by proxy or by telephone

1. THE FORM. The adjacent form must be fully completed, signed and dated by the prospective purchaser (referred to below as "the Bidder") and delivered to Countrywide Property Auctions (referred to below as "the Auctioneers") to be received not less than 24 hours prior to the start of the auction together with the appropriate payment. A separate form should be completed for each lot for which a Bidder requires the Auctioneers to bid. For telephone bids there are a limited number of phone lines available at the auction, so acceptance of telephone bids is managed strictly on a first come first served basis.

2. PROOF OF IDENTITY. To adhere to the requirements of the current Money Laundering Regulations, either the originals or copies certified by a Solicitor or a member of Countrywide plc staff, of the following documents must be provided and sent to the Auctioneers with this form, as follows:

- Personal Identification – Either Current Signed Passport or Current UK Driving Licence or Inland Revenue Tax Notification or Fire Arms Certificate Evidence of Address – Either Public Utility Bill issued within the last three months or Local Authority Tax Bill or Bank, Building Society or Credit Union Statement containing current address or the most recent original Mortgage Statement or Current UK Driving Licence.

3. THE DEPOSIT. Each form must be accompanied by a deposit payment which represents either:

- For proxy bids – 10% of the bid or £2,000, whichever is the higher.
- For telephone bids – 10% of the maximum price for that property or £2,000, whichever is the higher. Plus £800 inclusive of VAT being the administration charge. Payment shall be by Building Society Cheque, Solicitors Client Account Cheque, Bankers Draft or a Personal Cheque. With proxy bids, if the property is purchased at a figure less than the amount of the bid, the payment will be used in full as a deposit. If, with a telephone bid, the purchase price is higher than the guide price, then a balancing amount will be required from the purchaser to make the deposit to the required figure. If the purchase price is less than the guide price, then the payment will be used in full as a deposit. In the event that the bid is unsuccessful, the full amount of the deposit will be promptly refunded.

4. PROXY BID. The Auctioneer or his staff will compete in the bidding up to the maximum of the authorised Proxy bid. If successful, the purchaser will be informed as soon as is practicable. This bid is binding on the bidder up to 6pm on the day of the Auction to allow for the possibility on unsold lots that the Vendor agrees to sell post auction at a figure below the reserve price. Where two equal bids are made by two separate bidders, the first bid received will take preference.

5. TELEPHONE BID. A member of the Auctioneer’s staff will attempt to contact the Bidder by telephone prior to the lot concerned being offered for sale. If contact is made then the Bidder may compete in the bidding through the Auctioneers’ staff or the Bidder’s agent. The Bidder accepts that they are unable to participate in the auction if it is impossible to obtain telephone contact or the line breaks down.

6. THE CONTRACT. At auction, a contract is created at the fall of the Auctioneer’s hammer. If a bid is successful therefore, the Auctioneer is authorised to sign the Memorandum of Agreement (Minutes of Preference and Enactment for Scottish property).

7. DISCLOSURE OF BID. The amount of any proxy or telephone bid will not be disclosed to the Vendor or any other party except senior members of the Auctioneer’s staff.

8. CHANGE OF MIND. If the Bidder wishes to withdraw the bid or wishes to attend the auction to bid himself, then it is the Bidder’s responsibility that the Auctioneer for the day is informed personally before the lot in question is offered for sale.

9. AUCTIONEER’S LIABILITY. The Auctioneers will do their utmost to conform with the instructions of the Bidder, but will accept no liability whatsoever for any bid not being made on behalf of the Bidder, whether through lack of clarity of instruction or any other reason.

10. PLEASE RETURN FORM TO: AUCTIONS ADMINISTRATION CENTRE, COUNTRYWIDE PROPERTY AUCTIONS, 50 BELGRAVE ROAD, PIMLICO, LONDON SW1V 1RQ

11. PERSONAL RECORD

Lot No: ..........................................................................................................................

Proxy Bid £ ..........................................................................................

Maximum Telephone Bid £ ...................................................................

Date Sent ...........................................................................................................

Amount of deposit £ ..........................................................................................
Common Auction Conditions

Common Auction Conditions (3rd Edition August 2009) — reprinted with the consent of the RICS.

The general conditions (including any extra general conditions) apply to the contract except to the extent that they are varied by special conditions or by an addendum.

INTRODUCTION

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

1. Glossary — The glossary gives special meanings to certain words used in both sets of conditions.
2. Auction Conduct Conditions — The Auction Conduct Conditions govern the relationship between the auctioneer and the seller, as well as the relationship between the auctioneers that are, or who attend, or bid at the auction. They cannot be changed without the auctioneer’s agreement.
3. 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, if you are not represented by one, a chartered surveyor and an accountant;
- Read the conditions;
- Inspect the lot;
- Carry out searches and make usual enquiries;
- Check the content of all available leases and other documents relating to the lot;
- Check what is said about the lot in the catalogue is accurate;
- Have finance available for the deposit and purchase price;
- Consult either their regular accountant or their accountant to advise them on buying their transaction.

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;
- a "person" includes a corporation;
- words of one gender include the other genders;
- singular words can be read as plurals, and plurals as singular.

A2 Our role

We do not have to explain why.

A3 Payment

The buyer must before leaving the auction:

- sign the sale memorandum;
- provide all information we reasonably need from you to complete the sale memorandum including proof of your identity if required by us;
- sign the completed sale memorandum; and
- pay the deposit.

A4 Legal rights

If you fail to make the payment:

- as agent for the seller treat that failure as your repudiation of the contract and offer the lot for sale again; the seller may then have a claim against you for breach of contract; or
- sign the sale memorandum on your behalf.

A5 Sale

The deposit:

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

A6 Extra auction conduct conditions

A7 Sale conditions

In the Glossary, the general conditions (including any extra general conditions) apply to the contract except to the extent that they are varied by special conditions or by an addendum.

A1 1. Introduction

The catalogue advertised in the catalogue

Auction conduct conditions

The auction advertised in the catalogue

Auction conduct conditions

The conditions so headed, including any extra auction conduct conditions.

Auction conditions

The catalogue to which the conditions refer including any extra auction conditions.

Conditions

Condition 1 of the auction conduct conditions or sales

Contract

The contract by which the seller agrees to sell the buyer agrees to buy the lot.

Contract date

The date of the auction or, if the lot is not sold at the auction, 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 auctioneer’s agreement to exchange by telephone, fax or electronic mail the date of exchange is the date on which both parties have been signed and posted or otherwise placed in the hands of the auctioneer.

Documents

Documents of title including, if registered, the entries on the register and the title plan and other documents listed in the special conditions relating to the lot.

Financial charge

A charge to secure a loan or other financial indebtedness including a retainerage.

Glossary

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

Auction conditions

The catalogue to which the conditions refer including any extra auction conditions.

Auction conditions

The catalogue to which the conditions refer including any extra auction conduct conditions.

Auction conditions

The catalogue to which the conditions refer including any extra auction conduct conditions.

Auction conditions

Auction 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 selling the lot.

Buyer's agent

A person who has a copy of the catalogue from which the buyer instructs us to act on his behalf.

Buyer's identity

The extra auction conduct conditions

Buyer's reserve price

The extra auction conduct conditions

Buyer's tenancy

The extra auction conduct conditions

Capital allowance

The extra auction conduct conditions

Certificate of occupation

The extra auction conduct conditions

Certificate of sale

The extra auction conduct conditions

Certificate of title

The extra auction conduct conditions

Certificate of title

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Certificate of title

The extra auction conduct conditions
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 they were disclosed by the auctioneer or not:

• i) matters registered or capable of registration as local land charges;
• ii) matters registered or capable of registration by any competent authority or under the provisions of any statute;
• iii) charges, notices, orders, restrictions, agreements and other matters relating to town and country planning, highways or public health;
• iv) rights, easements, quasi-easements, and wayleaves;
• v) any interest which overides, within the meaning of the Land Registration Act 2002;
• vi) matters that ought to be disclosed by the searches and enquiries a prudential buyer would make, whether or not the buyer has made them, and
• v) anything the seller does not and could not reasonably be expected to know.

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 any liability.

G1.6 The seller must notify the buyer of any notices, orders, demands, proposals and requirements of any competent authority.

G1.7 The lot does not include any tenant’s or trade fixtures or chattels.

G1.8 Where chattels are included in the lot the buyer takes them as they are at completion and is not liable if they are fit or of use for the purpose for which they are intended.

G1.9 The buyer buys with full knowledge of:

• i) the documents, whether or not the buyer has read them;
• ii) 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:

• i) any minimum deposit stated in the auction conduct conditions for the particular lot, if this is less than that payable to the auctioneer;
• ii) 10% of the price (exclusive of any VAT on the price).

G2.2 The deposit:

• i) is to 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
• ii) 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 (land interest on it if applicable) to the seller on completion or, if completion does not take place as complete remittance to the seller.

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 may require the buyer to pay the amount of the deposit; and

G2.5 Interest earned on the deposit belongs to the buyer.

G3. Condition of title

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

• i) to produce to the buyer on request all relevant insurance details;
• ii) pay the premiums when due;
• iii) if the buyer so requests, and pays any additional premium, use reasonable endeavours to increase the sum insured or make any claim under the policy;
• iv) at the request of the buyer use reasonable endeavours to have the buyer’s interest noted on the policy if it does not already so note it; and
• v) 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

G4. Title and identity

G4.1 Unless condition G4.2 applies, the buyer accepts the title of the seller of the lot and the seller indemnifies the buyer against any requisition or objection except in relation to any matter that occurs after the contract date.

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

• i) the buyer may raise no requisition on or objection to any of the documents, orders, demands, proposals or requirements of any competent authority;
• ii) if the lot is registered land the seller is to give to the buyer within five business days of the contract date an officer of the entries on the register and, where noted on the register, of all documents subject to which the lot is sold;
• iii) 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) such that the seller remains liable in any respect in relation to the state or condition of the title as at the date of the contract and (subject to the rights of any tenant or other third party) (a) the seller’s obligations relating to the state or condition of the title shall commence to run from the date of the contract and (b) the sale is not to be treated as within the actual knowledge of the buyer unless:
• 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) evidence that 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 satisfy any such requisition or objections raised within the time limits prescribed by the Land Registration Act 2002;
• v) 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; and

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

• i) the covenant set out in section 3 of the Law of Property (Miscellaneous Provisions) Act 1994 shall not extend to matters affecting the state or condition of the title which the seller is or includes 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 buyer is not to have any priority over the seller and, if the lot was not registered land, must produce to the buyer:

• i) the original or an examined copy of every relevant document.

G4.6 The buyer, in the event of the sale, are to be treated as within the actual knowledge of the buyer.

G5. Transfer

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

• i) the seller must supply a draft transfer to the buyer at least ten business days before the agreed completion date and the engagement signed as a deed by the buyer if condition G5.2 applies and a claim against the buyer for any sums payable by the tenant in advance on the most recent rent roll.

G5.2 If completion takes place after 1400 hours for a reason other than an error of the 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.

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 unless within ten business days after such notice the other party to the contract on notice on which the notice is given making time of the essence.

G7.2 The person giving the notice must be ready to complete

G8. If the contract is brought to an end

G8.1 If the contract is brought to an end:

• i) the buyer must return all papers to the seller and appoints the seller to cancel any registration of the contract, and
• ii) 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 is included leasehold land and licence to assign is required condition G9 applies.

G9.2 The auctioneer is to ascertain 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:

• i) use all reasonable endeavours to obtain the licence at the seller’s expense; and
• ii) indemnify to any authorised guarantee agreement properly required.

G9.5 The buyer must:

• i) promptly provide references and other relevant information;
• ii) comply with the landlord’s requirements.

G9.6 If for any reason the lot is or includes leasehold land and licence to assign is required this condition G9 applies; and

G10. Interest and apportionments

G10.1 If the actual completion date is after the agreed completion date the interest on payment other than that of 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 the purchase sum in cleared funds. The seller must pay the buyer after completion any sum to which the buyer is entitled that the seller subsequently receives in cleared funds.

G10.3 Incidental apportionments are to be apportioned at actual completion date unless:

• i) the buyer is liable to pay interest; and
• ii) 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.

G11. Completion

G11.1 “Current rent” means, in respect of each of the tenancies:

• i) if there is statutory rent control, the amount of the rent fixed or, if the rent is or includes leasehold land and licence to assign is required this condition G11 applies; and

G11.2 If the contract is brought to an end

• i) the buyer must pay them, whether or not details of those arrears are given in the special conditions.

G11.3 Subject to condition G11 the seller is not obliged to apportion or account for any sum at completion unless the seller has received the purchase sum in cleared funds. The seller must pay the buyer after completion any sum to which the buyer is entitled that the seller subsequently receives in cleared funds.

G11.4 If the contract is brought to an end

• i) the buyer must pay them, whether or not details of those arrears are given in the special conditions.

G11.5 The buyer is on completion to pay, in addition to any other...
G16. Capital allowances 

G16.1 This condition G16 applies where the special conditions state that capital allowances are 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 lot's capital allowances and any rights that might arise in respect of the lot.

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 Where the lot is transferred under Section 198 of the Capital Allowances Act 2001 to give effect to this condition G16,

(a) to make an election on completion under Section 198 of the Capital Allowances Act 2001 to give effect to this condition G16;

(b) 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 any contract under which a rent review due on or before the actual completion date.

G17.2 The buyer must assume, and indemnify the seller in respect of, all liabilities 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 58 and 7 of that Act and that the requisite majority of qualifying tenants has not been offered the option.

G19. Sale by practitioner

G19.1 This condition G19 applies where the sale is by a practitioner who

(a) acts as agent for the buyer or as agent or solicitor of the seller; or

(b) is the buyer or a member of the practitioner's partnership.

G19.2 The buyer agrees to accept the transfer of the practitioner's interest in the tenancy or the lease in accordance with the special conditions.

G19.3 The special conditions must specify the basis on which the practitioner agrees to use reasonable endeavours to promote the sale of the lot or the lease and to act in such a way as to avoid liability for loss or damage caused by the buyer.

G19.4 Where relevant:

(a) the documents must include certified copies of the appropriate deeds and agreements of lease and tenancy;

(b) the practitioner warrants that the documents are in the possession of the seller and that the seller has not chosen or agreed to accept any liability for the correctness of any statement made in the documents or the accuracy of any information about the property.

G20. TUPE

G20.1 Where 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 buyer must notify the seller of the employees whose services have been transferred to the buyer in connection with the lot on the transfer of employees.

G21. 2

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

G21.2 Where the special conditions have 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 investigations, 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 liabilities arising 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 charges current on completion showing:

(a) service charge expenditure attributable to each tenancy;

(b) payments on account of service charge received from each tenant;

(c) any amounts due from a tenant that have not been received;

(d) service charge expenditure that is not attributable to any tenancy and is for that reason irrecoverable.

G22.4 Where the service charge account is shown as showing for capital allowances:

(a) payments on account whether received or still then due from a tenant excluding attributable service charge expenditure; or

(b) the buyer may pay the amount equal to the excess when it provides the service charge account;

(c) service charge expenditure that 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 before or in the next service charge reconciliation date and pay the amount so recovered to the seller within five business days of receipt in respect of the period after actual completion date and the buyer must pay the expenditure incurred in respect of the period before actual completion date to the seller providing the service charge account to the buyer.

G22.5 The buyer agrees to pay the expenditure incurred in respect of the period after actual completion date to the seller providing the service charge account to the buyer.

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 continue rent review negotiations or proceedings as soon as reasonably practicable but the buyer agrees to the level of the rent or commencement of any such negotiations or proceedings without the written consent of the seller, such consent not to be unreasonably withheld or delayed.

G23.4 The seller agrees to:

(a) give to the buyer full details of all rent review negotiations and proceedings, including copies of all correspondence and other documents;

(b) use all reasonable endeavours to substitute the buyer for the seller in any rent review proceedings.

G23.5 The buyer and the seller 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 If the 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 participation in respect of five business days of receipt of cleared funds.

G23.7 If a rent review is agreed or determined before completion but the buyer has not paid or is not paid any interest recoverable from a tenant to which the account has not been received by the completion date the buyer must still pay the interest to the seller.

G24. Tenancy renewals
Common Auction Conditions

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 buyer 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:
(a) with the co-operation of the seller take immediate steps to substitute itself as a party to any proceedings;
(b) use all reasonable endeavours to conclude any proceedings or negotiations for the renewal of the tenancy and the determination of any interim rent as soon as practicable at the best rent or rents reasonably obtainable; and
(c) if any increased rent is recovered from the tenant (whether as interim rent or under the renewed tenancy) account to the seller for the part of that increase that relates to the seller’s period of ownership of the lot within five business days of receipt of cleared funds.

G24.5 The seller and the buyer are to bear their own costs in relation to registration 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:
(a) on completion assign it to the buyer and give notice of assignment to the person who gave the warranty, and
(b) apply for (and the seller and the buyer must use all reasonable endeavours to obtain) any consent to assign that is required. If consent has not been obtained by completion the warranty must be assigned within five business days after the consent has been obtained.

G25.3 If a warranty is not assignable the seller must after completion:
(a) hold the warranty on trust for the buyer; and
(b) at the buyer’s cost comply with such of the lawful instructions of the buyer in relation to the warranty as do not place the seller in breach of its terms or expose the seller to any liability or penalty.

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 the 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:
(a) procure that it becomes registered at Land Registry as proprietor of the lot;
(b) procure that all rights granted and reserved by the lease under which the lot is held are properly noted against the affected titles; and
(c) provide the seller with an official copy of the register 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.

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:
(a) apply for registration of the transfer;
(b) provide the seller with an official copy and title plan for the buyer’s new title; and
(c) join in any representations the seller may properly make to 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:
(a) delivered by hand; or
(b) made electronically and personally acknowledged (automatic acknowledgement does not count); or
(c) there is proof that it was sent to the address of the person to whom it is to be given (as specified in the 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:
(a) if when delivered, delivered by hand; or
(b) if when personally acknowledged, if made electronically, but if delivered or made after 1000 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.

G30.1 Generally Each Property is sold in accordance with Royal Institute of Chartered Surveyors (RICS) Common Auction Conditions, Edition 3, (“the Common Auction Conditions”) subject to the following, each taking precedence over the other in descending order:

(i) The Special Conditions of Sale for each Property if applicable (“the Special Conditions”);
(ii) The Law Society’s conditions known as the Standard Conditions of Sale (Fifth Edition) if applicable, as set out in the Legal Pack;
(iii) These Extra Conditions of Sale (otherwise known as the Extra Conditions of Sale);
(iv) The Auction Addendum.
   The Buyer is deemed to buy the Property knowing and fully accepting all the above conditions and should take independent legal advice if in doubt.

G30.2 Auction Procedure All prospective purchasers must register their attendance in the auction room by completing a registration form. They must provide such confirmation of their identity and evidence of their home address as the Auctioneer in his absolute discretion considers acceptable. Persons not registering, or who are unable to provide such evidence of identity or address, will not be permitted to bid in the auction. On the Property being knocked down by the Auctioneer, the successful bidder must immediately attend the Settling Table and sign two copies of the Auction Memorandum for the Property. The successful bidder must also pay the necessary deposit (see clause G30.3) and the Auctioneer’s Administration Charge (see clause G30.4).

G30.3 Deposit
The Buyer will pay a deposit of 10% of the purchase price or £2,000, or such other figure stipulated by the Seller’s solicitor, whichever shall be the greater, to the Auctioneer on or before signing the Auction Memorandum. Unless the Special Conditions for the lot in question state to the contrary, the Auctioneer shall hold as agent of the Seller, save for that part representing the Auctioneers’ charges to the Seller. The deposit shall be paid by way of Banker’s Draft or other such method the Auctioneer in his absolute discretion may accept. Cash will not be accepted. Any interest accruing on monies held by the Auctioneers will be retained by them to offset administration.

G30.4 Auctioneers Administrative Charge
The Buyer will pay to the Auctioneers an administrative charge as outlined on the Addendum, including VAT on or before the earliest of signing the Auction Memorandum or exchange of contract.

G30.5 Sale Particulars
The Property is believed to be and shall be taken to be correctly described in the Auction Catalogue (“the Catalogue”). The Auctioneer has prepared the Catalogue from information provided by or on behalf of the Seller and the Auctioneer shall not be responsible for any errors in the Catalogue. The Buyer must satisfy himself, before making a bid, as to the accuracy of the particulars given in the Catalogue and shall not be entitled to cancel the sale or rescind the Agreement for Sale of the Property as a result of any incorrect statement, error or omission in the Catalogue. The Buyer acknowledges that he has not relied on the Catalogue in deciding whether to buy the Property and that the Buyer is not relying on the information in the particulars as proof that the current or any future use or nature of any lot is legitimate, consented or approved. The Buyer acknowledges that the onus for verification lies solely with the Buyer. If any information is not correct any liability of the Seller and any remedy of the Buyer are excluded to the extent permitted by statute.

G30.6 Misrepresentations
The Buyer acknowledges that:
(a) he has not been persuaded to purchase the Property by any statement or representation whether verbal or in writing which may have been made to him or anyone on his behalf, by the Auctioneer, the Seller or anyone on behalf of the Seller;
(b) Any such statement or representation as referred to in paragraph (a) above does not form part of this Agreement; and
(c) any liability of the Auctioneer, the Seller or anyone on behalf of the Seller at law or in equity in respect of any statement made to the Buyer or anyone on his behalf is excluded to the extent permitted by the Misrepresentation Act 1967.

G30.7 Service and Other Fittings
The Seller makes no claim as to the ownership of any electric wiring and fittings, gas fittings and installations, central heating installations, TV aerials, satellite dishes or other reception devices, any of which may belong to the supply companies. In such cases the Seller accepts no liability for any payments that may be outstanding.

G30.8 Bidding Reservations
For the purpose of the Estate Agents Act 1979, the right is reserved to the Auctioneer, his related company, and the shareholders, and employees of the foregoing or their associates or members of their respective families to bid at the auction or to offer a property for sale at the auction.

G30.9 Inspection of Plans, Leases, etc
Copies of restrictions, plans, leases and any other documents referred to in the Special Conditions of Sale or the Auction Catalogue may be inspected on-line at www.countrywidepropertyauctions.co.uk or at the offices of the Seller’s Solicitors or the Auctioneers’ offices at any time during normal working hours, up to the date prior to the sale or in the auction room prior to the commencement of the auction sale. The Buyer shall be treated as buying with full knowledge of all matters, whether or not he has inspected any of the documents.