

# National Auction

26 February 2025

ONLINE AUCTION - 9.00 am

Featuring  
**OVER 200 LOTS**

**TOWN + COUNTRY**  
PROPERTY AUCTIONS

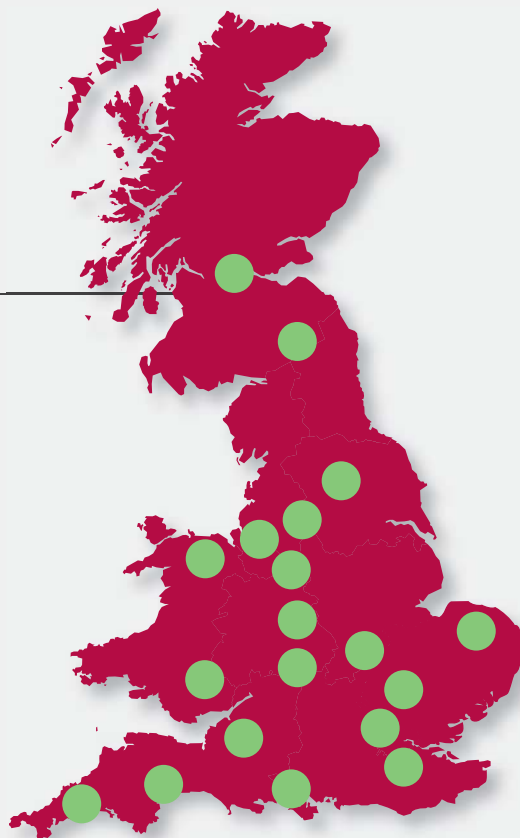
[tcpa.co.uk](http://tcpa.co.uk)

# An introduction to Town & Country

Our property auction experts have the local knowledge to provide you with an accurate valuation to help you achieve a sale.

We hold national auctions every two months via our nationwide website and advertise our properties on property portals such as Rightmove.

Combining our local knowledge, experience and technology we can help you achieve a quick, secure sale and the best price.



## Offices

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# 2025 National Auction Dates

Our national auctions feature listings from all our UK regions and are held every two months.

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## February 26

Closing Date: February 14

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## April 30

Closing Date: April 18

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## June 25

Closing Date: June 13

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## August 28

Closing Date: August 15

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## October 29

Closing Date: October 17

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## December 10

Closing Date: November 28

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Call us today on **0800 334 5090** or email [info@tcpa.co.uk](mailto:info@tcpa.co.uk) for a **FREE** valuation and to enter your property into one of our auctions.

# Welcome to our National Online Auction Event **February 2025**

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**After a record-breaking year for Town and Country in 2024, which saw a 69% increase in sales, TCPA will now offer a UK-wide online auction featuring stock from all 15 UK offices every two months.**

A wide variety of lots from all property sectors will feature in this new interactive digital catalogue. Our hope is that all buyers and sellers will be able to access all lots easily via this publication and find further information on each property by utilising the 'click for more information' button under each lot. Our UK-wide team will be on hand to assist you with your search and any queries. Many lots are available for **Pre-Auction offers** (under auction terms). Feel free to reach out to the relevant contact/office, who will be happy to discuss any lot with you.

With over **200 lots** nationally in this catalogue, we believe there is something for everyone. May I take this opportunity to thank all our teams and partners who have made our first National Sale Event possible.

**Happy Bidding!**

**Neil McDonald**

Chief Executive Officer



# Success at Auction

Our first regional auction of 2025 saw a 45% increase in sales compared to the same period in 2024. An impressive number of lots were sold under the virtual hammer, with strong buyer interest and competitive bidding across the country.

From residential homes to investment opportunities, each lot highlighted the effectiveness of our auction process in achieving fantastic outcomes for all our clients. Thank you to all those who participated in this successful auction.

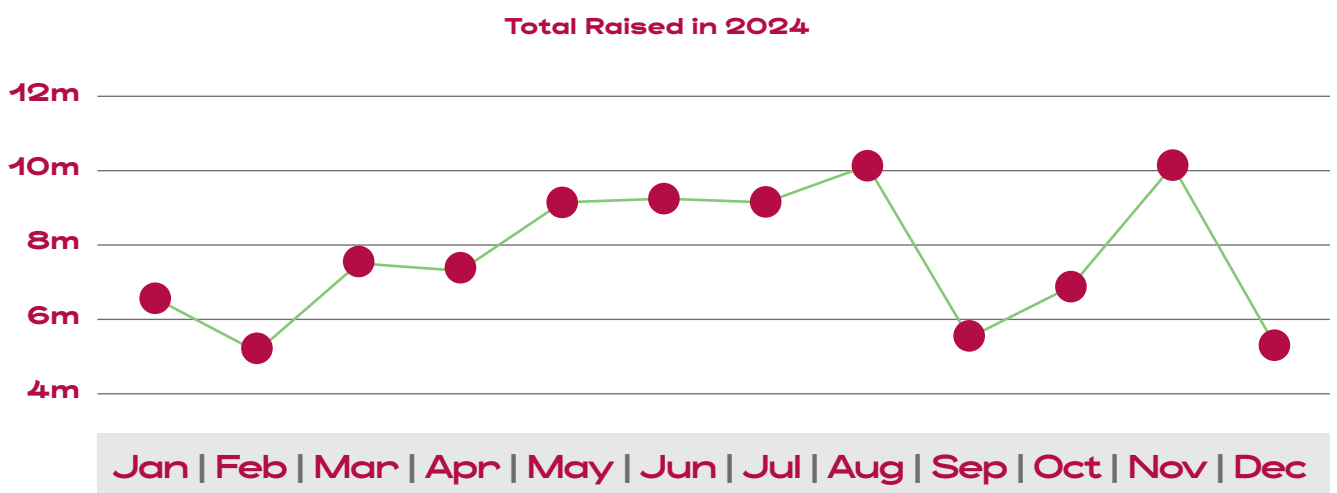
**£8.3 Million**

Total Raised Last Auction

**51**

Lots Sold

# Stats from 2024 Auctions



**£93,000,000+**

Total Raised in 2024

**651**

Lots Sold in 2024

# Recently Sold at Auction

## SOLD

### 10 Lowtherville Road, Ventnor, Isle of Wight, PO38 1AP

A total of 47 bids were placed on this three-bedroom cottage in need of full renovation. The property achieved £43,000 over the guide price.



## SOLD

### 41 Goshawk Road, Haverfordwest, SA61 2TY

The South Wales auction featured a property with a Guide Price of £1,000 and No Reserve. The property achieved 33 bids and sold for £35,000.



## SOLD

### Dairy House Farm, Wrenbury Heath Road, Sound, Nantwich, Cheshire, CW5 8BB

A rare development opportunity was offered in the Cheshire auction. A large country house suitable for redevelopment sold as an incomplete building project and was purchased prior to the auction.



# Buying at auction



Town & Country are here to help, whether it's your first-time buying at auction or you are an experienced purchaser. Our registration and buying guides will provide you with the guidance to confidently secure your purchase.

## What are the different type of auctions?

### Unconditional lot

The auction conditions require full legal completion within 28 days or longer by agreement following the auction. A deposit and a buyer's premium (if appropriate) are payable immediately..

### Conditional lot

Upon the fall of the hammer, the auction conditions require exchange of contracts within 28 days (unless otherwise stated) followed by completion within 28 days of exchange. The purchaser shall pay a non-refundable buyer's premium. The buyer's premium applicable to the property will be noted on the property listing.

### Can I buy at auction with finance?

Buying a property at auction is very different to traditional purchases. Completions happen much faster, so it often pays to arrange your finance before the auction gets into full swing. After all, you're the legal owner the moment the hammer goes down – and you'll typically have only 28 days to provide the balance of the purchase price. We work with **Together Finance**, who are well-versed in the world of short-term finance. Their experts are on-hand before, during, and after the auction to help you turn the funds around

within a tight timeframe. They will finance your standard two up two down or semi-detached to used opportunities, unusual properties, and building plots lacking planning permission.

### What is the guide price?

The guide is an estimate given by the Auctioneer, providing you an with an indication of the seller's reserve price.

### What is a reserve price?

A reserve price is price stated as the lowest figure acceptable to the seller. This is confidential between the seller and the auctioneer.

### Can I arrange a viewing?

Yes, unless stated otherwise on the particulars. Contact the office dealing with the property you are interested in, you will be asked to provide your contact information along with your buying position for example mortgage agreed in principle or a cash buyer.

### What is a legal pack?

In a private treaty sale through an estate agent, you would expect to see the legal documents after you have made an offer. As the auction sale requires speed of the transaction these are provided by the seller's solicitor in advance of the auction.



# Common-sense auction finance delivered fast.

When you're buying at auction, you need a lender who can work quickly to provide the finance you need – fast.

So when time is of the essence, we empower our team to make straightforward decisions to give you the fastest possible answer when you need it the most.

With over 15 years' experience in auction finance, you can trust our common-sense lending approach on a wide range of residential or commercial properties and for a variety of personal circumstances – including if you're self-employed or retired.

**Bid with confidence on your next auction purchase.**

Talk to our  
friendly experts on  
**03330 605 752.**



Any property used as a security, including your home, may be repossessed if you do not keep up repayments on your mortgage or any other debt secured on it.

Together is a trading style of each of the undernoted companies, which have their registered office address at Lake View, Lakeside, Cheadle, Cheshire SK8 3GW.

Together Personal Finance Limited is authorised and regulated by the Financial Conduct Authority (FCA) | Registered in England and Wales - Company Registration Number 02613335. FCA number is 305253.

Together Commercial Finance Limited | Registered in England and Wales - Company Registration Number 02058813



# Notice for Prospective Buyers



**The Catalogue:** It is important that prospective purchasers satisfy themselves as to the location, boundaries, conditions and state of the lots before the auction. This catalogue contains details about properties being sold at online auction. Those details are subject to change up to and including the day of the auction. Please check our website regularly at: [www.townandcountrypropertyauctions.co.uk](http://www.townandcountrypropertyauctions.co.uk). Keep yourself informed of any additional materials available on the day of the auction, in order to stay fully informed with the up-to-date information.

The catalogue is produced as a marketing conduit to help buyers find our vast array of lots in one place. It is produced and distributed 2 weeks prior to our national auction. Due to the fast moving nature of our property auctions it is advised the prospective purchaser checks the status of each lot in real time by clicking the 'more information button' on individual lot and reading addendum prior to the sale.

**Plans, Maps and Photographs:** The plans, floorplans, maps, photographs and video tours published on [www.townandcountrypropertyauctions.co.uk](http://www.townandcountrypropertyauctions.co.uk) and in the catalogue, are to aid identification of the property only. The plans are not to scale. Town and Country Property Auctions will assume prospective purchasers will have inspected the relevant property and made all usual and necessary searches and enquiries with all relevant authorities and other bodies. It is advisable to arrange for a survey of the property prior to the auction. Prospective purchasers are strongly advised to check these particulars as to measurements, areas and all other matters to which the properties are expressed to be subject or have the benefit of and in respect of any contents, fixtures and fittings expressed to be included in the sale by making an inspection of the property and all the necessary enquiries with Town & Country Property Auctions, the Vendor, the Vendor's professional advisors and all other appropriate authorities. All measurements and areas referred to in these particulars are approximate only.

**Guide Prices & Reserve Price:** \*Guide Prices quoted online and in the catalogue, are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a reserve price which the

auctioneers expect will be set within the guide price range or no more than 10% above a single figure guide. This is a confidential figure set between the Vendor and the Auctioneer just prior to the auction. It is a figure below which the Auctioneer cannot sell the property during the auction. Unless otherwise stated, all property is sold subject to a reserve whether declared or not.

**Viewing:** Due to the nature and condition of auction properties, Town and Country Property Auctions highlight the potential risk that viewing such property carries and advise all to proceed with caution and take necessary requirements to ensure their own safety whilst viewing any lots offered. Inspection of investment properties is by courtesy of the tenant. Inspection of properties with vacant possession only by arrangement with the Auctioneers. Viewings are conducted entirely at the potential buyers own risk, these properties are not owned or controlled by Town & Country Property Auctions and the auctioneers will not be held liable for loss or injury caused while viewing or accessing the lot. Due to the nature of some auction properties, electricity may not be turned on, and viewing times may be restricted. Many viewings are by appointment with qualified bidders. Contact the individual office for details. In the case of Open or Block viewings that are sometimes carried out by third party agents we will endeavor to give appropriate notice should the published viewing time change if appropriate. Town & Country Property Auctions will not be liable for any costs or losses incurred due to viewing cancellations or no shows.

**Pre Auction Sales:** Offers made on property included in this auction may be accepted by the Vendor prior to the auction under auction terms. If prospective buyers are intending to bid at the auction for a specific lot, the auctioneers recommend that potential buyers keep in contact with the Auctioneer's regional office which is clearly noted on the lot at [www.townandcountrypropertyauctions.co.uk](http://www.townandcountrypropertyauctions.co.uk).

**Addendum:** The addendum is an important document and provides details of the amendments to the catalogue and Conditions of Sale. Prospective buyers should ensure they inspect this document as its content may form part of the sales contract. Prospective purchasers should always check the addendum sheet on the day of the sale to see if there are any alterations or amendments to the particulars or special conditions on the property that they are

# Notice for Prospective Buyers

interested in bidding for. The catalogue has been prepared on the basis of information provided. In some cases, for a variety of reasons verification has not been possible prior to printing. Consequently, amendments may be made and the purchaser deemed to have full knowledge of them. Each individual regional office will prepare their own addendum.

**Bidding:** Each property will be offered under auction terms on [www.townandcountrypropertyauctions.co.uk](http://www.townandcountrypropertyauctions.co.uk).

To be able to bid a bidders security deposit will be payable securely on the online platform [www.townandcountrypropertyauctions.co.uk](http://www.townandcountrypropertyauctions.co.uk).

**This is fully refundable to unsuccessful bidders.**

**For more information on buyer registration go to [www.townandcountrypropertyauctions.co.uk/pages/buy-with-us](http://www.townandcountrypropertyauctions.co.uk/pages/buy-with-us).**

At the fall of the virtual hammer the successful bidder will be under a binding contract to purchase the property in accordance with the general and special conditions of sale, together with the relevant addendum and contents of the notice. Following completion of the auction the successful bidder will be required to supply without delay their name and address, solicitor's details, identification, deposit and balance of the buyer's premium (if appropriate). They will then be required to sign the auction memorandum. Each bidder will be deemed to be personally liable on making an accepted bid even if he/she purports to act as an agent for the principal purchaser or purports to sign the Memorandum of Sale in a respective capacity.

**Bidding by Proxy or Telephone:** If prospective buyers are unable to use the auction platform they are invited to contact the individual regional auctioneers detailed in the catalogue to discuss special arrangements for bidding by proxy or telephone. A Non-Attending Bid or Telephone Bid form and conditions will be provided in this instance. If bidding by telephone, the auctioneers accept no liability for poor signal or being unable to reach prospective buyers at the time required.

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

**Deposit:** When the Memorandum of Sale is signed, the buyer will be asked to pay a deposit amount of 5% or 10% of the purchase price (plus VAT where applicable) for each lot subject to a minimum amount of £3,000 unless otherwise stated by the auctioneer. Payment can be made by Stripe, electronic bank transfer, bankers draft, company/ personal cheque, debit or credit card. Please note cash deposits are not accepted under any circumstances. The auctioneers only accept deposit cheques on the basis that there are adequate funds in the account on which the cheque is drawn. Please note, there is a 2% interest charge if the buyer pays the deposit via credit card.

**Administration Charge:** In some instances purchasers will be required to pay an administration charge at a minimum level of £750 +vat (unless stated otherwise in the property description). All fees from Town & Country Property are clearly noted on the appropriate lot at [www.townandcountrypropertyauctions.co.uk](http://www.townandcountrypropertyauctions.co.uk). It is strongly recommended all purchasers check the special conditions of sale as other fees may also apply to individual properties.

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

**Disbursements/Additional Fees:** Some additional fees or disbursements may become payable by the purchaser to the seller on completion. These will be detailed in the Special Conditions of Sale within the property's legal pack and may be written in words. Prospective buyers are advised to check the Special Conditions of Sale carefully. Stamp Duty, Land Tax or Land and Buildings Transaction Tax may also apply in some circumstances. These costs will not be confirmed in the legal pack, it is up to the bidder to make their own enquiries in this regard.

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

**The Legal Aspect:** Buying at auction is a contractual commitment and prospective buyers bid on the basis that they have checked the General Conditions of Sale, that are detailed at the back of the catalogue, and the Special Conditions of Sale relating to each individual lot. If there is a conflict between them, the Special Conditions of Sale shall prevail. The legal packs can be found online at [www.townandcountrypropertyauctions.co.uk](http://www.townandcountrypropertyauctions.co.uk). Prospective buyers bid on the basis that they are deemed to have inspected all lots, have made all necessary enquiries and have checked the legal documentation. Buyers are deemed to be satisfied that they fully understand their content. The auctioneers strongly suggest that buyers take legal and professional advice prior to making an offer prior to auction, bidding at the auction, or post auction. The auctioneers will make every possible endeavor to provide access to all lots prior to the sale although this cannot be guaranteed. The auctioneers will attempt to answer any queries prior to auction and on the day. The auctioneer will not be able to answer any questions whilst the auction is proceeding.

**\*Please note that property for sale in Scotland will be subject to a separate set of terms and conditions, Conditions of Sale and Special Conditions, Articles of Roup and Minutes of Preference and Enactment. Please contact TCPA Scotland at [scotlandinfo@tcpa.co.uk](mailto:scotlandinfo@tcpa.co.uk)**

**Access:** Purchasers should be aware that they will not be entitled to the keys or access to the property (except by special arrangement) until completion date of the sale.

**Property Insurance:** Once the hammer falls at a Property Auction the purchaser becomes liable for the insurance of the property he/ she has bought.

**Post-auction Sale:** If a potential purchaser is interested in a property that is not sold during the auction, they can speak to the relevant auction regional office and make an offer at, above or below the Guide. The offer will be put forward to the Vendor and if accepted, the prospective buyer will be able to proceed with the purchase under auction terms and conditions. Alternatively, some lots may be offered at a set price in a BUY IT NOW auction on [www.townandcountrypropertyauctions.co.uk](http://www.townandcountrypropertyauctions.co.uk)

**Disclaimer:** Particulars on the website and within the catalogue are believed to be correct but their accuracy is not guaranteed. The auctioneers will always endeavor to inform prospective purchasers of variations to the catalogue, when such changes are brought to their attention. Town and Country Property Auctions nor their clients can be held responsible or any losses, damages, or abortive costs incurred in respect of lots that are withdrawn or sold prior to auction. Information relating to Rating matters has been obtained by verbal enquiry only. Prospective purchasers are advised to make their own enquiries of the appropriate authorities. Prospective purchasers are deemed to verify for themselves whether tenanted properties are occupied, and rents are being paid. All measurements, areas and distances are approximate only. Potential buyers are advised to check them. No representation or warranty is made in respect to the structure of any properties nor in relation to their state of repair. Prospective buyers should arrange for a survey of the particular lot by a professionally qualified person. If you choose to make an offer based solely on a virtual viewing, then Town and Country Property Auctions does not accept any liability for errors in the information provided, including but not limited to, measurements, photography and video content. The Agents for themselves and for the Vendors of these Lots, whose Agents they are, give notice that: These Particulars do not constitute any part of an offer, or a contract. All the statements contained in these particulars as to the Lots are made without responsibility and are not to be relied on as statements or representations of fact and they do not make or give any representations or warranty whatsoever in relation to these Lots.

**Please refer to the relevant common auction conditions included at the rear of the catalogue or at [www.townandcountrypropertyauctions.co.uk](http://www.townandcountrypropertyauctions.co.uk)**

# Proof of Identification

What the regulations mean for you as a bidder or buyer at the auction:

1. In the case of an individual bidding at auction, we will require a certified copy of a passport and utility bill.
2. In the case of an individual acting on behalf of a third-party individual, we will require a certified copy of a passport and recent utility bill from both.
3. In the case of an individual acting on behalf of a company we will require details about the company including ownership information on the ultimate holding company and ultimate beneficial owners of the company, including current addresses and dates of birth of all individuals with a controlling interest or who are ultimately benefiting from the company's activities.
4. If you are unable to attend in person or will be sending us a remote bidding form, we will require certified ID that has been identified by a professionally recognised individual. This will need to be provided to us in advance of the auction date.
5. Your ID will be kept on file for 3 years and we will only require updated documents if you change address.

**At registration for the auction you must provide 2 forms of ID, one photographic and one proof of residence that is dated within the last 3 months (a list of acceptable ID documents can be seen below).**

## Proof of identity

You must provide proof of identity with one of the following items:



**Valid passport**



**National ID Card**



**Driving licence**

## Proof of address

You must provide proof of address by attaching a photo of one of the following items (they must be dated within the last three months):



**A photo of a bank statement**



**Utility bill**



**Government correspondence**

**PLEASE NOTE:** A facility is included on [www.townandcountrypropertyauctions.co.uk](http://www.townandcountrypropertyauctions.co.uk) within the EIG Auction passport system which will allow prospective buyers to upload scans of their photographic ID and proof of address to their profile, along with additional information which will assist Town & Country Property Auctions in carrying out any further verification that HMRC's Anti Money Laundering Regulations require. If you are the successful bidder, the auction team will carry out an electronic ID verification in order to meet the HMRC Anti-Money Laundering Regulations.

# London

Bidding opens 9.00 am - 33 Lots



**Paul Burley**  
Director

Paul has been in the property industry for 33 years. Paul was a partner of an estate agents for 15 years and for the last 5 years has dealt with the planning side of sites all over the country. Currently the director of the London franchise of Town and Country Auctions. Away from the office Paul is an avid sports fan and likes to travel.

✉ [paul.burley@tcpa.co.uk](mailto:paul.burley@tcpa.co.uk)

☎ 01932 548500



**Paul Doran Jones**  
Director

A former England International Rugby Player and residential developer Paul has developed his expertise over fifteen years in the industry. This allows him to give independent property consultancy with a people focused approach. He shares his expertise with a consistent, insightful service for clients, many of whom work with us repeatedly. These extensive skills in the residential, commercial and mixed use property sectors maximise values for clients but always in an assured, friendly and honest way.

✉ [paul.doranjones@tcpa.co.uk](mailto:paul.doranjones@tcpa.co.uk)

☎ 01932 548500



**Callum Thomas**  
Auction Manager

Callum started his career in property at the start of 2017, he started as a part-time sales negotiator and over the course of five years worked his way up through the ranks to become auction department manager. Callum had covered every part of the process viewings, valuations, portfolio sales, commercial sales, traditional auctions, online auctions and management.

✉ [callum@tcpa.co.uk](mailto:callum@tcpa.co.uk)

☎ 01932 548500



**Andrina Craig**  
Senior Negotiator

Andrina has worked in property for 12 years, having previously been a business owner in the hospitality industry. In 2019, she was shortlisted for UK agent of the year, a testament to her unwavering commitment to delivering results and providing exceptional client service. Alongside her experience, Andrina brings with her an enthusiasm and passion which enables her to deliver for her client's needs. In her spare time, she enjoys a variety of sports, travelling and time with family and friends.

✉ [andrina@tcpa.co.uk](mailto:andrina@tcpa.co.uk)

☎ 01932 548500

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## London

Dixcart House, Addlestone, London, KT15 2LU

01932 548500

[london@tcpa.co.uk](mailto:london@tcpa.co.uk)

**Lot 1** **Rose Cottage, Beaconsfield.**

**Stunning 5 Bedroom Detached Bungalow in Prestigious Location**

**Description:**

An exquisite, meticulously transformed five-bedroom detached bungalow that epitomises luxury living. Every detail of this residence has been thoughtfully designed, featuring five stunning bathrooms and exceptional fittings throughout.

Nestled on a vast plot of circa 2.9 acres, this property offers an unparalleled opportunity for those seeking grandeur and tranquility. Located in the prestigious Jordans Beaconsfield area, this flawlessly renovated haven is accessed through secure electric gates, ensuring privacy and security for its residents.

**Guide Price:**  
**£2,300,000** (plus fees)



[Click for more information](#)

**Lot 2** **102 Argyle Street, Glasgow.**

**High Yield Commercial Opportunity.**

**Description:**

A high yield commercial opportunity primely located on Glasgow's 'Style Mile' at the entrance to the Argyll Arcade.

This 3 storey commercial property is currently let to Hutchinson 3G UK until December 2030 with no break clause, the is £130,000 per annum which is a 10.40% yield of the current guide price.

**Guide Price:**  
**£1,250,000** (plus fees)



[Click for more information](#)

## Lot 3 144 St Vincent Street, Glasgow.

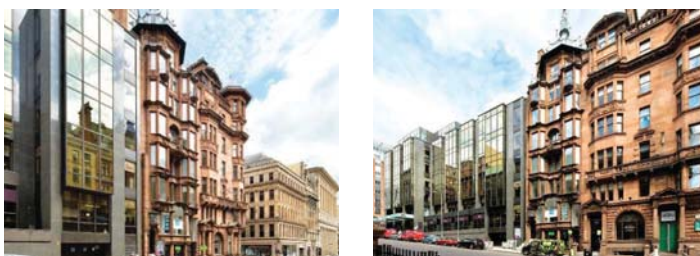
Landmark, High Yielding Commercial Investment Opportunity.

### Description:

A landmark category A Listed building which was designed by the famous Glasgow architect James Salmon Jr. The property is currently let to multiple tenants and when fully let, is estimated to return £214,817.50 per annum, which is an 11.3% yield of the current guide price. It is arranged over the ground and seven upper floors to provide serviced office accommodation. The property benefits from two 8-person passenger lifts which serve all office floors, whilst WC and tea preparation facilities are also on each floor. The lower ground floor café and bar are not included in the sale. The vendors have completed a high-level refurbishment of the building-both exterior brickwork and interiors, providing a turnkey investment for the new owner.

### Guide Price:

£1,900,000 (plus fees)



[Click for more information](#)



## Lot 4 29 Butts Green, Stoke-on-Trent.

Investment Opportunity.

### Description:

A this fantastic investment opportunity situated on Butts Green, Stoke On Trent.

The 3 bedroom mid terrace property benefits from off road parking to the front, garden to the rear and is in need of modernisation.

The accommodation comprises: entrance hall, utility room, double aspect reception room, kitchen and conservatory to the ground floor. With three bedrooms, shower room and WC to the first floor.

### Guide Price:

£99,000 (plus fees)



[Click for more information](#)



**Lot 5** **22 Elizabeth Avenue,  
Norwich.**

**Refurbishment Opportunity.**

**Description:**

A 2 bedroom, semi detached bungalow which is in need of refurbishment, making it an ideal investment opportunity.

The property is located on Elizabeth Avenue, Thorpe St Andrew, the accommodation comprises: entrance hall, kitchen, reception room, two bedrooms, bathroom/WC. Externally the property benefits from front, side and rear gardens.



[Click for more information](#)

**Guide Price:**  
£180,000 (plus fees)

**Lot 6** **Flat 128, Chace Avenue  
Potters Bar.**

**Investment Opportunity.**

**Description:**

A second-floor apartment offering one bedroom, reception room, kitchen, bathroom room/WC, entrance hall. Benefitting from a long lease. Public transport links include Potters Bar mainline rail station together with a network of local bus services.

Shopping amenities can be found locally within Potters Bar with an extensive range of shops, bars and restaurants being found in Barnet. Well located for Morven Park, Parkfield Open Space, Oakmere Park and Garden.



[Click for more information](#)

**Guide Price:**  
£170,000 (plus fees)



Lot 7

# 87 Holehouse Road Stoke-on-Trent.

### Investment Opportunity.

**Description:**

A semi-detached bungalow comprising 2 bedrooms, reception room, kitchen, shower room/WC, entrance hallway and front and rear gardens.

Shopping amenities can be found locally within Abbey Hulton with an extensive range of shops, bars and restaurants being found in Stoke-on-Trent. Well located for Wetley Moor Common, Whitfield Valley Nature Reserve and Hulton Abbey Park. Public transport links include Stoke-on-Trent mainline rail station together with a network of local bus services serving the surrounding vicinity. Road links include the A52, A53, A50 and M6.

**Guide Price:**  
£135,000 (plus fees)



[Click for more information](#)

Lot 8

# 42 Tranter Road, Stoke-on-Trent.

### Investment Opportunity.

**Description:**

this freehold, semi-detached property offering 3 bedrooms, reception room, kitchen, conservatory, family bathroom/wc and benefitting from front, side and rear garden.

Shopping amenities can be found locally within Abbey Hulton with an extensive range of shops, bars and restaurants being found in Stoke-on-Trent. Well located for Wetley Moor Common, Whitfield Valley Nature Reserve and Hulton Abbey Park. Public transport links include Stoke-on-Trent mainline rail station together with a network of local bus services serving the surrounding vicinity.

**Guide Price:**  
£80,000 (plus fees)



[Click for more information](#)

Lot **9** **1 Hart Road,  
Harlow, Essex.**

**Fantastic Investment Opportunity.**

**Description:**

A fantastic opportunity to acquire this impressive 12 bedroom detached property in the sought after location of Hart Road, Old Harlow.

The accommodation which is split over 4 floors briefly comprises: porch, hallway, lounge, kitchen, bathroom and 5 bedrooms to the ground floor, 4 of the bedrooms are en-suite.

There is also access to the basement from the ground floor. To the first floor you can find a bathroom and further 4 bedrooms, 3 of which are en-suite. To the second floor are two more en-suite bedrooms.



**Guide Price:**  
**£1,100,000** (plus fees)

[Click for more information](#)

Lot **10** **Orchard Nursery,  
Stratford-upon-Avon.**

**Unique Opportunity! 5 Bedroom  
Cottage with separate 3 Holiday Lets!**

**Description:**

A fantastic opportunity to purchase just under 5,000 sq ft of property comprising: a 5 bedroom cottage some 500 years old, set on 1.5 acres of level land, with an additional 3 holiday let units, a 4 bed, 2 bed and 1 bed bringing in £60,000 per annum.

Along with a large storage shed, drive way and parking area for multiple cars, set in the tranquil village of Long Marston, 6 miles from Stratford upon Avon, and 2.5 miles to the gateways of the Cotswolds.

The cottage comprises: 5 bedrooms, 2 kitchens, 3 reception rooms, 2 bathrooms, 2 cloakrooms. The cottage is oil central heating.



**Guide Price:**  
**£1,400,000** (plus fees)

[Click for more information](#)

# Lot 11 The Crown, Milton Keynes.

## Unique Investment Opportunity.

### Description:

The Old Horwood Crown, this Grade II listed property occupies a prominent position in the centre of the picturesque village of Great Horwood, overlooking the village green.

The property was granted 'change of use' in 2019 (19/00210/APP) to develop the property into a 4 bed property with 2 bed annex, conversion works are however incomplete, with internal renovations required. The property offers a unique investment opportunity or an ideal project for someone looking for an idyllic home on the village green.



**Guide Price:**  
£400,000 (plus fees)

[Click for more information](#)

# Lot 12 Garages at, Truro Walk, Tonbridge, Kent.

## Development Opportunity.

### Description:

A fantastic development opportunity with fulling planning permission for 3 x Three Bedroom Terraced Houses. The site (currently 16 garages) is ideally located at Truro Walk Tonbridge and offers huge potential to developers.

The planning details can be found on Tonbridge & Malling council site with reference 22/O1728/FL.



**Guide Price:**  
£270,000 (plus fees)

[Click for more information](#)

**Lot 13** Flat 3, 699 Commercial Road, London.

**Ideal Investment Opportunity!**

**Description:**

A fantastic opportunity to acquire a 1 bedroom apartment on the second floor of this charming Georgian townhouse conversion, in need of renovation.

The current lease has approximately 95 years remaining, however the seller shall extend the lease to 999 years subject to certain works being completed.



**Guide Price:**  
£240,000 (plus fees)

[Click for more information](#)

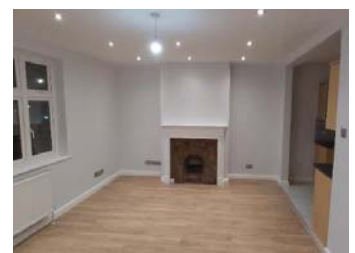
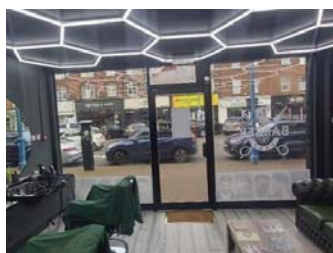
**Lot 14** 31 The Broadway, Potters Bar.

**Commercial unit with 3 x Flats!**

**Description:**

A converted mixed-use terrace property in the heart of Potters Bar, Hertfordshire, England. 31a & 31c The Broadway, Darkes Lane, Potters Bar EN6. The property comprises: Commercial unit and 1 bedroom flat on the ground floor, with further 1 bedroom flat on the first floor. A 2 bedroom maisonette flat occupies the second and third floors.

The total income for the property is £75,000 with the breakdown below:  
Commercial unit - £20,000  
31a - £17,280  
31b - £18,000  
31c - £19,800



**Guide Price:**  
£850,000 (plus fees)

[Click for more information](#)

# Lot 15 Maples, Barnet Road, Barnet.

**5 Bedroom Detached Home With Lots of Potential!**

**Description:**

A 5 bedroom, 3 reception detached property with electric gates and driveway parking for numerous vehicles. The property would benefit from further development and extensions, subject to planning permission. Comprising: entrance hall, 3 large reception rooms, kitchen breakfast room with utility room integral garage and WC .

On the first floor you can find a master bedroom with dressing area and en suite bathroom, 4 further double bedrooms and a family bathroom. Externally, south facing rear garden of approx 240' in length with sun terrace and side access, a garage and a large gated frontage providing ample parking.

**Guide Price:**  
£1,150,000 (plus fees)



[Click for more information](#)

# Lot 16 46 Watling Street, Bletchley, Milton Keynes.

**A two bedroom end terrace.**

**Description:**

this lovely 2 bedroom end terrace property located on Watling Street in the popular town of Bletchley, Milton Keynes.

Property in brief lounge, kitchen, storage cupboard, two bedrooms, bathroom and courtyard garden.

**Guide Price:**  
£170,000 (plus fees)



[Click for more information](#)

**Lot 17** **42 Carshalton Road, Blackpool.**

**High Yielding Investment Opportunity.**

**Description:**

A high yielding freehold block of three flats, fully let located in Blackpool. The property offers 16.46% yield at the guide price and comprises of 2 x two bedroom flats, each returning a total of £5,200 per annum or £10,400 for the pair, and a one bedroom flat returning £4,420.

Total income generated per annum = £14,820.  
This is an ideal turn key investment for buyers. The property is close to local amenities, the sea front and Blackpool North train station



**Guide Price:**  
**£90,000** (plus fees)

[Click for more information](#)

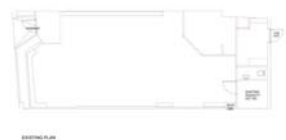
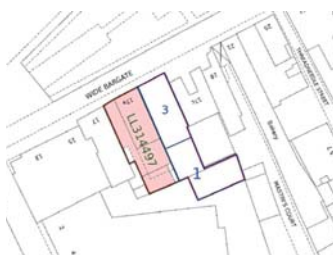
**Lot 18** **17B Wide Bargate, Boston.**

**High Yielding Commercial Investment Opportunity**

**Description:**

A high yielding two storey commercial investment opportunity located in the heart of Boston. The ground floor is currently returning £22,500 per annum which gives a 11.84% yield at the guide price, the lease expires on in October 2028.

The first floor is currently vacant and offers the potential for further development subject to the relevant planning permissions and building regulations.



**Guide Price:**  
**£190,000** (plus fees)

[Click for more information](#)

Lot **19** **8 Priory Road, Spalding.**

**Residential Investment - 21% Yield!**

**Description:**

A six bedroom licensed HMO producing a phenomenal rental income of circa £38,000 per annum which equates to 21% yield based on the guide price.

This end terrace 6 bedroom tenanted HMO producing rental income of circa £38,000 pa has four bedrooms with en-suite facilities two further bedrooms a shower room kitchen and a dining room.

The property also has a rear yard. Spalding offers a variety of facilities together with a rail link into Peterborough and London Kings Cross.

**Guide Price:**  
**£180,000** (plus fees)



[Click for more information](#)

Lot **20** **63 Lansbury Avenue, Romford, Essex.**

**Three/Four bedroom three storey townhouse.**

**Description:**

Situated in this prime location, with easy access to A12, giving direct access to M25 and M11, is this three/four bedroom three storey townhouse.

This home is ideal for any growing family there is an option of an extra bedroom, with schools, bus routes and the Elizabeth Line, which is now up and running all within a stone's throw of this property.

**Guide Price:**  
**£290,000** (plus fees)



[Click for more information](#)

Lot **21** **2 Poolside, Haverigg, Millom.**

**Investment Opportunity.**

**Description:**

3 bedroom end terrace, turn key investment opportunity located in lovely seaside location of Millom, Cumbria.

The property can be bought with the benefit of a guaranteed rental agreement providing £1,300 rental income pcm or £15,600 per annum. This is a 18.35% yield of our guide price of £85,000.

Equally the property can be bought with vacant possession should a buyer prefer this.

Accommodation briefly comprises: three bedrooms, two reception rooms, kitchen and bathroom internally with front courtyard and rear gardens.

**Guide Price:**  
**£85,000** (plus fees)



[Click for more information](#)

Lot **22** **74 Grammerscroft, Millom.**

**Investment Opportunity.**

**Description:**

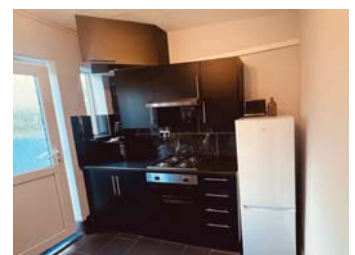
A fantastic 3 bedroom end terrace, turn key investment opportunity located in the lovely seaside location of Millom, Cumbria.

The property can be bought with the benefit of a guaranteed rental agreement providing £1,300 rental income pcm or £15,600 per annum. This is a 18.3% yield of our guide price of £85,000.

Equally the property can be bought with vacant possession should a buyer prefer this.

Accommodation briefly comprises: three bedrooms, two reception rooms, kitchen and bathroom internally with front and rear gardens.

**Guide Price:**  
**£85,000** (plus fees)



[Click for more information](#)



**Lot 23** 114 Albert Street, Millom, Cumbria.

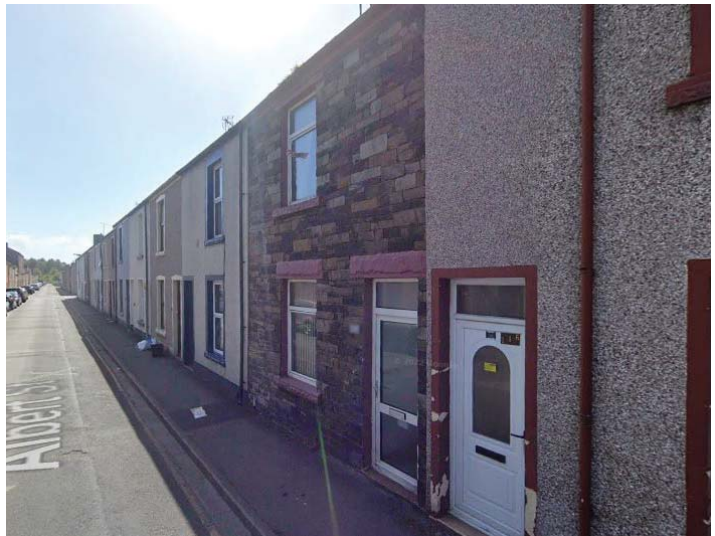
**Investment Opportunity.**

**Description:**

A fantastic 3 bedroom mid terrace, turn key investment opportunity located in lovely seaside location of Millom, Cumbria.

The property can be bought with the benefit of a guaranteed rental agreement providing £1,300 rental income pcm or £15,600 per annum. This is a 18.3% yield of our guide price of £85,000.

Equally the property can be bought with vacant possession should a buyer prefer this. Accommodation briefly comprises: three bedrooms, two reception rooms, kitchen and bathroom internally, and a rear garden.



**Guide Price:**  
£85,000 (plus fees)

[Click for more information](#)

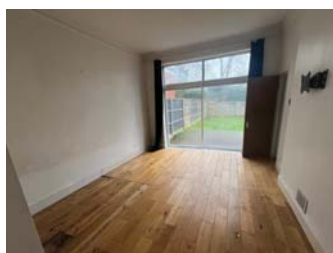
**Lot 24** 1A Staverton Road, London.

**2 Bedroom, 2 Bathroom Apartment with Private Garden.**

**Description:**

A ground floor garden apartment benefitting from two double bedrooms, two modern bathrooms (one en-suite), a 16ft reception room, kitchen and a cellar with utility space for washing machine and tumble dryer and ample storage facilities. Private rear garden, comprising lawn and decked area.

The property is located in the fashionable suburb of Brondesbury Park with fantastic transport links of Willesden Green, Kensal Rise and Queens Park along with the trendy bars, coffee shops, gastro pubs, restaurants and shops.



**Guide Price:**  
£395,000 (plus fees)

[Click for more information](#)

**Lot 25** Flat 9 Larch House, Rowan Walk, London.

Tenanted Investment Opportunity in Fabulous Location.

**Description:**

Investment opportunity in fabulous location. A spacious two bedroom maisonette on second floor in a small, purpose-built block.

The flat comprises 2 double bedrooms, semi open plan kitchen, living room and bathroom. Ample storage space, good security and one full length balcony.

Conveniently located for all amenities of Ladbroke Grove, Harrow Road and within a short walk to Portobello Market and Harrow Road.



**Guide Price:**

£225,000 (plus fees)

[Click for more information](#)

**Lot 26** The Bake House, 12A Queens Road, Essex.

2 Bedroom, 2 Bathroom Apartment with Private Garden.

**Description:**

A stunning and unique Victorian home, offering 2 spacious double bedrooms, each with en-suite bathroom, large reception/dining room through to beautifully appointed kitchen, cloakroom and paved garden with rear access.

The property has been superbly refurbished to a high spec throughout and includes thoughtful features such as Juliet balconies, oak staircase housing wine cooler and vaulted ceilings in the bedrooms.

Ideally located within walking distance to Queens Road with it's array of boutique shops, restaurants, cafes, Waitrose & is close to the Central Line Station.



**Guide Price:**

£550,000 (plus fees)

[Click for more information](#)

## Lot 27 50B London Road, St Albans, Hertfordshire.

Tenanted Investment Opportunity in Fabulous Location.

### Description:

one-bedroom apartment occupying an prime position just a short walk from both the city centre and St Alban's City station.

Accommodation comprises: large open plan kitchen/living room, a double bedroom, and a modern shower room.

The property would work as an ideal first-time purchase or investment property. See further information in the legal pack.

### Leasehold Information:

Ground rent: £100 per annum

Service charge/building insurance: £625 per annum

Length of lease - 144 years remaining

### Guide Price:

£180,000 (plus fees)



[Click for more information](#)



## Lot 28 34 Decoy Avenue, London.

An this excellent family home on corner plot with good scope to extend (STPP).

### Description:

Ideally located in Temple Fortune within easy access to Golders Green transport links, shops, schools and places of worship.

Currently rented under an Assured Shorthold Tenancy with a notice period of 8 weeks.

Offering 4 bedrooms, 2 bathrooms, 29 ft through reception room, stylish kitchen, front and rear garden, 19 ft garage and off street parking.



[Click for more information](#)



### Guide Price:

£1,000,000 (plus fees)

Lot **29** Chestnut Cottage, High Street, Ripley.

A beautiful, detached, family home with parking for multiple vehicles, located in the heart of Ripley, one of Surrey's prettiest and most desirable villages.

**Description:**

Master suite has impressive, oak beamed, vaulted ceiling and double aspect windows, and en-suite with large walk-in shower. There are two further double bedrooms and a stylish, family bathroom.

The property also boasts a spectacular, oak beamed, bespoke kitchen/dining area flooded with light from the full height windows, with views over the south westerly facing garden and a spacious reception room with bay windows and open fireplace. A utility room includes WC, and external door provides additional access to the rear garden.

**Guide Price:**

£800,000 (plus fees)



[Click for more information](#)

Lot **30** Morfa Newydd Care Home, Mostyn Road, Greenfield, Holywell.

A former 54 room care home, with substantial grounds in need of total refurbishment.

**Description:**

The property would require total refurbishment, with the older part of the property suffering serious fire damage.

The property offers potential further development into a residential site subject to the relevant planning permissions and building regs.

Holywell town centre is less than 2 miles from the property and the A55 North Wales express way which links Colwyn Bay, Bangor, and Holyhead in one direction and directly onto Liverpool in the other.

**Guide Price:**

£440,000 (plus fees)



[Click for more information](#)

**Lot 31** 12 Potton Road, The Heath, Gamlingay, Sandy.

A charming one bedroom cottage with views over countryside.

**Description:**

The property benefits from driveway parking, semi rural living with views over countryside to the front and connect to local amenities.

To the rear is a private enclosed garden. Accommodation comprises: lounge, kitchen/dining and rear porch. To the first floor there is a double bedroom, bathroom and large landing ideal for an office or dressing room.

Gamlingay is located on the Cambridgeshire/Bedfordshire border, this popular village is well positioned for those looking for Country Life with good road links into Cambridge and London.

**Guide Price:**  
£160,000 (plus fees)



[Click for more information](#)

**Lot 32** Apartments 3,4,5,6,7,10 and 11 Park View, Frinton-on-Sea, Essex.

An exclusive development of 7 modern art deco style apartment's and the freehold for the building, currently fully let earning circa £73,920 per annum.

**Description:**

We are offering 7 apartments comprising: 1x Three bedroom, 5 x Two bedroom, 1 x One bedroom. The other 6 flats with in the block are sold off on long leases.

These apartments were recently built with modern interior. Each apartment is offered with its own dedicated parking space.

Situated on Central Avenue in Frinton-on-Sea. This bespoke development of new build apartment have been thoughtfully designed and finished to a high standard and are located a short walk from the beautiful beach, Greensward and Pedlars Wood Nature Reserve.

**Guide Price:**  
£1,000,000 (plus fees)



[Click for more information](#)

Lot  
**33**

## 9 Banks Street & 27-31 General Street, Blackpool.



Former, vacant guest house currently in the structure of a 9 bedroom, all ensuite hotel.

### Description:

with planning granted and approved for 3 self contained holiday flats. A fantastic investment opportunity close to Blackpool promenade.

The property is situated a short walk from the train station, the town centre and most of the major tourist attractions.

### Leasehold Information:

Length of lease - 2000 years from 1873  
For further details please review the legal pack.



**Guide Price:**  
£130,000 (plus fees)

[Click for more information](#)



# Manchester

Bidding opens 10.00 am - 12 Lots



**Sam Jackson**  
Sales Director

Sam is not only a capable and experienced conveyancing solicitor with over 25 year of experience she is also our brand ambassador. Sam is determined to show that things can be done differently. Sam has extensive knowledge of 'The Three Shires' area, having worked and lived here all of her life. She combines local knowledge, the legal know how and a passion for all things property.

✉ [samjackson@tcpa.co.uk](mailto:samjackson@tcpa.co.uk)

☎ 0161 509 9039



**Louise Stanway**  
Director

Louise has over 20 years experience in the Property industry. She brings a wealth of knowledge and experience having qualified as a Property Solicitor in 2008 and practised in and around the 'Three Shires' ever since. Louise has a real passion to ensure the clients journey through the auction process is one of ease and excellence. Her fresh approach to the Auction sector combined with her previous legal experience brings an innovative style to the auction process, delivering a 'fast' and 'no fuss' result for our clients.

✉ [louise.stanway@tcpa.co.uk](mailto:louise.stanway@tcpa.co.uk)

☎ 0161 509 9039



**Anthony Beeston**  
Marketing Director

Anthony is a Solicitor and has owned a managed thriving legal practices over the last twenty years. Anthony now heads up our Accounts and Marketing Departments and focusses his time on enhancing the profile of the business across our territory.

✉ [anthony.beeston@tcpa.co.uk](mailto:anthony.beeston@tcpa.co.uk)

☎ 0161 509 9039



**Dale Cox**  
Business Development Manager

Dale Cox, affectionately known as "The Auction Man," brings extensive experience in the real estate industry, specialising in auctions, estate agency, and lettings. With a deep understanding of market dynamics and a proven track record of successful transactions, Dale is dedicated to helping clients navigate the complexities of buying and selling properties. His expertise in auctioneering allows him to maximise value for clients, making the process efficient and rewarding.

✉ [dale.cox@tcpa.co.uk](mailto:dale.cox@tcpa.co.uk)

☎ 0161 509 9039



**Laura Bell**  
Customer Care Consultant

Laura has 9 years experience of working in a busy property team and has an excellent understanding of the process of buying and selling. Possessing a natural ability of putting customers at ease with a real empathy for their needs. Laura is a key member of our team and is always at the end of the phone to assist our vendors and their buyers through the auction process.

✉ [laura.bell@tcpa.co.uk](mailto:laura.bell@tcpa.co.uk)

☎ 0161 509 9039

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## Manchester

First Floor, Swan Buildings, 20 Swan Street, Manchester, Lancashire, M2 5JW

0161 509 9039

[manchester@tcpa.co.uk](mailto:manchester@tcpa.co.uk)

**Lot 1** **18 Lynton Avenue, Rochdale.**

Three Bedroom Semi Detached requiring modernisation.

**Description:**

Located in a popular located, internally the accommodation comprises of entrance porch, living room, kitchen, conservatory, three bedrooms and adapted wet room.



**Guide Price:**  
£129,000 (plus fees)

[Click for more information](#)

**Lot 2** **4-6 Fox Street, Preston.**

A prime site comes with full planning approval for a mixed-use scheme comprising a modern commercial unit on the ground floor and 19 high-quality apartments above

**Description:**

With its strategic location and strong demand for residential and commercial spaces, this development offers significant potential for both rental income and capital growth.

The plans have been designed to maximize usability and appeal, ensuring a strong return on investment. Whether you're an experienced developer or an investor looking for a lucrative project, this opportunity stands out for its versatility and profitability.



**Guide Price:**  
£300,000 (plus fees)

[Click for more information](#)



## Lot 3 9 Laurel Avenue, Oldham.

A Three Bedroom Semi Detached in need of modernisation.

### Description:

This three bedroom semi-detached property comprises briefly of entrance hall, lounge, dining room, kitchen, rear hall, downstairs WC, utility room, three bedrooms (two doubles) and bathroom WC.

Externally, the property benefits from a good size front garden with ample off road parking leading to an attached garage whilst to the rear is a private enclosed garden with patio and lawn.

The is property is in an ideal location for well regarded local schools and amenities, public transport links including a short walk from Mills Hill train station and is just a short drive from the Northwest motorway network.

### Guide Price:

£200,000 (plus fees)



[Click for more information](#)



## Lot 4 29 Springs Road, Manchester.

A two bedroom end of terrace in need of refurbishment.

### Description:

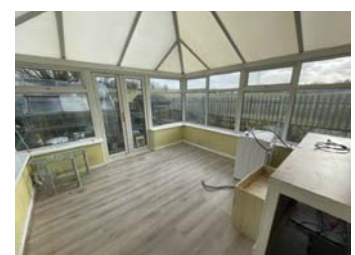
This two double bed roomed end terrace property comprising of entrance porch, lounge, kitchen, conservatory, two double bedrooms and bathroom.

Externally to the rear of the property is a small garden area.

The property is in need of modernisation throughout.

### Guide Price:

£120,000 (plus fees)



[Click for more information](#)



**Lot 5**      **548, 548a & 550 Hyde Road, Manchester.**

Freehold block featuring a mix of vacant and income generating units with additional development potential.

**Description:**

This freehold block offers a compelling opportunity for property investors, featuring a mix of vacant and income-generating units with additional development potential.

At 448 Hyde Road, you'll find a spacious vacant retail shop ideal for refurbishment or letting. Above it, 448a is a substantial five-bedroom duplex apartment, brimming with potential to be reconfigured into two separate apartments (subject to the necessary planning permissions).

Additionally, the property benefits from a rear space that offers scope for a potential planning opportunity (STPP), further enhancing the site's value and versatility.

**Guide Price:**  
**£365,000** (plus fees)



[Click for more information](#)

**Lot 6**      **95 Manchester Road, Altrincham.**

Vacant mixed-use freehold in prime position.

**Description:**

Located in a prime position on the sought-after Manchester Road, this vacant mixed-use freehold property offers a unique opportunity for investors and owner-occupiers alike. The property features a prominently positioned retail unit, perfect for a variety of business uses, with excellent visibility and high footfall in a thriving commercial area.

Above the retail space lies a substantial four-bedroom duplex apartment, offering generous accommodation over two floors. With its own private entrance, this spacious residence provides potential for residential letting or owner-occupation.

**Guide Price:**  
**£300,000** (plus fees)



[Click for more information](#)

# Lot 7 Station House, Rochdale.

Extended Detached Three Bedroom in need of modernisation.

**Description:**

In need of some modernisation but offering huge potential the internal accommodation covers over 1280 Sq Ft of living space and briefly comprises of a living room, dining room/second lounge, kitchen, conservatory, three double bedrooms, & family bathroom.

Sitting on a good sized plot the property benefits from off street parking to the side of the property which leads to a single garage. To the rear is a large garden.



**Guide Price:**  
£190,000 (plus fees)

[Click for more information](#)

# Lot 8 2 & 4 Old Hall Street and 33 & 36 Fountain Street, Middleton.

A rare opportunity to purchase a portfolio, consisting of shops and flats with excellent rental yields and long term established tenants.

**Description:**

Rent review in progress.

The portfolio consists of:

- 34 Fountain Street Ground Floor Shop
- 36 Fountain Street Ground Floor Shop
- 4 Old Hall Street Ground Floor Shop
- 2 Old Hall Street Ground Floor Shop

36 A,B,C & D Fountain Street containing:

- 2x Renovated Flats
- 2X Dilapidated Flats

**Guide Price:**  
£495,000 (plus fees)



[Click for more information](#)

The guide price is an indication of the vendor's reserve price, being the minimum price the property can sell for on the day or at the end of the online auction. The reserve price will never be higher than the top end of a bracket guide price or more than 10% higher than a single figure guide price. It does not necessarily mean that the property will be sold for this price, as it depends on the level of interest, which can increase the final selling price. On occasions the sale price does exceed the guide price significantly.

**Lot 9** **36 Hargrave Road, London.**

A mid terrace townhouse with accommodation across three floors.

**Description:**

The house is situated within close proximity to a variety of shops, restaurants, coffee shops and banks on both Junction Road and Holloway Road. The following parks, Whittington Park,

Dartmouth Park Hill and Archway Park, offer a location for those walking a dog or exercising and for those commuting or relying on public transport links the house is within close proximity to Archway Underground and Upper Holloway Overground stations together with local bus services.

Interest in the house is likely to come from those moving up the housing ladder or possibly investors who're considering a long-term rental investment

**Guide Price:**  
**£690,000** (plus fees)



[Click for more information](#)

**Lot 10** **5 Pitt Street, Padiham, Burnley.**

An excellent investment opportunity, potential to generate approx £8,000 per annum.

**Description:**

Situated in a high-demand rental area and is expected to generate in excess of £8,000 per annum, offering excellent yield potential.

With its spacious layout and convenient location close to local amenities, this property is a fantastic addition to any portfolio.

**Guide Price:**  
**£46,000** (plus fees)



[Click for more information](#)

Lot **11** **47 Donald Road, Croydon.**

**Strong rental yield potential.**

**Description:**

Three-bedroom family home at 47 Donald Road offers potential. The property features a living room, a dining area, and kitchen.

Upstairs, you'll find three well-proportioned bedrooms and a family bathroom. Bags of potential in a great area.

The property is located just moments from local amenities, schools, and transport links, including East Croydon Station, making it ideal for commuters.



**Guide Price:**

**£305,000** (plus fees)

[Click for more information](#)

Lot **12** **The Lodge, Beaverwood Road, Chislehurst.**

**Superb detached family home, exceeding over 2,000 Sq ft situated within a desirable residential location.**

**Description:**

This property features four double bedrooms, two reception rooms, a study room, and two bathrooms.

It sits on a wide plot with two garden areas on each side and potential for off-street parking.

Located on a no-through road, it's just a short walk to Scadbury Park Nature Reserve and the charming Royal Parade shops and restaurants.



**Guide Price:**

**£699,000** (plus fees)

[Click for more information](#)

# South

Bidding opens 10.00 am - 16 Lots



**Chris Bryan**  
Director & Auctioneer

Chris has 28 years of experience in the estate agency sector. He spent 21 years with a corporate company, managing several award-winning offices and overseeing a network of offices in a senior/area manager role. He later transitioned to a strong local agency, successfully integrating the Fine & Country brand into the upper quartile market across multiple areas in Dorset. Recently, Chris has worked in property auctions across regions from Kent and Hampshire to Dorset, Wiltshire, and Somerset.

In his personal life, Chris enjoys running, hiking, and spending time with his three wonderful children, family, and friends. He also reluctantly supports Everton Football Club.

✉ [chris.bryan@tcpa.co.uk](mailto:chris.bryan@tcpa.co.uk)

☎ 0300 124 6022



**Mathew Illsley**  
Director

Mathew has been involved within property for 16 years starting his career with Country Wide Estate Agents and working with the sale of all property types including land & development opportunities. Mathew is now the Director for the South region of Town & Country Property Auctions and oversees the day to day running of the franchise along with this established and hardworking team, and is regularly traveling the south of England providing clients with face to face on site valuations of all property types from studio flats to plots of land with development potential. Mathew spends most of his spare time with his children and is a keen motorsports fan.

✉ [mathew@tcpa.co.uk](mailto:mathew@tcpa.co.uk)

☎ 0300 124 6022

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## South

Oxford Point, 19 Oxford Road, Bournemouth, BH8 8GS

0300 124 6022

[contact@tcpa.co.uk](mailto:contact@tcpa.co.uk)

Lot 1

# 68 Kingswood Place, 55-59 Norwich Avenue West.

Tenant in Situ -One Bedroom Apartment with Secure Parking a Short Walk from Bournemouth Square

**Description:**

A modern one bedroom 3rd floor apartment situated in a quiet cul de sack but benefiting from a short walk to Bournemouth Gardens & Square. The property benefits from a modern kitchen, lounge/ diner, shower room, storage cupboard and secure parking.

The block also benefits from a communal courtyard area for residents to enjoy all year round.



**Guide Price:**

£100,000 - £150,000 (plus fees)

[Click for more information](#)

Lot 2

# 68 Sunny Way, Totton, Southampton.

Bungalow in Need of Complete Renovation or Possible Plot for Re-Development - Freehold & Vacant Possession.

**Description:**

A freehold detached bungalow in need of complete renovation or the property would lend itself to be demolished to make way for a larger detached family home STP.

The property is sold vacant and all interested parties are advised to make their own enquires regarding development potential.



**Guide Price:**

£150,000 - £200,000 (plus fees)

[Click for more information](#)

Lot  
**3**

**Riverside Boatyard, New Road,  
Wootton Bridge, Ryde.**

**Boat Yard with Two Residential Flats For Sale By Auction with Moorings - Freehold.**

**Description:**

A large freehold boat yard consisting of yard area, slip road with moorings, two lock ups and a Two , one bedroom flats.

The property has two vacating tenants in the lock ups, with one of the one bedroom flats with a tenant on a rolling AST paying £550 PCM and one of the flats is vacant. The property is being sold as seen and in our opinion offers a very unique opportunity to either keep as an investment or redevelop the site subject to planning.

**Guide Price:**

**£325,000 - £350,000 (plus fees)**



[Click for more information](#)



Lot  
**4**

**Flat 6 Brampton House,  
Heston Road.**

**Spacious Two Double bedroom first floor flat. Great location.**

**Description:**

A spacious first floor flat with 2 double bedrooms a comfortable living room, a west facing balcony and a bathroom with a bath and shower. The property is conveniently located, being within half a mile from East Surrey hospital. Earlswood is popular with young doctors and medical professionals, making this a great investment option.

The property is situated half a mile from Earlswood lakes and less than a mile from Earlswood Station allowing easy access to Gatwick Airport and Greater London. A lock up storage unit in the communal area outside, comes with the property. This property will benefit from updating and refurbishment and is ideal for adding equity value to your investment.

**Guide Price:**

**£170,000 (plus fees)**



[Click for more information](#)





Lot  
5

## Priory Bungalow, 1 St. Georges Close, Dunster, Minehead.

Coastal detached bungalow ideal for holiday letting or second home by the sea.

### Description:

A detached bungalow in the medieval village of Dunster. The accommodation comprises well appointed kitchen dining room, lounge, two bedrooms and refitted bathroom. Enclosed rear garden. Situated in a quiet cul-de-sac within easy walking distance of local shops restaurants and Dunster Castle.

This would make an excellent holiday home given its proximity to nearby beaches and coastline we recommend contacting the office to arrange a viewing.

### Guide Price:

£200,000 - £240,000 (plus fees)



[Click for more information](#)



Lot  
6

## 1 Grants Close, Wincanton, Somerset.

Four Bedroom Detached House in Somerset.

### Description:

A spacious detached family home set in a semi rural location of Wincanton. The property has been used as a family home for many years and due to job relocation is being sold by public auction.

The property benefits from spacious accommodation including, lounge with views, private garden off the lounge, Dining Room, kitchen/ breakfast room, four well sized bedrooms and a family bathroom which has been recently updated. Further benefits include a utility room and study. The property also benefits from a garage and parking and offers very good value for money at the guide price.

### Guide Price:

£275,000 - £325,000 (plus fees)



[Click for more information](#)



Lot  
7

43 Castle Street, Tiverton,  
Devon.

Four Bedroom Town House with  
Courtyard and Out Building - Vacant  
Possession & Freehold.

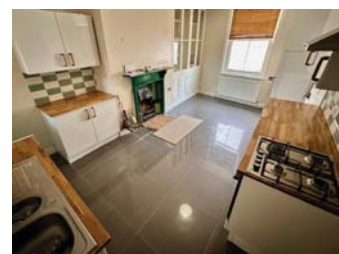
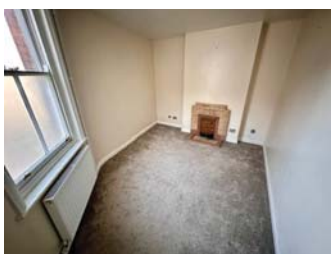
**Description:**

A four bedroom town house situated in the popular Castle Street and with far reaching views from the bedrooms of the local village. The property has been renovated and is sold with all modern fittings and furnishings as per the photos.

The property would be an ideal home, buy to let or airbnb property in our opinion and further benefits include a spacious kitchen/ diner, log fires throughout, four decent sized bedrooms, luxury family bathroom and use of courtyard with outbuilding.

**Guide Price:**

£100,000 - £150,000 (plus fees)



[Click for more information](#)

Lot  
8

Flat 3, 2 Drummond Road,  
Bournemouth.

An exceptionally large three  
apartment presented in good order  
throughout, offered for sale with a  
new kitchen and bathroom with many  
original features.

**Description:**

A delightful 3-bedroom duplex flat, perfectly situated just a short walk from the serene Boscombe Beach and the picturesque Boscombe Gardens.

This unique property spans two floors, offering a spacious and airy house-like feel with a modern interior that is sure to impress.

**Guide Price:**

£150,000 (plus fees)



[Click for more information](#)

Lot 9

# 61b Darracott Road, Southbourne, Bournemouth.

Two Commercial Storage Units with Re-Development Potential in Southbourne BH5 - Freehold & Vacant Possession.

**Description:**

spacious lock up storage unit with the potential of re-development in the popular location of Southbourne BH5. the property has a multiple of uses and all interested parties are advised to make their own enquires as to the potential of the property prior to bidding.



**Guide Price:**

£150,000 - £200,000 (plus fees)



[Click for more information](#)

Lot 10

# Longmead House, Beach Road, Studland, Swanage.

In the heart of Studland Village a few moments stroll from sandy beaches and the revered eatery 'The Pig'.

**Description:**

A stunning Edwardian Country Home with a magnificent garden plot nestled in the heart of Studland Village a few moments stroll from sandy beaches and the revered eatery 'The Pig'.

Constructed in 1906 the property presents a true sense of grandeur throughout with over 3,000 sq/ft of the accommodation centring around an incredible reception hallway. The parklike undulating gardens give the property a wonderful backdrop and we truly feel this exceptional home offers a unique opportunity to acquire a country residence by the water.



**Guide Price:**

£1,000,000 - £1,200,000 (plus fees)

[Click for more information](#)

**Lot 11**      **45 East Street, Weymouth, Dorset.**

**Block of Four Flats Plus Large Useable Basement with Sea Views in Weymouth DT4 - Freehold.**

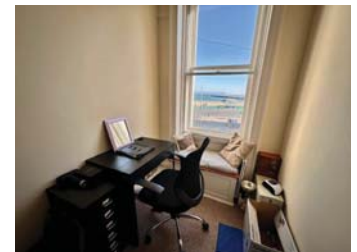
**Description:**

A unique freehold block of four flats and a large basement in the centre of Weymouth DT4. The building is freehold and is sold with all flats within it. Two apartments are vacant and the other two are let on rolling AST agreements. The seller has indicated they will serve notice if required.

The property benefits from having sea views from all flats and also includes a basement with its own entrance that was a former work shop that could be used as an additional apartment STP. For more information please contact us. The reserve is to be agreed prior to the start of the auction.

**Guide Price:**

**£350,000** (plus fees)



[Click for more information](#)

**Lot 12**      **7 Cranmer Road, Bournemouth, Dorset.**

**Three Bedroom Semi Detached House - Vacant Possession & Freehold.**

**Description:**

A 3 bedroom semi detached house in the heart of Winton. The property is in need of modernisation but would make a fantastic rental investment or indeed a family home. The property benefits from a rear garden and off road parking.

This semi-detached house features three bedrooms, a kitchen, and a bathroom on the ground floor. It has a private rear garden and is in need of modernisation, offering potential for off-road parking. The property is freehold, with a council tax band of C.

Once renovated, the rental value is estimated at £1500 per month. The sale includes vacant possession and a 56-day completion timeframe.

**Guide Price:**

**£220,000 - £250,000** (plus fees)



[Click for more information](#)

## Lot 13 9A Bransby Way, Weston-super-Mare.

A two bedroom ground floor apartment situated on the very popular Bransby Way. - Tenants In Situ.

### Description:

A two bedroom ground floor purpose built apartment in the thriving Bransby Way development.

Perfect for the first time buyer or seasoned investor. There is significant scope to obtain increased rental return.

The property is currently rented for £600 pcm. This rent has not been increased in 5 years and current local rents are circa £900 pcm..



[Click for more information](#)



### Guide Price:

£100,000 - £130,000 (plus fees)

## Lot 14 11 Bransby Way, Weston-super-Mare.

A two bedroom apartment situated on the very popular Bransby Way. A perfect First Time Buy or Investment Property. Tenants in Situ.

### Description:

A two bedroom first floor purpose built apartment in the thriving Bransby Way development. Perfect for the first time buyer or seasoned investor.

There is significant scope for an improved rental return. The property is currently let at £600 pcm. The rent has not increased in over 4 years. Current local rents are circa £900 pcm..



[Click for more information](#)



### Guide Price:

£100,000 - £130,000 (plus fees)

## Lot 15 21A Bransby Way, Weston-super-Mare.

A two bedroom apartment situated on the very popular Bransby Way. A perfect First Time Buy or Investment Property. Tenants In Situ.

### Description:

A two bedroom third floor purpose built apartment in the thriving Bransby Way development. Perfect for the first time buyer or seasoned investor.

The property is currently rented on an assured shorthold tenancy at £600 pcm. This rent has not been increased in over 16 years.

Subsequently there is significant scope to increase the rental income as local rents are currently circa £900 pcm..



[Click for more information](#)



**Guide Price:**  
£100,000 - £130,000 (plus fees)

## Lot 16 23 Bransby Way, Weston-super-Mare.

A two bedroom apartment situated on the very popular Bransby Way. A perfect First Time Buy or Investment Property. Tenants in Situ.

### Description:

A two bedroom second floor purpose built apartment in the thriving Bransby Way development. Perfect for the first time buyer or seasoned investor.

The property is currently rented on an assured shorthold tenancy at £600 pcm. This rent has not been increased in over 10 years.

Subsequently there is significant scope to increase the rental income as local rents are currently circa £900 pcm.



[Click for more information](#)



**Guide Price:**  
£100,000 - £130,000 (plus fees)

# North West

Bidding opens 11.00 am - 22 Lots



**David France**  
Director

David France has over 15 years' worth of property investment experience ranging from brokering deals to building a property portfolio using many creative purchasing strategies. Out of the office, David enjoys boxing, walking and time with his family.

✉ [david.france@tcpa.co.uk](mailto:david.france@tcpa.co.uk)

☎ 0333 210 1229



**Dan Lowerson**  
Director

Daniel has over twenty years' experience in different aspect of property sales and investment. He was a founder of National Property Trade. NPT has become one of the UKs largest real estate accelerated sales platforms trading properties at auction in London and across the country. Daniel has a wealth of experience valuing property across the country. He has a track record of excellence in customer service and a passion for embracing new innovative technologies whilst retaining the need for good old-fashioned customer communication. Away from the office Daniel enjoys the gym, yoga and spending time with his family.

✉ [dan@tcpa.co.uk](mailto:dan@tcpa.co.uk)

☎ 0333 210 1229



**Dale Cox**  
Business Development Manager

Dale Cox, affectionately known as "The Auction Man," brings extensive experience in the real estate industry, specialising in auctions, estate agency, and lettings. With a deep understanding of market dynamics and a proven track record of successful transactions, Dale is dedicated to helping clients navigate the complexities of buying and selling properties. His expertise in auctioneering allows him to maximise value for clients, making the process efficient and rewarding.

✉ [dale.cox@tcpa.co.uk](mailto:dale.cox@tcpa.co.uk)

☎ 0333 210 1229



**Daniel Webster**  
Auction Consultant

With over 20 years' experience in the real estate industry, across various fields including running a successful Estate Agency and as a property trader, Dan works towards delivering the reliable, efficient experience our customers deserve.

At home Dan likes spending time with his wife and two children travelling the country, visiting National Trust sites, writing and playing chess.

✉ [daniel.webster@tcpa.co.uk](mailto:daniel.webster@tcpa.co.uk)

☎ 0333 210 1229



**Danny Jones**  
Auction Manager

Danny started building his property portfolio in 2004 and since then it has grown to a significant mix of both residential and commercial property in the Liverpool / Wirral area. Danny also owns and runs a property management company in Liverpool, experienced in new property legislation and compliance brought into the private rental sector, currently managing over 200 properties so a wealth of knowledge within this sector. Away from work he likes to spend time with his family and enjoys football, boxing and golf.

✉ [danny@tcpa.co.uk](mailto:danny@tcpa.co.uk)

☎ 0333 210 1229

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## North West

162 County Road, Walton, Liverpool, Merseyside, L4 5PH

0333 210 1229

[northwest@tcpa.co.uk](mailto:northwest@tcpa.co.uk)

**Lot 1** **31 Byerley Road, Shildon.**

**A Three Bedroom End Terrace.**

**Description:**

The property currently generates £6,600 Annual Income on an AST.

This Large three bedroomed end terraced property comes to the market and is located on Byerley Road in Shildon benefiting from being within close proximity to the town centre allowing easy access to a range of facilities which include shops, cafés, restaurants and schools.



**Guide Price:**  
£40,000 - £60,000 (plus fees)

[Click for more information](#)

**Lot 2** **6 Lime Grove, Warlingham.**

**A Three bedroom first floor maisonette.**

**Description:**

This well-presented first floor maisonette has two good size bedrooms and a small third bedroom or study. It has its own entrance, a private garden and driveway parking. The outside area includes four sheds, one of which has electricity and can be used as a small summer house.

Situated in a quiet, popular location close to the centre of Warlingham Village it has access at the end of the road to Blanchmans Farm Nature Reserve. Warlingham Village offers a selection of shops, pubs, cafes, restaurants and local amenities, whilst a Sainsbury's supermarket is conveniently close to the property.



**Guide Price:**  
£285,000 (plus fees)

[Click for more information](#)



## Lot 3 2 Bury Barn Cottages, Lechlade Road, Burford.

An unmodernised 4 bedroom cottage.

**Description:**

Bury Barn Cottages are situated on the edge of the well known medieval town of Burford, famous for being the southern gateway to the Cotswolds and set on the River Windrush. Burford is within the Cotswolds Area of Outstanding Natural Beauty and the Burford Conservation Area.

The property is within walking distance of the town centre.



**Guide Price:**  
£325,000 (plus fees)

[Click for more information](#)

## Lot 4 22 Liversidge Road, Birkenhead.

A three bedroom semi detached.

**Description:**

A good sized 3 story plus cellar four bedroomed semi detached property benefitting from double glazing and central heating.

The property is currently let by way of an Assured Shorthold Tenancy producing a rental income of £7,380 per annum to a long standing tenant.



**Guide Price:**  
£65,000 (plus fees)

[Click for more information](#)

**Lot 5** **3 Commerce Terrace, Main Street, Silecroft.**

**Holiday Let/ Investment Opportunity.**

**Description:**

Beautifully presented cottage arranged over 3 floors to be sold with vacant possession.

The former holiday home will appeal to Short term accommodation operators & Airbnb operators as well as landlords and owner occupiers

Well presented to a high standard throughout. Arranged over three floors the property comprises of front porch, lounge with open coal fire, kitchen, bedroom and WC to the first floor and a further bedroom, shower room with separate WC to the second floor.

**Guide Price:**

£100,000 (plus fees)



[Click for more information](#)

**Lot 6** **The Trentham Hotel, 43-45 Dickson Road, Blackpool.**

**A 15 Room Blackpool Hotel sold with vacant possession.**

**Description:**

This Bed and Breakfast Hotel, is located in the North Shore Area of Blackpool. It has been completely Renovated since the current owner purchased it in 2012.

New Roof over the entire building. A new L2 Fire Alarm system, which is serviced bi-annually, and all new En-suites fitted to all En-suite rooms.

Situated very close to all the nightlife all within approx. 5 minutes' walk and positioned just a few doors up from the world-famous Funny Girls Cabaret Show Bar. It's approx 3 minutes' walk from Blackpool North Train Station. And approx. 10 minutes' walk to the Town Centre, Blackpool Tower, Seaside, and Madame Tussauds.

**Guide Price:**

£180,000 (plus fees)



[Click for more information](#)

**Lot 7** Arwel, Capel Garmon, Llanrwst.

**Established holiday letting cottage.**

**Description:**

This 4 bedroom detached property has been used as a holiday lettings business and personal family holiday home. therefore any future owner benefits from an existing use and will not have to apply for planning permission in the future

Built 1880 as two units, one a dwelling house with two rooms downstairs and two upstairs and named Teyfan. The second unit was a shop/café/ post office at various times with living quarters adjacent and above the shop area. This unit was named Mona House and the shape of the front has been duplicated in PVC to reflect its past.

**Guide Price:**

£200,000 (plus fees)



[Click for more information](#)

**Lot 8** Flat 14 Newport House, Thornaby Place, Thornaby.

**One bedroom apartment investment opportunity.**

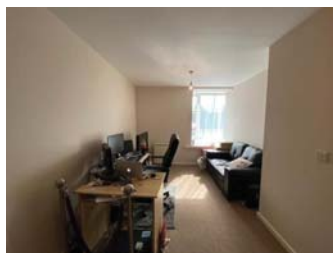
**Description:**

Modern first floor one bedroom apartment located in the highly desirable area of Thornaby by the River Tees within close proximity to Stockton-On-Tees town centre, Thornaby railway station and the A66. Externally this apartment offers allocated parking, idyllic views of the river Tees. Easy access to commuting routes, railway station and universities.

We have been advised that the current tenant has given notice to leave 10th Feb 2025. Previously let at £5,700PA

**Guide Price:**

£38,000 (plus fees)



[Click for more information](#)

Lot **9** **22 Arthur Street,  
Bentley, Doncaster.**

Refurbishment opportunity.

**Description:**

A 3 bedroom mid terrace in need of refurbishment.

The property is situation on Arthur Road in Bentley with easy access to an abundance of local village amenities, schools and shops.



**Guide Price:**  
£55,000 (plus fees)

[Click for more information](#) 

Lot **10** **10B Steamer Street,  
Barrow-in-Furness.**

Ground floor flat generating £3,946 per annum on an AST.

**Description:**

Fantastic investment opportunity.

Situated close to Barrow in Furness town centre and close to the BAE Systems facilities. The flat is fully let & managed by Holdens Chartered Surveyors & Building Consultancy.



**Guide Price:**  
£5,000 (plus fees)

[Click for more information](#) 

# Lot 11 Flat 16 Newport House, Thornaby Place, Thornaby.

A one bedroom apartment currently let at £5,820 per annum.

**Description:**  
Modern first floor one bedroom apartment located in the highly desirable area of Thornaby by the River Tees, within close proximity to Stockton-On-Tees town centre, Thornaby railway station and the A66. Externally this apartment offers allocated parking, idyllic views of the river Tees.

Easy access to commuting routes, railway station and universities.



**Guide Price:**  
£38,000 (plus fees)

[Click for more information](#)

# Lot 12 Apartment 76 Beech Rise, Roughwood Drive, Liverpool.

A stunning two bedroom penthouse.

**Description:**  
This immaculate 2-bed, 2-floor penthouse.

The property is to be sold with vacant possession, so it would be an ideal opportunity for owner-occupiers as well as landlords.



**Guide Price:**  
£20,000 (plus fees)

[Click for more information](#)

Lot **13** Flat 23 Woolcombes Court,  
Princes Riverside Road.

Riverside two bedroom apartment.

**Description:**

This 4TH Floor 2 Bed apartment is situated in a gated development with balcony & river views.

The property benefits from secure parking and within walking distance of Rotherhithe and Canada Water Stations. A great position to enjoy London including wonderful walks including the Russia Dock Woodland while the nearest station is Rotherhithe.

This 2 bed apartment is currently tenanted but can be sold with vacant possession. Currently achieving £2,275 pcm rent.



**Guide Price:**  
£400,000 (plus fees)

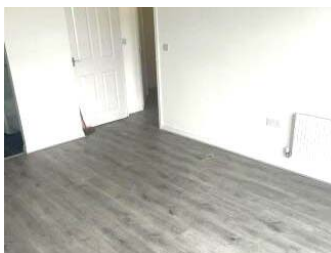
[Click for more information](#)

Lot **14** 38 Mater Close, Walton,  
Liverpool

A two bedroom top floor apartment.

**Description:**

Mater close is a George Wimpey development ideal for families, first time buyers and investment. Excellent commuter links for both road and rail transport network with all local amenities.



**Guide Price:**  
£60,000 (plus fees)

[Click for more information](#)

Lot **15** Flat C, 440 Anlaby Road, Hull

A First Floor One Bedroom Flat, Subject to an Assured Shorthold Tenancy Producing £5,400 Per Annum.

**Description:**

£5,400 PA

12 MONTH AST (commenced 16/09/2023)

SERVICE CHARGE 25% of the building insurance supplied by the freeholder, which amounted to £354.67 in 2024

GROUND RENT £250

Situated on a residential road all local shops and amenities, including West Park and Hull Royal Infirmary are all within easy reach.

Transport links are provided by Hull rail station.

**Guide Price:**

£20,000 (plus fees)



[Click for more information](#)

Lot **16** 3 Bodmin Road, Liverpool,

This large 2-bed mid-terrace ex-rental property in need of modernisation.

**Description:**

The property is located within a short walk to local shops, schools, football stadia, frequent bus services, hospitals, and bars and restaurants, offering you excellent local amenities.

**Guide Price:**

£85,000 (plus fees)



[Click for more information](#)

Lot **17** **4 Sevenoaks Terrace, Cross Lane, Wigton, Cumbria.**

A two bedroom terrace property ideal for investors.

**Description:**

The property comprises to the ground floor, light and airy living room/dining room with feature fireplace and handy under stairs storage, this leads to the kitchen which has a range of wall and floor units.

There is a bathroom with bath, w/c and wash hand basin and a good size utility room with plumbing for washing machine and more handy units. To the first floor are two bedrooms.

Outside to the rear is a good size offset garden, with lawn, shrubs and a shed.

**Guide Price:**  
£90,000 (plus fees)



[Click for more information](#)

Lot **18** **13 Hardy Close, Thetford, Norfolk.**

This large 4 bed detached property and the 1 bed self contained annex have been Let continuously at £1150pm and £690pm.

**Description:**

The landlord is looking for a quick and efficient sale and has asked us to sell this property at auction - it can be sold with vacant possession.

The property will appeal to a range of buyers including large extended / multi generational families and landlord investors.

Hardy Close is located close to the leisure centre and swimming pool, within easy reach of the A11 and a 20 minute walk of Thetford Railway Station and for families, it's ideally positioned between the Drake Primary School and Thetford Academy.

**Guide Price:**  
£230,000 (plus fees)



[Click for more information](#)



**Lot 19** **111 Birdham Road, Brighton, East Sussex.**

**A three bedroom semi detached.**

**Description:**

Spacious, well maintained and improved three bedroom semi detached house.

Previously let for the last 8 years, generating over 6% return on investment.

Well proportioned lawned garden with deck it benefits from modern double glazing and recently installed (2024) air source heat pump heating system.

Situated in the popular residential location of Moulscombe, with Brighton's universities just a short commute away, this property is particularly well-suited to students and young professionals, ensuring demand in the rental market.

**Guide Price:**

**£280,000** (plus fees)



[Click for more information](#)

**Lot 20** **Flat 9 Mereworth House, Cypress Court, Rochester.**

**A short lease investment opportunity.**

**Description:**

This mid floor two bedroom apartment with balcony will make a fantastic investment opportunity. There is residents parking and communal grounds and easy access for reaching the A2/M2 transport links.

Frinsbury is a popular residential area with a large town centre which includes the major outlet stores and supermarkets. For families there are excellent nursery and primary schools and for commuters Strood Station provides fantastic connectivity to Central London, the South coast and Maidstone town centre via the Medway Line.

**Guide Price:**

**£85,000** (plus fees)



[Click for more information](#)

**Lot 21** **99 Watling Street West, Towcester, Northamptonshire.**

A large three storey four bedroom end terrace.

**Description:**

The accomodation comprises of Four double bedrooms, two reception rooms, kitchen/dining room, utility room, bathroom and WC. Large fully enclosed garden with gated access out to the carpark on the public house adjacent.



**Guide Price:**  
£235,000 (plus fees)

[Click for more information](#)

**Lot 22** **24 Stanfield Road, London.**

A rare opportunity to aquire a one bedroom apartment in London.

**Description:**

Previously let at £22,800 per annum and now vacant.

Previously let at £22,800 per annum  
Service charge (inc buildings insurance) only £250 per annum  
Ground rent £10 per annum

This leasehold property has 89 years remaining on the lease, making it an excellent choice for first-time buyers, professionals, or investors looking for a property with charm and location. Don't miss the chance to make this sought-after apartment your next home.



**Guide Price:**  
£300,000 (plus fees)

[Click for more information](#)

# Cheshire, Shropshire & Staffordshire

Bidding opens 12.00 pm - 24 Lots



**Sam Jackson**  
Sales Director

Sam is not only a capable and experienced conveyancing solicitor with over 25 year of experience she is also our brand ambassador. Sam is determined to show that things can be done differently. Sam has extensive knowledge of 'The Three Shires' area, having worked and lived here all of her life. She combines local knowledge, the legal know how and a passion for all things property.

✉ [samjackson@tcpa.co.uk](mailto:samjackson@tcpa.co.uk)

☎ 0330 175 5889



**Louise Stanway**  
Director

Louise has over 20 years experience in the Property industry. She brings a wealth of knowledge and experience having qualified as a Property Solicitor in 2008 and practised in and around the 'Three Shires' ever since. Louise has a real passion to ensure the clients journey through the auction process is one of ease and excellence. Her fresh approach to the Auction sector combined with her previous legal experience brings an innovative style to the auction process, delivering a 'fast' and 'no fuss' result for our clients.

✉ [louise.stanway@tcpa.co.uk](mailto:louise.stanway@tcpa.co.uk)

☎ 0330 175 5889



**Anthony Beeston**  
Marketing Director

Anthony is a Solicitor and has owned a managed thriving legal practices over the last twenty years. Anthony now heads up our Accounts and Marketing Departments and focusses his time on enhancing the profile of the business across our territory.

✉ [anthony.beeston@tcpa.co.uk](mailto:anthony.beeston@tcpa.co.uk)

☎ 0330 175 5889



**Dale Cox**  
Business Development Manager

Dale Cox, affectionately known as "The Auction Man," brings extensive experience in the real estate industry, specialising in auctions, estate agency, and lettings. With a deep understanding of market dynamics and a proven track record of successful transactions, Dale is dedicated to helping clients navigate the complexities of buying and selling properties. His expertise in auctioneering allows him to maximise value for clients, making the process efficient and rewarding.

✉ [dale.cox@tcpa.co.uk](mailto:dale.cox@tcpa.co.uk)

☎ 0330 175 5889



**Laura Bell**  
Customer Care Consultant

Laura has 9 years experience of working in a busy property team and has an excellent understanding of the process of buying and selling. Possessing a natural ability of putting customers at ease with a real empathy for their needs. Laura is a key member of our team and is always at the end of the phone to assist our vendors and their buyers through the auction process.

✉ [laura.bell@tcpa.co.uk](mailto:laura.bell@tcpa.co.uk)

☎ 0330 175 5889

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**Cheshire, Shropshire & Staffordshire**  
23 - 25 Market Street, Crewe, Cheshire, CW1 2EW  
0330 175 5889  
[threeshires@tcpa.co.uk](mailto:threeshires@tcpa.co.uk)

**Lot 1** **17 Clos Gerallt, Aberystwyth.**

A charming one-bedroom quad house, an ideal first home or buy to let investment.

**Description:**

Perfectly positioned for convenience, this delightful home is just a short stroll away from local amenities including a supermarket and a doctor's surgery.

This delightful home is just a short stroll away from local amenities including a supermarket and a doctor's surgery.



**Guide Price:**  
£130,000 (plus fees)

[Click for more information](#)

**Lot 2** **Flat 26, One London Road, Newcastle under Lyme.**

Apartment currently rented to local NHS hospital at a weekly rent of £170. Excellent Investment and yield.

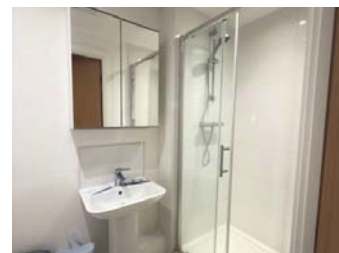
**Description:**

A full self contained 1 bedroom 1 bathroom flat, with small kitchen. The flat has access to the on site fully equipped gym and access to the large roof top terrace located in the same building. This flat also comes with its own dedicated parking bay.

Only a short walk to The University Hospital and the town's shopping area, there's also a handy regular bus service to The University of Keele, Staffordshire University, Stoke train station and the City Centre.

The current NHS hospital tenancy is between 29/08/2024 and 25/02/2025.

**Guide Price:**  
£55,000 (plus fees)



[Click for more information](#)

**Lot 3** **Taliesin, Market Drayton.**

An exceptional detached property combining modern comfort an countryside tranquillity in sought-after area.

**Description:**

This spacious home offers a versatile layout, featuring a welcoming reception area, a bright and airy living room with garden views, and a contemporary kitchen fitted with premium appliances. The generously proportioned bedrooms provide a peaceful retreat, while the master suite boasts its own en-suite bathroom for added luxury.

With its tasteful finishes and thoughtful design, Taliesin is perfect for both growing families and those seeking a serene lifestyle.



**Guide Price:**

£675,000 (plus fees)

[Click for more information](#)

**Lot 4** **The Clubb House, Granville Terrace Stone.**

The Clubb House sits on a generous plot that offers plenty of extension potential and beautiful roof top views of Stone and also houses a detached double garage.

**Description:**

Nestled in the heart of the charming market town of Stone. The Clubb House is a beautifully appointed property which boasts generous living spaces, including a bright and airy open-plan kitchen living area and generous separate living space. Large windows and tasteful décor create an inviting ambiance and a turnkey property.

Perfect for entertaining or cozy family evenings, The Clubb House is a truly versatile home designed for comfort and practicality.



**Guide Price:**

£525,000 (plus fees)

[Click for more information](#)

**Lot 5** **Wrenbury Hall Farm, Nantwich.**

**Rare development opportunity.**

**Description:**

A substantial range of former farm buildings with residential planning permission and light industrial planning permission, subject to conditions, and a paddock of pasture land extending in all to about 3.90 acres.

The brick buildings with residential consent are part roofed in clay tiles and some areas have been re-roofed in corrugated sheets. They are mainly two storey and part single storey in an L shaped plan.

Planning permission (PO3/0752) for conversion into five dwellings ranging from 1,472 square feet to 2,876 square feet with a total of 10,116 square feet and a separate garage block providing five garages.

**Guide Price:**  
**£550,000** (plus fees)



[Click for more information](#) 

**Lot 6** **Audlem Country House, Crewe.**

**An imposing Grade II\* former school/nursing home offering excellent investment and development opportunity.**

**Description:**

There is now huge scope for full development subject to the necessary planning permissions to offer extensive living accommodation and potentially commercial facilities, all set in the desirable village of Audlem.

The magnificent, imposing original school building, with its red brick façade, provides significant scope for development, with over 12,000 square feet of accommodation, including several very large reception rooms, in addition to previously 39 bedrooms, and an impressive 46ft hall to the second floor.

**Guide Price:**  
**£650,000** (plus fees)



[Click for more information](#) 

**Lot 7** **4 Needhams Bank, Sandbach.**

A detached country home with views over the beautiful Cheshire countryside.

**Description:**

A stunning 5 bedroom detached country home, located on a private unadopted road with stunning countryside views.

The property features gated access at the front, with a lawn surrounding the property, ample parking space, and a garage with a workshop to the side.



**Guide Price:**  
£470,000 (plus fees)

[Click for more information](#)

**Lot 8** **Land At, West Avenue, Redditch**

A prime development opportunity with planning permission for a executive development of 9 apartments located in a prime location.

**Description:**

The property situated in the primarily residential locality to the south of Redditch town centre. Other centres such as Bromsgrove, Solihull and Birmingham are about 8, 13 & 15 miles respectively whilst the national motorway network is accessible via Junction 2 of M42 Motorway which is about 5 miles.



**Guide Price:**  
£360,000 (plus fees)

[Click for more information](#)

Lot **9** **Bwlch yr adar, Aberystwyth.**

A Three-Bedroom Detached Home renovation project in the lovely Village of Trisant.

**Description:**

Offering a fantastic opportunity to create your dream home. Inside, you'll find ample sized rooms that include reception areas, a kitchen with potential to extend, dining room, and a convenient utility room.

The property is perfectly positioned to take advantage of breath-taking countryside views, allowing you to enjoy the beauty of nature from the comfort of your home.



**Guide Price:**  
£150,000 (plus fees)

[Click for more information](#)

Lot **10** **48 Willow Road, Stone.**

Three Bedroom end-of-terrace property in need of some renovation.

**Description:**

Set in a picturesque location with canal-side and countryside views, this three-bedroom end-of-terrace property offers an exciting opportunity to create your dream family home.

While the property requires a small renovation project to unlock its full potential, its spacious layout and idyllic setting make it the perfect canvas for a stunning transformation. Inside, the home features a bright living area, a well-proportioned kitchen, and three generous bedrooms, all ready for your personal touch to breathe new life into these spaces.



**Guide Price:**  
£125,000 (plus fees)

[Click for more information](#)



Lot  
**11**

## The Old Boultons Office, Moddershall Oaks, Stone.

Grade II listed Building with planning permission for conversion into a 5 bedroom residence.

### Description:

This remarkable opportunity includes an imposing Grade II Listed Building, previously used as offices, with approved planning permission for conversion into a stunning 5-bedroom residence spread across three floors.

Additionally, planning consent has been granted to transform the existing garage outbuilding into a charming single-story, 2-bedroom detached home.

Nestled in the tranquil and picturesque village of Moddershall, near Stone, The Old Offices boasts breathtaking views over the scenic Moddershall Valley.

### Guide Price:

£275,000 (plus fees)



[Click for more information](#)



Lot  
**12**

## 42 Broad Street, Welshpool.

An excellent investment opportunity, planning permission for conversion and redevelopment to residential.

### Description:

Offers a great opportunity for investors and developers to acquire and renovate an historic building in the centre of Welshpool.

The property is the former Lloyds Bank building located in the centre of the desirable market town of Welshpool.

In recent years, the principal building has been vacant and has consequently fallen into a poor state of condition. However, to the rear of the main building is a large extension, which is let as a retail unit generating c£3600 pa rental income.

### Guide Price:

£135,000 (plus fees)



[Click for more information](#)



Lot **13** **25 Chandlers Way,  
Stone**

**Stunning five-bedroom detached set on a generous plot of nearly an acre.**

**Description:**

Nestled in the sought-after Chandlers Way, this stunning fivebedroom detached property offers the perfect blend of luxury, space, and practicality, ideal for modern family living.

Set on a generous plot of nearly an acre, this home boasts an impressive layout designed for both comfort and style.

Chandlers Way, Stone, is a charming and family-friendly cul-de-sac that combines modern convenience with tranquil living, making it perfect for families seeking their forever home.

**Guide Price:**  
£600,000 (plus fees)



[Click for more information](#)

Lot **14** **14 High Street,  
Northampton.**

**A 4 Bedroom Cottage with potential to add value.**

**Description:**

A four bedroom cottage in need of a little TLC and with original features in the heart of the popular village of Long Buckby.

A private and enclosed courtyard garden with a paved patio area with shrub and flower borders, steps up to a further paved patio area with shrub and flower borders, side access with wrought iron gated access to the front, enclosed by timber fencing.

**Guide Price:**  
£200,000 (plus fees)



[Click for more information](#)

## Lot 15 8 Prospect Place, Aberystwyth.

A two-bedroom end of terrace property is situated in the sought-after village.

### Description:

A two-bedroom end of terrace property, nestled in the ever-popular village of Llanbadarn Fawr. Boasting an attic conversion, a rear garden, and convenient parking, this home offers a perfect blend of comfort and practicality.

Located just 2.4 miles from Aberystwyth town center and within easy reach of all local amenities, it's an ideal choice for those seeking village life with the added benefit of nearby conveniences.



**Guide Price:**  
£150,000 (plus fees)

[Click for more information](#)



## Lot 16 The Old Vicarage, 103 Church Street, Ripley.

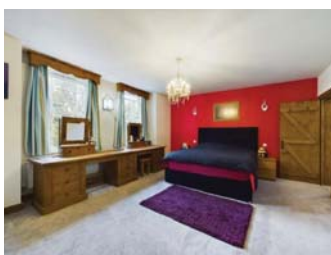
This stunning gated property offers expansive, luxurious living across three floors, accessed through secure electric gates with the added benefit of a separate annex.

### Description:

The ground floor features spacious reception rooms, a bespoke kitchen, utility, cloakroom WC, and a convenient wet room/boot room. On the first floor, an airy landing leads to three double bedrooms, each with en-suite facilities, including a master suite with a dressing room and bathroom.

The second floor adds two more en-suite double bedrooms, offering ample accommodation. Outside, beautifully landscaped lawns surround the home, complemented by a large patio, ample parking, a garage, and access to a detached two-story annexe.

**Guide Price:**  
£850,000 (plus fees)



[Click for more information](#)



Lot **17** **187 Burford, Telford.**

Fantastic investment in Telford for anyone looking for a Buy to Let with a tenant in situ. 14.3% Yield based on the guide price

**Description:**

This tenanted property offers an outstanding investment opportunity, currently generating £595 per calendar month, it provides immediate rental income, making it ideal for investors seeking a reliable return.

Located in a high-demand area of Telford, this property benefits from excellent transport links, nearby amenities, and proximity to Telford town centre. With stable tenant demand and promising long-term capital appreciation potential thanks to Telford's ongoing economic growth, this asset is perfect for those looking to expand their portfolio with a low-cost, high-return property.

**Guide Price:**  
£54,000 (plus fees)



[Click for more information](#)

Lot **18** **1 Walley Place, Stoke-on-Trent.**

12% yield - Exceptional Investment Opportunity - Converted House with Two Self-Contained Flats.

**Description:**

2 Self-Contained Flats: Each unit boasts modern interiors, offering a blend of style and functionality.

Income Generating: Both flats are currently tenanted, achieving a combined rental income of £1,000 PCM.

Flat 1: Ground floor, 1-bedroom flat with a bright living area, fitted kitchen, and contemporary bathroom.

Flat 2: First floor, 1-bedroom flat featuring a spacious layout with a separate living area, kitchen, and stylish bathroom.

**Guide Price:**  
£79,950 (plus fees)



[Click for more information](#)

## Lot 19 Rough Park House, The Ridings, Telford.

Investment opportunity, substantially renovated to create five individual apartments.

### Description:

The property has been substantially renovated in recent years to convert this historic building into five individual apartments (3 x 2-bedroom and 2 x 1-bedroom). All flats come with their own EPC with a C Rating.

The renovation can be completed quickly by the new purchaser with final fixings.

The vendor has been advised that there is potential to generate rental income of c£45,000 pa.

### Guide Price:

£450,000 (plus fees)



[Click for more information](#)



## Lot 20 30 Limewood Grove, Northwich.

A detached family home in sought after area in Barnton.

### Description:

This spacious property offers a versatile layout, perfect for modern family living.

On the ground floor, you'll find a welcoming porch and hallway, leading to a generous lounge/diner ideal for entertaining, a versatile playroom/living room, a well-equipped kitchen, and a convenient WC with a shower room. Upstairs, there are three well-sized bedrooms and a stylish family bathroom.

Outside, the property boasts beautiful front and rear gardens, perfect for outdoor relaxation, along with a driveway providing off-road parking.

### Guide Price:

£210,000 (plus fees)



[Click for more information](#)



Lot **21** **43 Pirehill Lane, Stone.**

A spacious three-bedroom detached dormer bungalow offering huge potential for investors or homebuyers looking for a project.

**Description:**

In need of modernisation, this property provides the perfect blank canvas to create a stylish family home or a lucrative investment.

With well-proportioned rooms, a generous plot, and a desirable location close to local amenities, schools, and transport links, this is an exciting opportunity to add value and transform the space to suit your needs.



**Guide Price:**  
£195,000 (plus fees)

[Click for more information](#)

Lot **22** **515 Crewe Road, Wheelock, Sandbach.**

This freehold block comprises three well-presented, self-contained apartments, offering an excellent investment opportunity.

**Description:**

The property consists of two modern studio apartments, each thoughtfully designed for comfortable living, alongside a spacious two-bedroom apartment that provides additional flexibility for tenants or owner-occupiers.

Set within a desirable residential location, the block benefits from strong rental demand, making it an attractive proposition for investors seeking reliable returns.



**Guide Price:**  
£225,000 (plus fees)

[Click for more information](#)

## Lot 23 40 Sovereign Lane, Ashley, Market Drayton.

This three-bedroom family home presents an exceptional opportunity for investors seeking a high-yield rental or a profitable flip.

### Description:

Situated in a popular residential area, the property is built in a non-standard construction, offering significant potential for refurbishment and value uplift.

With strong local rental demand, this home has the capacity to generate a 10%+ rental yield, making it an attractive addition to any investment portfolio.

The layout includes a spacious living area, a well-proportioned kitchen, and three generously sized bedrooms, appealing to families and long-term tenants.

**Guide Price:**  
£99,000 (plus fees)



[Click for more information](#)

## Lot 24 70 Coseley Street, Stoke-on-Trent.

An excellent investment opportunity, a spacious three bedroom semi detached property.

### Description:

The accommodation on offer comprises a lounge, modern fitted kitchen/diner, cloakroom, three fantastic sized bedrooms and a family bathroom.

Externally, the property benefits from off road parking to the front and to the rear the garden is low maintenance and fully enclosed by panelled fencing.

Located in the popular area of Smallthorne, close to local amenities, schooling, commuter links to the town centre and nature reserve walks.

**Guide Price:**  
£95,950 (plus fees)



[Click for more information](#)

# Scotland

Bidding opens 2.00 pm - 18 Lots



**Conar Tracey**  
Director

Conar entered the world of property as a 'Trainee Estate Agent' when he was 18 years old and quickly progressed to becoming the youngest Property Valuer in Scotland at only 19. Since then, Conar has become an industry expert and has brokered over 1,000 property transactions across the whole of the UK and gained further qualification in commercial property and building surveying. With over 10 years' experience in the property industry, Conar has been responsible for running operations for some of the largest quick sale estate agents and property auctions in the country.

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☎ 01324 227 219



**Ryan Retson**  
Business Development Manager

Ryan began his career in sales, amassing over 5 years of valuable experience in corporate environments. With a passion for real estate, he transitioned into the estate and auction industry, where he has honed his skills for the past 2 years. Ryan expertly guides clients through the auction process, leveraging his sales expertise to deliver exceptional results. Beyond his professional pursuits, he enjoys sports, music, and maintaining an active lifestyle.

✉ [ryan@tcpa.co.uk](mailto:ryan@tcpa.co.uk)

☎ 01324 227 219



**Sarah Murkowski**  
Business Development Manager

Sarah is a dedicated professional with extensive experience in supportive roles and managerial positions, known for excellent organizational skills and the ability to foster teamwork and efficiency. With a strong focus on problem-solving and process improvement, Sarah has successfully managed teams and provided top-level support in dynamic environments. Outside of work, Sarah enjoys pursuing active hobbies like horse riding and water sports, demonstrating a passion for discipline, focus, and adventure in both professional and personal life.

✉ [sarah@tcpa.co.uk](mailto:sarah@tcpa.co.uk)

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**Laurie Devine**  
Auction Valuer

Laurie embarked on his professional journey as a tax specialist with HMRC before transitioning into the realm of property at the outset of 2024. Driven by a profound passion for the property market and auction industry, his influence has been profound. Laurie adeptly navigates clients and prospective sellers through their property journeys, drawing on his extensive sales expertise to achieve outstanding outcomes. Beyond his professional pursuits, Laurie also showcases his talents as a semi-professional footballer for Linlithgow Rose, competing in the Scottish Lowland League.

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## Scotland

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[scotlandinfo@tcpa.co.uk](mailto:scotlandinfo@tcpa.co.uk)



## Lot 1 3/2, 85 Queen Street, Glasgow.

Rare Tenanted Investment Opportunity - 2 Bedroom Flat.

**Description:**

This excellent and rare investment opportunity is being sold with tenants in place.

The current rent is a staggering £1350pcm, creating 8% yield from guide price.

The property is extremely well placed for the many stylish bars and restaurants in and around the Queen Street. Local grocery stores including a Sainsburys and Tesco. As well as walking distance to Subways & Queen Street train station giving you easy access to the rest of Glasgow and Scotland.



**Guide Price:**  
£199,000 (plus fees)

[Click for more information](#)

## Lot 2 Meoul School House, Stoneykirk, Stranraer.

Spacious 4 Bedroom detached house in Stranraer/

**Description:**

This once Primary School has been renovated into a stunning family home.

Home Report- £285,000

This is a fantastic opportunity for a family home or for an investor.

The accommodation comprises:

Ground floor: front entrance vestibule, living room, sun lounge, rear porch, kitchen/dining room, utility, shower room, dining room, large open plan lounge, cloakroom/porch. First floor: landing, four bedrooms, bathroom.



**Guide Price:**  
£199,000 (plus fees)

[Click for more information](#)

**Lot 3** **31 Powdermill Brae, Gorebridge.**

**Excellent Opportunity For First Time Buyers or Investment Opportunity - 4 Bedroom Duplex Property.**

**Description:**

A charming 4 Bedroom duplex property located in the popular town Gorebridge

Home Report- £225,000

This is a fantastic property for 1st time buyers or potential investors

Similar properties in the area renting up to £1,400 pcm, creating a fantastic net yield of 10% from guide price

Situated approximately ten miles south of Edinburgh, the popular town of Gorebridge enjoys the best of both worlds:

**Guide Price:**  
**£160,000** (plus fees)



[Click for more information](#)

**Lot 4** **118 Almond Street, Grangemouth.**

**Excellent Residential Property - 3 Bedroom Flat.**

**Description:**

Home Report Value- £100,000

This is an excellent opportunity for 1st time buyers as well as an excellent buy to let opportunity.

Comparable properties in the area are selling for £135,000 making it is an amazing opportunity to gain instant equity.

Similar properties in the area are renting for £950 pcm, providing an fantastic 13% Gross Yield

Enjoying a desirable setting in an established residential street in Grangemouth.

**Guide Price:**  
**£80,000** (plus fees)



[Click for more information](#)

Lot  
5

## 10 Pittendrigh Court, Port Elphinstone, Inverurie.

**A Fantastic Modern 2 Bedroom Flat In  
Inverurie.**

**Description:**

Town and Country Property Auctions are proud to present this fantastic modern 2 bedroom flat located in Inverurie

Home Report- 85,000

This well-maintained 2-bedroom flat offers a comfortable and convenient living space in the heart of Inverurie. Perfectly positioned within walking distance of local shops, cafes, and transport links, it's an ideal choice for both professionals and small families looking to settle in a vibrant, friendly town.

**Guide Price:**

**£70,000** (plus fees)



[Click for more information](#)



Lot  
6

## Bayview Cottage Portskerra, Melvich, Thurso.

**An incredible 2 Bedroom Cottage near  
Thurso.**

**Description:**

Town and Country Property Auctions offer this incredible 2 Bedroom Cottage near Thurso

Home Report- £140,000

This is a fantastic opportunity for 1st time buyers or potential investors

This property could be a fantastic addition to an Airbnb portfolio bringing in up to £180 per night

The property is situated in an elevated position within the coastal village of Portskerra. Local facilities are limited however all main amenities are available within easy commuting distance.

**Guide Price:**

**£95,000** (plus fees)



[Click for more information](#)



Lot  
**7**

## Kirkney House, Gartly, Huntly.

A stunning 4 bedroom detached farmhouse.

**Description:**

HOME REPORT VALUATION - £290,000

The property is set over 2 floors and comprises of 4 good-sized double Bedrooms, large Dining Kitchen, Sitting Room with cast iron fire place, Living Room with woodburning stove, Dining Room, Bathroom, upstairs Shower Room, Utility Room and Store Room.

The property also benefits from a large wrap around garden, boasting beautiful views over the surrounding countryside. There is a large double garage and an outbuilding. Early viewing is highly recommended to truly appreciate all that this property has to offer.

**Guide Price:**

£199,000 (plus fees)



[Click for more information](#)



Lot  
**8**

## 19 Sunnyside Road, Aberdeen.

An Incredible 2 Bedroom Ground Floor Flat Situated in Aberdeen.

**Description:**

Home Report- £87,000

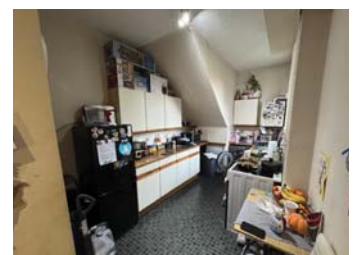
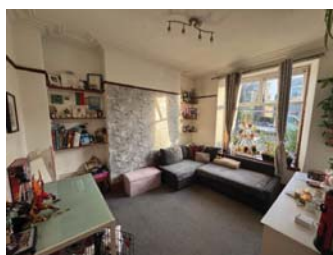
Rental Potential- £800pcm

This is a fantastic opportunity for first-time buyers and investors alike. With great potential and located in a desirable area of Aberdeen, this 2-bedroom flat offers both comfort and convenience.

Aberdeen offers a perfect blend of urban convenience and natural beauty. Residents enjoy a mix of cultural attractions, including museums, galleries, and theatres, along with the stunning Aberdeen Beach and nearby scenic countryside.

**Guide Price:**

£65,000 (plus fees)



[Click for more information](#)



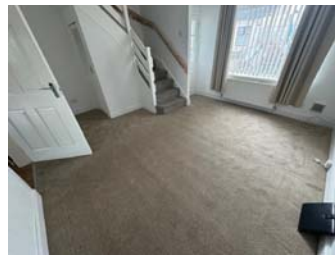
**Lot 9** **19 Clive Street, Shotts, Lanarkshire.**

An amazing Two Bedroom terraced house.

**Description:**  
Home report - £110,000

The property is located within the increasingly popular town of Shotts. Ideally positioned close to the nearby towns of Wishaw and Livingston. Shotts provides a wide range of amenities including transport services, health and leisure facilities, primary and secondary schooling.

The property location provides quick access for commuting both to Glasgow and Edinburgh via M8 motorway and transport services.



**Guide Price:**  
£59,000 (plus fees)

[Click for more information](#)

**Lot 10** **91 Mallots View, Newton Mearns, Glasgow.**

A immaculately presented Vacant Two Bedroom bottom floor flat.

**Description:**  
A immaculately presented Vacant Two Bedroom bottom floor flat

Home Report- £185,000

All on one level: Entrance Hallway, Lounge / Dining Area, Kitchen, Shower Room, Bedroom 1 & Bedroom 2.

The current market rent is a staggering £1300pcm.

The property is extremely well placed and benefits from a wide range of local amenities that include a primary school, public transport and easy access to a large variety of shops.



**Guide Price:**  
£170,000 (plus fees)

[Click for more information](#)

**Lot 11**      **2 Station Park, Gourdon, Montrose.**

A stunning 4 bedroom detached dwellinghouse.

**Description:**

Home report valuation - £290,000

Town and Country Property Auctions present this stunning four bedroomed detached dwellinghouse situated within the picturesque village of Gourdon. The house is well presented and boasts lovely views of the sea from the upper floor bedrooms.

The spacious family accommodation spans over two floors.



**Guide Price:**

**£240,000** (plus fees)

[Click for more information](#)

**Lot 12**      **3/3, 207 Ingram Street, Glasgow.**

Attractive Tenanted Investment Opportunity - 2 Bedroom Flat.

**Description:**

Two Bedroom tenanted flat in Central Glasgow

Home Report- £260,000

This excellent investment opportunity is being sold with tenant in place

The current rent is a staggering £1500pcm, creating a 8% yield from guide price



**Guide Price:**

**£210,000** (plus fees)

[Click for more information](#)

## Lot 13 Lynwood, East Bank Road, Ardrishaig, Lochgilphead.

A Mid Terraced 4 Bed Maisonette Flat in Lochgilphead.

### Description:

4 Bed Mid Terraced Maisonette Flat in Lochgilphead.

Home Report- £120,000

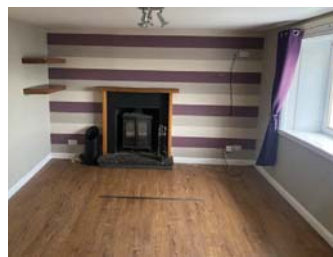
A perfect home for a family or potential investors.

Similar properties in the area renting for up to £1000 pcm.

The property has views across Loch Fyne from an established residential and commercial area within the Village of Ardrishaig, conveniently located for all available amenities. Principal facilities can be found in Lochgilphead to the north.

### Guide Price:

£95,000 (plus fees)



[Click for more information](#)



## Lot 14 49 Cairnhill Road, Airdrie, Lanarkshire.

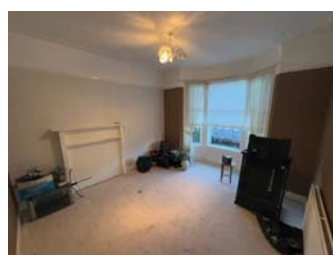
A fantastic 2 Bed Mid Terraced House.

### Description:

Home Report- £160,000

This Property is an amazing opportunity for an investor as it has the potential to have an end value at around £200,000.

The internal accommodation is comprised of the following: Ground Floor: Entrance Vestibule, Hallway, Living Room, Dining Room, Kitchen and Conservatory. First Floor: Two Bedrooms and Family Bathroom



### Guide Price:

£130,000 (plus fees)

[Click for more information](#)

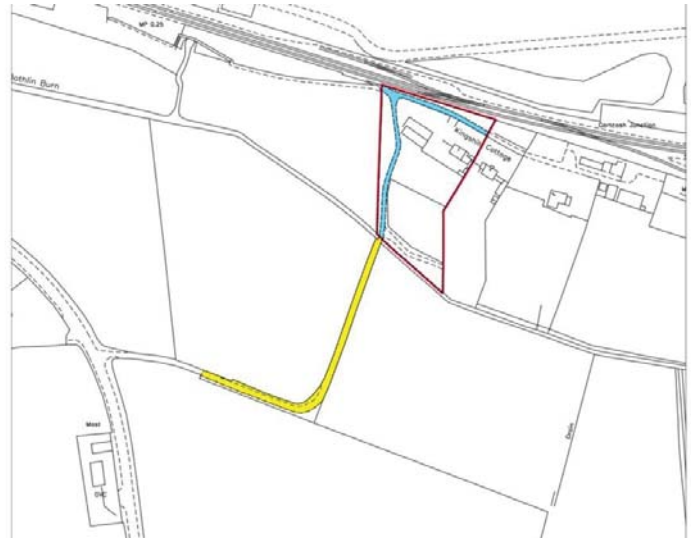


**Lot 15** Kingshill Cottage, 1 Coatbridge Road, Gartcosh, Glasgow.

An exceptional development opportunity in Gartcosh.

**Description:**

Located on Coatbridge Road, this substantial 1.6-acre site offers immense potential for residential development.



**Guide Price:**  
£170,000 (plus fees)



[Click for more information](#)

**Lot 16** 50 Main Street, Dalmellington, Ayr,

A stunning hotel within the popular village of Dalmellington.

**Description:**

The hotel consists of 6 letting rooms, generous owners accommodation and a bar. The hotel has potential to re establish popular local business as well as being suited for residential conversion subject to planning.

The property could comprise a single family home or conversion into a number of smaller self contained units. Interested parties should make their own enquiries to East Ayrshire Council.

The ground Floor consists of a Bar, Function Room, Dining Room, Kitchen and customer toilets.

The First floor consists of a Function Suite, 6 bedrooms, Lounge, Shower Room and toilet.



**Guide Price:**  
£110,000 (plus fees)

[Click for more information](#)



**Lot 17** **8 Pathhead, Douglas, Lanark.**

An incredible 1 Bedroom Tenanted ground floor Flat in Douglas.

**Description:**

Home Report Value £60,000

The property would be ideal for an investor with the current tenant paying £450pcm

This is an incredible opportunity presented over 1 level comprising of entrance hall, living room, kitchen, bedroom and bathroom.

The property is situated in an established and popular residential area of Douglas. Surrounding residential properties are of a similar age and type. Properties are a mixture of private and local authority housing. Local amenities, schooling and transport links are available

**Guide Price:**  
£37,000 (plus fees)



[Click for more information](#)

**Lot 18** **18 Pathhead, Douglas, Lanark.**

An incredible 1 bedroom first floor flat in Douglas.

**Description:**

Home Report Value £60,000

EPC - D

The property would be ideal for an investor with the current tenant paying £450pcm.

This is an incredible opportunity presented over 1 level comprising of entrance hall, living room, kitchen, bedroom and bathroom.

The property is situated in an established and popular residential area of Douglas. Surrounding residential properties are of a similar age and type. Properties are a mixture of private and local authority housing. Local amenities, schooling and transport links are available

**Guide Price:**  
£37,000 (plus fees)



[Click for more information](#)

# North East

Bidding opens 3.00 pm - 15 Lots



**Andy Hutt**  
Auction Consultant

Andy has been in the property industry for 22 years and is responsible for developing relationships with new partners across the North East of England. Enabling current and new partnerships to grow their service offerings and income streams through Auction Sales, Andy brings a depth of knowledge and experience from running a residential lettings agency and helping Landlords source and grow their property portfolios across Teesside.

In his spare time, a huge football fan and an avid supporter of Middlesbrough FC, enjoys taking time out in the gym and spending time down time with my family and friends.

✉ [andy.hutt@tcpa.co.uk](mailto:andy.hutt@tcpa.co.uk)

☎ 01642 263 333



**Harry Hutt**  
Director

Harry has a passion for property and a commitment to excellence in property auctions. His fresh perspective helps clients navigate transactions smoothly and efficiently. By using modern business strategies and innovative marketing, Harry aims to revolutionize the property auction sector. Leveraging cutting-edge technology, he maximizes property value and visibility. Dedicated to providing a transparent, speedy, and straightforward auction experience, Harry empowers both seasoned investors and first-time buyers to succeed in today's competitive real estate market.

✉ [harry.hutt@tcpa.co.uk](mailto:harry.hutt@tcpa.co.uk)

☎ 01642 263 333



**Natalie Crawford**  
Partners & Acquisitions

With over 24 years of experience across customer-facing industries, Natalie brings a unique blend of skills and expertise to TCPA. Her personal passion for property has spanned over eight years, during which time she has successfully managed and expanded her own property portfolio for the past six years. People are another passion, and with extensive experience in sales and customer service, Natalie is the perfect fit for heading up relationships with our partner agents. Her vast job knowledge and willingness to take on new challenges make her a dedicated and adaptable professional, always eager to explore new opportunities in the property market.

Outside of work, Natalie enjoys fitness, enjoys spending time at the gym, she loves embarking on adventures with her family. She also has a deep love for travel.

✉ [natalie.crawford@tcpa.co.uk](mailto:natalie.crawford@tcpa.co.uk)

☎ 01642 263 333



**Leah Lane**  
Auction Co-ordinator

Before joining us Leah worked in Estate Agency. Within this she enhanced her knowledge of the property market and developed significant knowledge of the local area. Leah is highly motivated and offers exceptional customer service.

In her spare time, she enjoys spending time with her family and friends.

✉ [leah.lane@tcpa.co.uk](mailto:leah.lane@tcpa.co.uk)

☎ 01642 263 333

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## North East

158 High Street, Eston, Middlesbrough, Cleveland, TS6 9JA

01642 263 333

[northeast@tcpa.co.uk](mailto:northeast@tcpa.co.uk)

## Lot 1 19 Ashton Street, Peterlee

A high-return investment with immediate rental income and strong growth potential!

### Description:

This 2-bedroom terraced house, presents an excellent investment opportunity.

Currently tenanted, it offers immediate rental income of £500 per month (£6,000 annually), with a strong projected gross yield of 12.77%.

The property is freehold and has an option of being sold with vacant possession if desired.

The area boasts strong rental demand, and the house is well-maintained in a desirable location close to transport links, local amenities, and employment hubs, making it an attractive option for tenants.

### Guide Price:

£30,000 - £50,000 (plus fees)



[Click for more information](#)



## Lot 2 49 Corporation Road, Darlington

A 7 Bedroom HMO Investment offers exceptional yield potential.

### Description:

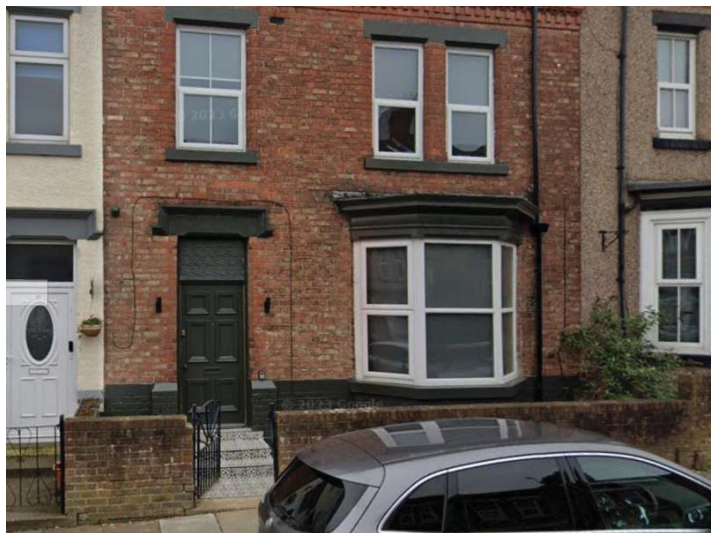
Currently partially let property, providing immediate income and strong demand for full letting. The property is finished to a high standard, featuring modern fixtures and well-maintained interiors.

The current investment figures for the property show a rental income of £450 per month (£5,400 annually). However, if fully let at market rent, the property has the potential to generate £3,500 per month (£42,000 annually), leading to a projected gross yield of 15.27%.

With a high potential for capital growth and the opportunity to increase occupancy to achieve the full market rent, this property offers significant value-add potential for investors.

### Guide Price:

£240,000 - £275,000 (plus fees)



[Click for more information](#)



**Lot 3** **3 Milton Place, Selby**

A two bedroom mid terrace property sold with sitting tenant paying £750pcm.

**Description:**

A 2-bedroom terraced house offers an excellent buy-to-let investment opportunity. Fully tenanted, it provides immediate rental income in a stable rental market with strong demand.

The property is a low-maintenance, turnkey investment with a high yield, delivering strong ROI from day one.

With a comparable market value of £135,000, it is conveniently close to transport links, shops, and local amenities.

The property currently generates a rental income of £750 per month (£9,000 annually), with a gross yield of 8.18%.

**Guide Price:**

**£90,000 - £110,000** (plus fees)



[Click for more information](#)

**Lot 4** **42 Kitchener Street, Selby**

A recently renovated 3 bedroom mid terrae property.

**Description:**

A 3-bedroom terraced house presents a prime buy-to-let investment opportunity. Fully tenanted, it offers immediate rental income in a stable rental market with strong demand.

The property is a low-maintenance, turnkey investment with high yield, ensuring strong ROI from day one. With a comparable market value of £140,000, it is conveniently situated near key transport links, shops, and local amenities.

The property currently generates a rental income of £675 per month (£8,100 annually), offering a gross yield of 7.04%.

**Guide Price:**

**£95,000 - £115,000** (plus fees)



[Click for more information](#)

## Lot 5 34 Brabourn Gardens, Middlesbrough.

A Three Bedroom terraced property, ideal investment opportunity.

### Description:

A 3-bedroom terraced house offers a high-yield buy-to-let investment with strong ROI from day one.

Fully tenanted, it provides immediate rental income in a stable rental market with strong demand.

The property is a low-maintenance, turnkey opportunity with a comparable market value of £110,000, and it is conveniently close to key transport links, shops, and amenities.

The property currently generates a rental income of £675 per month (£8,100 annually), with a gross yield of 9.42%.

### Guide Price:

£70,000 - £90,000 (plus fees)



[Click for more information](#)



## Lot 6 8 Prospect Place, Stockton-on-Tees.

A two bedroom terraced, offering a high yield buy to let investment opportunity.

### Description:

Fully tenanted, it provides immediate rental income in a stable rental market with high demand.

The property is low-maintenance and turnkey, with a comparable market value of £100,000. Conveniently close to transport links, shops, and amenities, it offers a hassle-free investment.

The property currently generates a rental income of £650 per month (£7,800 annually), with a gross yield of 9.51%.

### Guide Price:

£65,000 - £85,000 (plus fees)



[Click for more information](#)



**Lot 7** **57 Errington Street, Saltburn-by-the-Sea.**

A two bedroom mid terrace excellent investment opportunity.

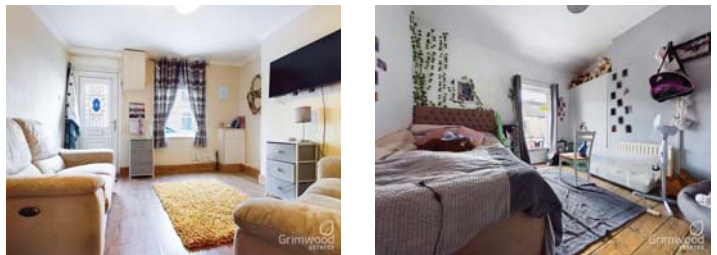
**Description:**

This 2-bedroom terraced house is a high-yield buy-to-let investment opportunity. With the property currently vacant, it offers immediate rental income potential upon letting.

Situated in a stable rental market with strong demand, the property is low-maintenance and a turnkey investment.

If market rent is achieved, the property has a rental potential of £550 per month (£6,600 annually), resulting in a projected gross yield of 9.71%. With medium potential for capital growth, there is value-add potential through securing a long-term tenancy and benefiting from rental growth.

**Guide Price:**  
£55,000 - £70,000 (plus fees)



[Click for more information](#)

**Lot 8** **8 Victoria Court, Durham.**

A 2 bedroom flat sold with sitting tenant producing £600pcm.

**Description:**

The property has 107 years remaining on the lease. Currently, it is occupied by a sitting tenant who pays £600 per month, providing immediate rental income with a 9.11% Rental Yield.

The flat features 2 bedrooms and 1 bathroom, along with a modern kitchen and bathroom for your convenience.

The living space is spacious, offering a comfortable and inviting atmosphere perfect for relaxation and entertaining.

**Guide Price:**  
£65,000 - £80,000 (plus fees)



[Click for more information](#)

Lot  
9

## 113 Victoria Road, Middlesbrough.



**A Five Bedroom HMO investment offering significant investment potential.**

### Description:

The property is partially let, providing room to increase rental income.

Situated in a prime location with strong demand from tenants, close to key transport links, shops, and universities, making it an attractive option for tenants.

Currently, a rental income of £350 per month (£4,200 annually). If fully let at market rent, the rental income could increase to £1,750 per month (£21,000 annually), resulting in a projected gross yield of 13.55%. The property has high potential for capital growth, with value-add opportunities by increasing occupancy to achieve the full market rent potential.

### Guide Price:

**£120,000 - £160,000** (plus fees)



[Click for more information](#)



Lot **10** **22 Queen Street,  
Lazenby, Middlesbrough.**

**Investment Opportunity – High-Yield Buy-to-Let (Social Housing) Property.**

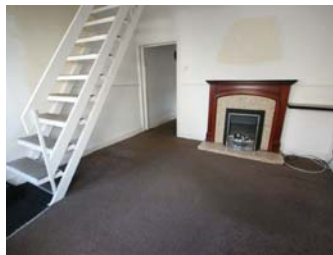
**Description:**

A 2-bedroom terraced house offers a guaranteed income through a social housing lease in place until 2026.

The property benefits from a Full Repairing & Insuring (FRI) contract, ensuring low maintenance and providing a hassle-free, low-risk investment. It is secured with a long-term tenant under the MEARS social housing contract.

Generates a rental income of £420 per month (£5,040 annually), with a gross yield of 9.51%. If market rent is achieved, the rental income could increase to £525 per month (£6,300 annually), resulting in a projected gross yield of 11.88%.

**Guide Price:**  
**£35,000 - £55,000** (plus fees)



[Click for more information](#)

Lot **11** **23 Wordsworth Road,  
Middlesbrough.**

**Investment Opportunity – High-Yield Buy-to-Let Property.**

**Description:**

A 3-bedroom terraced house offers a high-yield buy-to-let investment with strong ROI from day one.

The property is currently tenanted, providing immediate rental income, with the potential to increase rental income to market rate.

The property currently generates a rental income of £600 per month (£7,200 annually), with a gross yield of 9.35%. If market rent is achieved, the rental income could increase to £675 per month (£8,100 annually), resulting in a projected gross yield of 10.52%.

**Guide Price:**  
**£60,000 - £80,000** (plus fees)



[Click for more information](#)



## Lot 12 38 Roseberry Crescent, Middlesbrough.

### Investment Opportunity – High-Yield Buy-to-Let Property.

#### Description:

this 3-bedroom terraced house offers a high-yield buy-to-let investment with strong ROI from day one.

The property is currently tenanted, providing immediate rental income, with the potential to increase rental income to market rate.

The property currently generates a rental income of £600 per month (£7,200 annually), with a gross yield of 9.60%.

If market rent is achieved, the rental income could increase to £650 per month (£7,800 annually), resulting in a projected gross yield of 10.40%.



[Click for more information](#)



#### Guide Price:

£55,000 - £75,000 (plus fees)

## Lot 13 7 Ingleby Close, Middlesbrough.

### Investment Opportunity – High-Yield Buy-to-Let Property.

#### Description:

A 3-bedroom terraced house offers a high-yield buy-to-let investment with strong ROI from day one.

The property is currently tenanted, providing immediate rental income, with the potential to increase rental income to market rate.

The property currently generates a rental income of £575 per month (£6,900 annually), with a gross yield of 9.20%. If market rent is achieved, the rental income could increase to £650 per month (£7,800 annually), resulting in a projected gross yield of 10.40%.



[Click for more information](#)



#### Guide Price:

£55,000 - £75,000 (plus fees)

Lot **14** **15 Bertha Street,  
Ferryhill.**

**Investment Opportunity – High-Yield Buy-to-Let Property.**

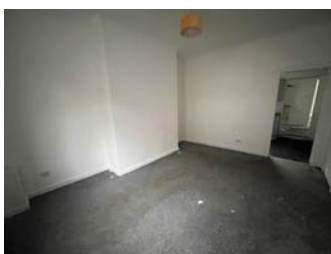
**Description:**

This 2-bedroom terraced house is a prime opportunity for a buy-to-let investment. The property is freehold and vacant, ready for immediate occupancy or rental.

With a strong return on investment from day one, it benefits from a stable rental market and high demand. The house is low-maintenance, making it a turnkey opportunity for investors.

The projected market rental potential for the property is £525 per month (£6,300 annually). With this rental income, the projected gross yield is 13.69%. The potential for capital growth is considered medium, and there is value-add potential by securing a long-term tenancy with rental growth prospects.

**Guide Price:**  
£38,000 - £55,000 (plus fees)



[Click for more information](#)

Lot **15** **13 Hylton Road,  
Billingham.**

**A well-maintained 3-bedroom terraced sold with sitting tenant.**

**Description:**

This well-maintained 3-bedroom terraced house is a great opportunity for investors seeking immediate rental income with an existing sitting tenant. The property offers a spacious layout.

Located in a desirable area with easy access to local amenities, transport links, and employment hubs, this property provides a hassle-free addition to any investment portfolio.



[Click for more information](#)

**Guide Price:**  
£86,000 (plus fees)

# Yorkshire

Bidding opens 4.00 pm - 2 Lots



**Ashley Vanzie**  
Sales Director

Ashley Vanzie is a former Great Britain boxing athlete who successfully transitioned from elite sport into the world of property investment and sales. Now the Sales Director for Town & Country Property Auction House, Ashley combines his competitive edge, resilience, and strategic mindset to excel in the fast-paced property industry.

Drawing on the same discipline and determination that fueled his success in the ring, he pivoted into property investment, quickly gaining expertise in renovations, deal structuring, and wealth-building through real estate. His deep understanding of the market and ability to identify high-value opportunities positioned him as a leader in the industry.

Ashley specialises in helping clients maximise their property investments, providing expert guidance on buying and selling properties at auction. His dynamic approach, coupled with his extensive network, allows him to deliver tailored solutions that meet the unique needs of each client.

✉ ash@tcpa.co.uk

☎ 0113 340 1455



**Raza Khan**  
Auction Co-ordinator

My name is Raza Khan, and I'm a 19-year-old with an unwavering determination to make a positive impact on the world.

In my current role as an Auction Coordinator at Town & Country, I am responsible for managing the seamless execution of property auctions from start to finish. My role involves working closely with clients and team members to ensure each auction runs smoothly and efficiently.

Growing up in Yorkshire, I have always been driven by a passion for learning and a commitment to excellence. Outside of my professional pursuits, I have a diverse range of hobbies that keep me energised and inspired. I love majority of sports which include a whole variety from table tennis and Snooker, all the way to sports such as Boxing and MMA.

✉ raza@tcpa.co.uk

☎ 0113 340 1455



**Paul Finneran**  
Social Media Marketing Specialist

With over 10 years of experience in social media marketing, Paul specializes in generating high-quality sales leads and driving business growth through strategic online promotion. He has worked with a variety of clients, creating tailored campaigns that deliver measurable results.

When not focusing on digital marketing, Paul enjoys keeping fit at the gym and exploring Britain's scenic hiking trails. For relaxation, he loves a sun-soaked holiday in a beautiful destination.

✉ yorkshire@tcpa.co.uk

☎ 0113 340 1455

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## Yorkshire

Commerce Court, Challenge Way, Bradford, West Yorkshire, BD4 8NW

0113 340 1455

yorkshire@tcpa.co.uk

**Lot 1** **Crown Inn, 21 Meadowhall Road, Sheffield.**

The Crown Inn offers an exciting renovation opportunity to investors.

**Description:**

This impressive 7-bedroom, 5-bathroom pub offers a unique blend of spacious accommodation and commercial potential. Situated just 4 miles from Sheffield city centre and only 0.7 miles away from Meadowhall, the location is ideal for both city access and local amenities.

The property features multiple lounges and kitchens, providing ample space for both personal and business use.

With its prime location and versatile layout, this property presents an outstanding opportunity for anyone seeking to invest in a versatile space that seamlessly blends residential comfort with commercial potential.

**Guide Price:**  
**£250,000** (plus fees)



[Click for more information](#)

**Lot 2** **69 Washington Road, Goldthorpe, Rotherham.**

A 2 bedroom property in need of some renovation.

**Description:**

A 2 bedroom house located in the heart of Goldthorpe, Rotherham.

The property presents a spacious driveway which can accommodate up to 3 vehicles, with a separate outbuilding to the rear.

Inside, is a good sized living area as well as an open plan kitchen and dining area, with a downstairs toilet. The two-bedrooms are fairly sized with the addition of a loft conversion, fitted with a velux window.

There is also a conservatory, with access and views to the large rear garden. Situated close to local amenities and transport links.

**Guide Price:**  
**£105,000** (plus fees)



[Click for more information](#)

# East Anglia

Bidding opens 4.00 pm - 2 Lots



**William O'Neill**  
Director

I have worked in the building trade for 30 years renovating properties and for the past 8 I have been involved in property sales. I intend to bring this wealth of knowledge and new perspective to Town and Country Auctions East Anglia. I have always put customers first and this will be the main focus of my role in the future.

✉ [william@tcpa.co.uk](mailto:william@tcpa.co.uk)

☎ 01603 362226



**Brenda O'Neill**  
Auction Co-ordinator

I have project managed several voluntary and health care provisions over the years as well as working in the education sector, and intend to bring this wide range of communication and organisational skills to Town and Country Auctions East Anglia. In the last 3 years I have been involved in the property market in the local area and I have experience of viewing and renovating properties and my priority has always been customer care.

✉ [brenda@tcpa.co.uk](mailto:brenda@tcpa.co.uk)

☎ 01603 362226

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## East Anglia

The Shoe Quarter, 51, Colegate, Norwich, Norfolk, NR3 1DD

01603 362226

[eastanglia@tcpa.co.uk](mailto:eastanglia@tcpa.co.uk)

**Lot 1** **24 Hillfields, Dereham.**

The property whilst requiring modernisation, holds enormous potential for investors or families seeking to make their bespoke mark on a home.

**Description:**

Stepping inside, you'll find three comfortable bedrooms and a family bathroom. The house offers a generous reception room, providing ample space for family living and entertaining. The interiors are ripe for reinvention, offering the perfect canvas for a new owner with vision.

The kitchen is a notable feature of the house, offering an area for dining. One of the unique characteristics of this property is the inclusion of a single converted garage and outbuildings, providing additional storage or workspace. Adding to the charm of this house is a conservatory.

**Guide Price:**  
**£240,000** (plus fees)



[Click for more information](#)

**Lot 2** **37 Oaklands Park Avenue, Ilford.**

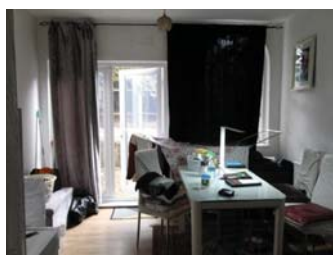
A terraced property in need of modernisation.

**Description:**

It is located in an urban area, well-served by public transport links and surrounded by local amenities. The property does require modernisation, providing a fantastic opportunity for those looking to make a house a home with personal touches and updates.

The property hosts four bedrooms, offering ample living space for a growing family or potential for a buy-to-let investor, given the existing sitting tenants. In addition to the bedrooms, there is a single bathroom, catering to the practical needs of a busy household.

**Guide Price:**  
**£360,000** (plus fees)



[Click for more information](#)

# South Wales

Bidding opens 4.00 pm - 10 Lots



## Dewi Davies

Director

Dewi has been involved in the property industry for 21 years, renovating and refurbishing properties and has a vast knowledge of buying at auction. A trained television cameraman and more recently producer / director of the property renovation programme 'The Great House Giveaway', Channel 4 and 'Ty am Ddim' on S4C which combines work with his passion for property. In his spare time, Dewi likes spending time with the family, reading, travelling and taking his dog for long countryside walks.

✉ dewi@tcpa.co.uk

☎ 0800 688 9535



## Carys Davies

Director

Having studied at the London School of Economics and City University London, Carys returned to Swansea to pursue a career in the media. Having an interest in Property Development, Carys established multi award winning Perfect Pads Sales & Lettings in 2005. She also presents the property renovation programme 'The Great House Giveaway' on Channel 4 and 'Ty am Ddim' on S4C. In her spare time, Carys enjoys developing properties, skiing, walking the dog, and travelling with her husband and 2 sons.

✉ southwales@tcpa.co.uk

☎ 0800 688 9535



## Lauren

Auction Consultant

After finishing school Lauren started estate agency and fell in love with property. Having a few years of experience Lauren has gained excellent customer service skills and is very committed to her work. She provides quality service to build relationships with clients and more importantly, maintain those relationships by communicating effectively. In her spare time she loves travelling with her partner and spending time with her dogs.

✉ southwales@tcpa.co.uk

☎ 0800 688 9535



## Huw Jones

Auction Consultant

With previous experience in investing, renovating properties and sales. Huw has fresh perspective and enthusiasm for the role, he's keen to collaborate and grow the business to deliver exceptional results for his clients.

✉ southwales@tcpa.co.uk

☎ 07792 655041

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### South Wales

2 High St, Clydach, Swansea, SA6 5LE

0800 688 9535

southwales@tcpa.co.uk

Lot **1** **The Old Coach House, Menai Bridge.**

An ideal investment opportunity with huge potential.

**Description:**

Situated in the sought after village of Glyngarth, this 2 bedroom property, with an addition 3 self contained units located on the Menai Straits, overlooking the Snowdonia mountains would be an ideal investment.



**Guide Price:**  
£330,000 (plus fees)



[Click for more information](#)

Lot **2** **Tre Saeson, Llanfyrnach.**

A detached traditional stone property nestled on a half acre plot in need of updating.

**Description:**

This traditional stone property offers immense potential. Comprising 4 bedrooms, 3 reception rooms, and a kitchen, upstairs bathroom with outside toilet. This home retains many original features that add character and charm throughout.

Located half a mile down a country lane from the main road, it offers both a tranquil rural setting.

While the property requires updating, it provides a fantastic opportunity for those looking to create a bespoke family home.



**Guide Price:**  
£180,000 (plus fees)



[Click for more information](#)



## Lot 3 38 Cwmpphil Road, Swansea.

A three bedroom end terrace with double extension to the rear.

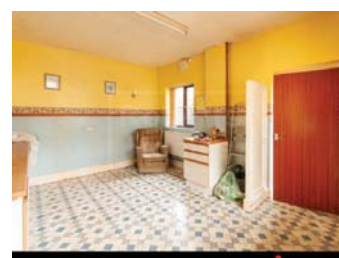
### Description:

A three bedroom end terrace with double extension to the rear. In need of modernisation and upgrading, the property is conveniently situated within close proximity to the local primary school and other amenities.

Prospective purchasers are advised that we are aware of an abandoned mine shaft located beneath the property. Please see indemnification in legal pack from the Coal Board.

Cwmtwrch meaning 'Valley of the Boar' is located in the valley of Afon Twrch, just off the A4067 some 15 miles north of Swansea. It enjoys several pub/restaurants, a garden centre, and a golf-club.

**Guide Price:**  
£45,000 (plus fees)



[Click for more information](#)



## Lot 4 23 Elba Street, Gowerton.

A three bedroom semi detached property with a good size rear garden and a detached garage.

### Description:

Gowerton is a charming and family-friendly area, offering the best of both worlds: a peaceful residential neighborhood with easy access to all the amenities you need. Excellent local schools, parks, shops, and a strong sense of community make this an ideal place to call home.

In need of some further upgrading and modernisation the accommodation comprises entrance hallway, lounge, fitted kitchen and dining room to the ground floor.

To the first floor there are three bedrooms and a shower room. The property also has the benefits of double glazed windows and doors and gas central heating.

**Guide Price:**  
£150,000 (plus fees)



[Click for more information](#)



**Lot 5** **11 Heol Y Wern, Cardigan.**

**3 bed detached house, conservatory and attached garage.**

**Description:**

A lovely, detached family home nestled in a spacious corner plot at the top end of a cul-de-sac. Benefiting from ample off-road parking, an attached garage, and a generous, enclosed rear garden with a greenhouse and garden sheds.

The popular market town of Cardigan sits on the estuary of the river Teifi with its rich heritage and many shops, pubs, cafes, restaurants, leisure centres, schools and cultural events. It is also only a short drive away from the sandy dunes of Poppit Sands and the many beaches and walks in and around Cardigan Bay in West Wales.

**Guide Price:**  
**£210,000** (plus fees)



[Click for more information](#)

**Lot 6** **14 New Road, Pontardawe.**

**A half built 7 bedroom dormer property lot with bags of potential.**

**Description:**

There are two planning applications, the house has been approved, and the rear development refused.

Approved Planning Application: P2020/0851 - Two storey front extension, single storey rear extension. Roof raised to accommodate rear flat roofed dormer, roof lights to front elevation, external rendered insulation and alterations to fenestration. Creation of 2 No. car parking spaces to front

Rear Refused Planning for further development - P2021/0737. Proposed detached dwelling and associated works (outline).

**Guide Price:**  
**£100,000** (plus fees)



[Click for more information](#)

**Lot 7** **34 Birchgrove Road, Birchgrove, Swansea.**

**Executive 5 Bedroom Detached property in sought after location.**

**Description:**

This impressive five-bedroom family home is located in a sought-after area, offering excellent access to local amenities.

The property provides generous living space, featuring three well-proportioned reception rooms, a modern kitchen, and two stylish bathrooms.

A large office adds flexibility for those working from home.

Externally, the property is set within a spacious landscaped garden, complete with a swimming pool and a substantial summerhouse, perfect for relaxation or entertaining.

**Guide Price:**

**£420,000** (plus fees)



[Click for more information](#)

**Lot 8** **46 Castle Graig, Swansea.**

**An Exceptional 3-Bedroom Dormer Bungalow in a Sought-After Location with Stunning Views.**

**Description:**

This 3-bedroom dormer bungalow, located near Morriston and Swansea, offers a perfect blend of comfort, convenience, and scenic views.

The immaculately presented property features spacious living areas, including a bright lounge and a modern kitchen/diner, as well as 3 double bedrooms, a family bathroom, and ample parking with a driveway and detached double garage.

The large gardens provide plenty of space for outdoor activities or relaxation. It's an ideal move-in ready home in a sought-after area, perfect for modern family living.

**Guide Price:**

**£215,000** (plus fees)



[Click for more information](#)

**Lot 9** **58 Gwynfor Road, Cockett.**

A 2 bedroom semi detached property in need of renovation.

**Description:**

This property in the sought-after Cockett area is a great renovation opportunity, offering easy access to Swansea city center and the Gower Peninsula.

It features a lounge, kitchen, downstairs bathroom, two bedrooms, driveway parking, and a rear garden with a large storage shed.

Conveniently located near shops, schools, and transport links, it presents a solid choice for those looking for an affordable home in a well-established area.

**Guide Price:**  
£65,000 (plus fees)



[Click for more information](#)

**Lot 10** **Flat B, 57 Morris Lane, St. Thomas, Swansea.**

A first-floor, three-bedroom apartment located in the popular area of St Thomas.

**Description:**

This property presents an exciting opportunity for investors or those looking to put their personal stamp on a property, as it requires further upgrading and modernisation throughout.

The apartment's size and layout, combined with its central location, offers substantial potential for future value growth. Morris Lane is ideally situated in St Thomas, with easy access to local shops, schools, and transport links, including bus routes and major roads.

**Guide Price:**  
£60,000 (plus fees)



[Click for more information](#)

# West Midlands

Bidding opens 4.00 pm - 7 Lots



**Tasha Robinson**  
Director

Tasha began her journey in property at a specialist law firm at the age of 17. She has since become a qualified property lawyer and trader. With a wealth of legal expertise and practical trading experience, she handles property transactions with care and accuracy. In her spare time, Tasha enjoys traveling and cooking up a storm.

✉ [tasha@tcpa.co.uk](mailto:tasha@tcpa.co.uk)

☎ 0800 047 2010



**Ras Robinson**  
Director

With nearly two decades in property, Ras is a seasoned landlord, property trader, and renovation expert. His diverse experience in residential property coupled with his remarkable people skills set him apart as a trusted collaborator and advisor. Off-duty, Ras enjoys football and reading.

✉ [ras@tcpa.co.uk](mailto:ras@tcpa.co.uk)

☎ 0800 047 2010



**Paul Grainger**  
Auction Sales Manager

Paul is an energetic and driven Auction Sales Manager with a passion for people and sales. His natural ability to connect with clients, combined with his enthusiasm and determination, makes him a strong force in the fast-moving auction world.

Well-traveled and always up for a challenge, Paul brings a fresh perspective and a dynamic approach to every deal. When he's not dealing with auctions, he channels his energy into teaching circus skills to kids and adults, sharing his love for teaching and co-ordination skills with the next generation. Whether he's closing sales, building relationships, or coaching unicycle and juggling, his passion and drive are always at the forefront.

✉ [westmidlands@tcpa.co.uk](mailto:westmidlands@tcpa.co.uk)

☎ 0800 047 2010



**Kimani Robinson**  
Auction Support Specialist

As an Auction Support Specialist, Kimani plays a key role in ensuring a smooth and efficient auction process. With a strong passion for learning and growth in the industry, she is always eager to expand her knowledge and expertise.

Outside of work, Kimani enjoys spending time in the kitchen, experimenting with new recipes, and baking treats for family and friends. Whether managing auction processes or creating delicious baked goods, Kimani approaches everything with creativity and dedication.

✉ [kimani@tcpa.co.uk](mailto:kimani@tcpa.co.uk)

☎ 0800 047 2010

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## West Midlands

Regus, Fort Dunlop, Fort Parkway, Birmingham, West Midlands, B24 9FE

0800 047 2010

[birmingham@tcpa.co.uk](mailto:birmingham@tcpa.co.uk)

Lot  
1

7 British Mills, 80 Prospect Hill,  
Redditch.

A beautifully refurbished ground-floor apartment in a Grade II Listed building, offering vacant possession with external repairs scheduled to take place soon.

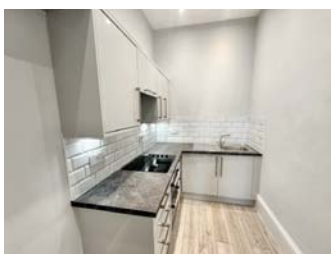
**Description:**

This two-bedroom apartment combines the best of historic charm with modern convenience. Located on the ground floor, it offers the rare benefit of its own private entrance, giving you added privacy and a feeling of independence.

As you step inside, you're greeted by a practical hallway that leads to the main living areas. The kitchen is modern and well-equipped, with everything you need, including a fitted oven, hob, extractor fan, and washer dryer. The under-cabinet lighting adds a nice touch, making the space feel bright and welcoming.

**Guide Price:**

£105,500 (plus fees)



[Click for more information](#)

Lot  
2

1 Charleston Close,  
Newhall, Swadlincote

A Modern Five Bedroom Detached Family House. The Property Features A Modern Fitted Kitchen, Spacious Dining Room With Lovely French Doors And Beautiful And Generous Sized Back Garden.

**Description:**

The ground floor of the property has an L shaped hallway, lounge, kitchen, dining room, wc and garage.

The first floor of the property consists of a master bedroom with an en suite as well as an additional 5 bedrooms, a main shower room and storage cupboard.

To the front of the property there is a well sized road parking for multiple cars, and a wait to lawn area with mature shrubs, flower beds and hedges.

**Guide Price:**

£390,000 (plus fees)



[Click for more information](#)

## Lot 3 Flat 30 Bath Court, 17 Abdon Avenue, Birmingham

Affordable flat offering immediate income – cash purchase required.

### Description:

A one-bedroom flat located on the ground floor of a purpose-built block currently tenanted and generating a rental income. The property has a short lease, making it suitable for cash buyers only.

The flat comprises a spacious lounge, fitted kitchen, and shower room.

The property is in a high-demand rental location with excellent access to local shops, transport links, and schools.



[Click for more information](#)



**Guide Price:**  
£55,000 (plus fees)

## Lot 4 106 Milton Road, Wolverhampton, West Midlands

Hassle-free investment with tenant already in situ.

### Description:

A 2-bedroom mid-terraced house, currently tenanted with a long-term occupant. The property generates an annual rental income of circa £625 per month, offering an attractive yield.

The accommodation includes lounge, dining room, fitted kitchen, family bathroom and two bedrooms. Outside, there is a low-maintenance garden to the rear.

Situated in Wolverhampton, the property is ideally located for renters, with excellent access to the hospital, local amenities, schools, and transport links.



**Guide Price:**  
£100,000 (plus fees)

[Click for more information](#)



**Lot 5** **2 Pear Tree Close, Mitcham**

Quick sale required – ideal for investors or buyers seeking a project.

**Description:**

A 3-bedroom terraced house with driveway. The ground floor comprises living room, kitchen and bathroom, while the first floor offers 3 good sized bedrooms.

Outside, there is a rear garden. This property requires a fast completion. An excellent opportunity for buyers looking to move quickly.



**Guide Price:**  
 £320,000 (plus fees)

[Click for more information](#)

**Lot 6** **137 Canwell Drive, Canwell, Sutton Coldfield**

Solid investment opportunity or family home with room to enhance.

**Description:**

A 3-bedroom freehold terraced house standing back from the road behind a paved forecourt.

The ground floor comprises a spacious living room, kitchen, and dining area, while the first floor offers three well-proportioned bedrooms and a family bathroom. Outside, there are front and rear gardens. The property benefits from gas-fired central heating.

Situated in Royal Sutton Coldfield, the house is close to reputable schools, parks, and local amenities.



**Guide Price:**  
 £365,000 (plus fees)

[Click for more information](#)



Lot  
7

## Ford House, Neen Savage, Cleobury Mortimer.



**A Unique Equestrian Property with Outstanding Potential in a Tranquil Village Location.**

### Description:

A stunning Grade II Listed property set in the idyllic village of Neen Savage, Worcestershire. Perfectly suited for equestrian enthusiasts or those seeking a rural retreat with extensive grounds,

Ford House combines period charm with outstanding facilities for horses and an exceptional opportunity for renovation or further development.

Ford House offers a rare combination of historical appeal, equestrian facilities, and exceptional potential.

Whether you're looking to create a grand family home with equestrian facilities or develop a property to suit your equestrian ambitions, this is a fantastic opportunity not to be missed.

### Guide Price:

**£825,000** (plus fees)



[Click for more information](#)



# South West

Bidding opens 5.00 pm - 10 Lots



**Joe Morris**  
Director

Joe began his career as a graduate trainee at Halifax BS, where he spent 11 years before founding his own property-related business in the North West in 2000. For the next 16 years, he provided information to conveyancing solicitors and estate agents. After a temporary retirement, Joe relocated to Cornwall and now, with the support of his family and colleagues, promotes the auction services of Town & Country to assist both vendors and purchasers.

Outside of work, Joe is an avid sports fan, rock music enthusiast, and enjoys exploring the hidden coves and beaches of the South West with his dogs.

✉ [joe.morris@tcpa.co.uk](mailto:joe.morris@tcpa.co.uk)

☎ 0333 034 1747



**Jasmine Huxley**  
Auction Co-ordinator

Jasmine has been in the property industry for over 10 years, she started investing in property at a young age, and this led to her setting up various property related businesses, together with a varied portfolio. From her successes, Jasmine has gained a wealth of knowledge and diverse property experience which is hugely beneficial in an everchanging market.

Jasmine originates from the South West and is looking forward to sharing her local expertise and passion for all things property with her clients and partners.

✉ [jasmine.huxley@tcpa.co.uk](mailto:jasmine.huxley@tcpa.co.uk)

☎ 0333 034 1747

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## South West

2B Berkeley Vale, Falmouth, Cornwall, TR11 3XE

0333 034 1747

[southwest@tcpa.co.uk](mailto:southwest@tcpa.co.uk)

Lot 1

# Eddystone Beach House & Cafe, Cornwall.

A thrilling chance to own a prime beachfront property with vast potential for future development!

**Description:**

Discover a rare and spectacular opportunity nestled at the base of Tregonhawke Cliff in the beloved Whitsand Bay, Cornwall. This stunning beachfront property, cherished by both locals and tourists, offers unparalleled potential in the property market.

Currently arranged as three separate dwellings—including a primary family home and two additional integral holiday lets—this seaside gem presents immense development possibilities. Envision transforming it into a lucrative holiday rental business or a breathtaking waterside residence.

**Guide Price:**

£495,000 (plus fees)



[Click for more information](#)

Lot 2

# Sandymouth 6 Hedley Wood Holiday Park, Devon.

A stylish and contemporary luxury holiday lodge near Bude, on the Devon/Cornwall border. Combining the best of coast and countryside.

**Description:**

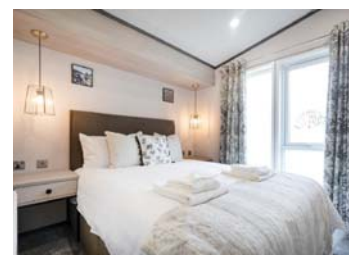
This beautiful lodge was bought brand new in August 2023, it's a Victory Riverwood lodge, 40' x 13'. 2 Bedrooms, sleeps 6. All upgrades including 'Residential spec' insulation and gas central heating.

Contemporary styling, fully furnished including carpets, curtains, blinds, bed linen, kitchen utensils, crockery, glassware, cutlery etc.

Currently occupying one of the very best plots at the excellent Hedley Wood Holiday Park.

**Guide Price:**

£59,995 (plus fees)



[Click for more information](#)

**Lot 3** Crackington Cottage, Cornwall.

A spacious 2-bedroom holiday cottage, an ideal getaway for a couple or a family to base when exploring Cornwall

**Description:**

Crackington Cottage is nestled in an attractive courtyard at Kennacott near Widemouth Bay, the sea and Widemouth Bay can be seen from the lounge window. Kennacott is an established and well known holiday destination and is set in some seventy acres of surrounding farmland, Kennacott was a working farm some years ago.

Kennacott holiday cottages have Bude to the North with its abundance of beaches, the famous Bude sea pool, a good selection of shops and an array of outstanding eateries and pubs, and to the West is the renowned surfing beach of Widemouth Bay where surfers and sun seekers are drawn to.

**Guide Price:**

£145,000 - £185,000 (plus fees)



[Click for more information](#)

**Lot 4** Flat 7, 22 Fore Street, Hayle, Cornwall.

Unlock Prime Investment Potential: Well Presented First-Floor Apartment.

**Description:**

With its prime location, attractive features, and reliable rental income stream, this apartment is an ideal addition to any investor's portfolio, offering both immediate returns and long-term growth potential.

Accessing the apartment is effortless – ascend the metal steps to the first floor, where you'll find entry points to three separate units. With one apartment located on the same level and another above, convenience meets simplicity in this well-designed layout.



[Click for more information](#)

**Guide Price:**

£135,000 (plus fees)

## Lot 5 Flat 8, 22 Fore Street, Hayle, Cornwall.

**Unlock Investment Potential: Impeccably Presented 1st-Floor Apartment in Prime Central Location.**

**Description:**

Offering a prime investment opportunity, this first-floor apartment in the heart of Hayle comes with the added benefit of tenants already in place, ensuring immediate rental income for savvy investors and landlords. With its modernized interiors and convenient location, this property presents a hassle-free option for those looking to expand their rental portfolio.

Featuring two bedrooms and a well-designed layout, this apartment has been thoughtfully updated throughout, appealing to tenants seeking contemporary living spaces.

**Guide Price:**  
£135,000 (plus fees)



[Click for more information](#)

## Lot 6 Flat 9, 22 Fore Street, Hayle, Cornwall.

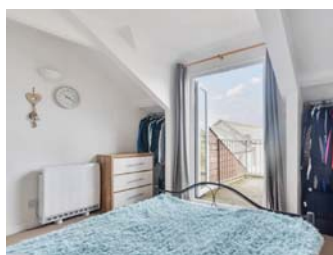
**Exceptional 2nd-Floor Apartment, Featuring a Remarkable 22ft Open Plan Living Area Adorned with Exposed Beams.**

**Description:**

This Unique Property Offers Three Bedrooms, Including a Master Bedroom with a Balcony Showcasing Breathtaking Estuary Views. An Investment Opportunity Not to Be Missed for Discerning Investors Seeking Distinctive Assets.

Offering a lucrative investment opportunity, this unique 2nd-floor apartment comes with the added advantage of tenants already in place, ensuring immediate rental income for discerning investors and landlords. Boasting 3 bedrooms, including a master bedroom with a balcony showcasing stunning estuary views, this property is a standout choice for those seeking a hassle-free investment in a prime location.

**Guide Price:**  
£150,000 (plus fees)



[Click for more information](#)

**Lot 7** **Mordros, Maer Down, Bude, Cornwall.**

A unique opportunity for developers and investors to complete this part-built project.

**Description:**

Featuring two three-storey, three bedroom semi-detached homes. Every bedroom designed with a double en-suite. One house with the added bonus of an annexe too!

House one: Currently in the earlier stages of development, this structure is awaiting a roof, offering the chance to customise and complete the design to your specifications.

House two: This property is further along in the construction process, with the roof already completed, providing a solid foundation for interior finishing. House two also has the annexe, comprising of an additional kitchen, bathroom & double bedroom.

**Guide Price:**  
£550,000 (plus fees)



[Click for more information](#)

**Lot 8** **1 Kernow Crescent, Bude, Cornwall**

This is a great chance to buy a well-maintained 3 bedroom house located in a desirable North Cornish coastal town.

**Description:**

This is a great chance to buy a well-maintained 3-bedroom end-terrace house located in a desirable North Cornish coastal town. The property offers comfortable living spaces, with double-glazed windows and storage heating. It features enclosed front and easy-to-care-for rear gardens, complete with a handy shed.

It's an ideal option for first-time buyers or as an investment opportunity. The property is located in a convenient spot within this popular coastal town, which offers a wide variety of shopping, schooling, and recreational amenities.

**Guide Price:**  
£245,000 (plus fees)



[Click for more information](#)

## Lot 9 The Choughs, St. Columb Road, St. Columb.

A contemporary but extremely practical four bedroom three storey property that would suit a wide variety of buyers.

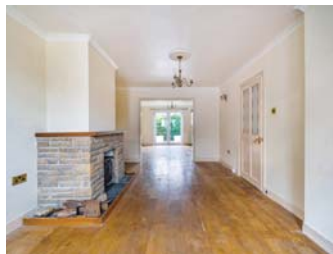
### Description:

This home, built by the current owner and completed in 2009, offers a practical, four-bedroom layout spread over three floors, ideal for a variety of buyers, including families.

Outside, a block-paved driveway offers ample parking space for multiple vehicles. The detached, substantial triple garage includes wooden concertina doors and a side pedestrian access door.

Inside, the garage has a utility room and is equipped with power, lighting, and drainage. Notably, it may offer potential for conversion to residential use, stpp.

**Guide Price:**  
£250,000 (plus fees)



[Click for more information](#)

## Lot 10 6 The Moors, Lostwithiel, Cornwall.

Charming and chain free: A beautifully extended two bedroom end-terrace cottage, tucked away in the heart of town.

### Description:

A charming extended two bedroom end terrace cottage, offered with no ongoing chain, nestled in a secluded spot in the heart of town. It's conveniently located just a short, level walk from the River Fowey and nearby amenities.

Accommodation Comprises:- Open plan lounge/kitchen, rear lobby, utility area, cloakroom, landing, two double bedrooms, en-suite shower room, en-suite bathroom, gas fired central heating, uPVC double glazing, covered walkway and a terraced rear garden.

**Guide Price:**  
£145,000 (plus fees)



[Click for more information](#)

# East Midlands

Bidding opens 5.00 pm - 2 Lots



**Conar Tracey**  
Director

Conar entered the world of property as a 'Trainee Estate Agent' when he was 18 years old and quickly progressed to becoming the youngest Property Valuer in Scotland at only 19. Since then, Conar has become an industry expert and has brokered over 1,000 property transactions across the whole of the UK and gained further qualification in commercial property and building surveying. With over 10 years' experience in the property industry, Conar has been responsible for running operations for some of the largest quick sale estate agents and property auctions in the country.

✉ [eastmidlands@tcpa.co.uk](mailto:eastmidlands@tcpa.co.uk)

☎ 0800 208 8848



**Sarah Murkowski**  
Business Development Manager

Sarah is a dedicated professional with extensive experience in supportive roles and managerial positions, known for excellent organizational skills and the ability to foster teamwork and efficiency. With a strong focus on problem-solving and process improvement, Sarah has successfully managed teams and provided top-level support in dynamic environments. Outside of work, Sarah enjoys pursuing active hobbies like horse riding and water sports, demonstrating a passion for discipline, focus, and adventure in both professional and personal life.

✉ [sarah@tcpa.co.uk](mailto:sarah@tcpa.co.uk)

☎ 0800 208 8848



**Laurie Devine**  
Auction Valuer

Laurie embarked on his professional journey as a tax specialist with HMRC before transitioning into the realm of property at the outset of 2024. Driven by a profound passion for the property market and auction industry, his influence has been profound. Laurie adeptly navigates clients and prospective sellers through their property journeys, drawing on his extensive sales expertise to achieve outstanding outcomes. Beyond his professional pursuits, Laurie also showcases his talents as a semi-professional footballer for Linlithgow Rose, competing in the Scottish Lowland League.

✉ [l.devine@tcpa.co.uk](mailto:l.devine@tcpa.co.uk)

☎ 0800 208 8848

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## East Midlands

167-169 Great Portland Street, 5th Floor, London, W1W 5PF

0800 208 8848

[eastmidlands@tcpa.co.uk](mailto:eastmidlands@tcpa.co.uk)



## Lot 1 166 Uttoxeter New Road, Derby.

A rare opportunity for a 6 Bed Semi detached HMO.

**Description:**

This property has masses of potential, either as an investment opportunity or as a large family home, consisting of 6 bedrooms 2 bathrooms.

This has a license to be a 6 bed HMO.

Rental Income in region of £3150pcm, potential to be higher.

The property is being sold vacant.

Lease is £500 a year

Lease end date - 25th May 2105

Council Tax Band A - £1,405

The property is situated in Derby with local amenities and attractions such as The Pickford House and Museum and Art Gallery.

**Guide Price:**  
£250,000 (plus fees)



[Click for more information](#)

## Lot 2 5 Rugby Road, Scunthorpe.

A 3 Bed Semi-Detached House in Scunthorpe.

**Description:**

A fantastic opportunity for 1st time buyers as well as investors

Situated in the peaceful and sought-after cul-de-sac of Old Brumby. With a little modern touch, this home has the potential to be a fantastic family haven. Offering views over Heslam Park at the rear.

The property features a driveway and garage, while the rear garden is beautifully landscaped with mature greenery. Inside, a welcoming hallway leads to a generous front-facing living room that effortlessly flows into the open-plan family dining area. From here, step into the large extended kitchen, complete with a central island for added convenience.

**Guide Price:**  
£150,000 (plus fees)



[Click for more information](#)

# North Wales, Mid Wales, Oswestry & Chester

Bidding opens 5.30 pm - 32 Lots



**Neil McDonald**  
Chief Executive Officer

Having been involved in the property industry since 2001, Neil has a vast range of knowledge and experience and is responsible for overseeing the whole network. A commitment to providing the highest levels of service to customers and clients and driving the growth of the business is a primary focus within his role. Outside of work Neil enjoys music, football and spending time with his family.

✉ [neilmcdonald@tcpa.co.uk](mailto:neilmcdonald@tcpa.co.uk)

☎ 0800 334 5090



**Steve Taylor**  
Director

Steve founded Town & Country Estate Agents in 1991, having vast experience in the property sector and responsible for overseeing multiple multidisciplinary branches. Steve oversees stock management for the Chester and Wirral area. Outside of work Steve enjoys cycling, watching football and socialising.

✉ [steve@townandcountrychester.co.uk](mailto:steve@townandcountrychester.co.uk)

☎ 0800 334 5090



**Lloyd Marsden**  
Director

Lloyd has been at Town & Country since 2015. Responsible for the operations of the franchise in the UK and Ireland, Lloyd brings extensive experience in property valuations, operating auctions and running of systems. Away from the office he enjoys walking his dog, playing football and watching a variety of sports.

✉ [lloyd@tcpa.co.uk](mailto:lloyd@tcpa.co.uk)

☎ 0800 334 5090



**Paul Davies**  
Director

Paul has been in the property industry for 36 years and is a qualified RICS valuer. Responsible for the company's auctions in North, Mid Wales and Cheshire Paul brings a wealth of knowledge and experience to the team. Previous roles include Wrexham council and Beresford Adams Commercial, with a strong background in valuing residential, commercial and probate properties. Away from the office Paul enjoys reading and watching a variety of sports.

✉ [paul@tcpa.co.uk](mailto:paul@tcpa.co.uk)

☎ 0800 334 5090



**Richard Ellis**  
Director

Richard has been part of the property industry since 1997 and has worked in the Wrexham area for many years. He now operates and owns a branch of Town and Country in Oswestry, Shropshire. He and his family live on the Welsh/ English border which gives him a real positive sense of community and a strong rural background. Qualified as a Quantity Surveyor, he has an excellent grasp of property construction and the building industry.

✉ [richard@townandcountryoswestry.co.uk](mailto:richard@townandcountryoswestry.co.uk)

☎ 0800 334 5090

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**North Wales, Mid Wales, Oswestry & Chester**  
Regus House, Herons Way, Chester, CH4 9QR  
0800 334 5090  
[info@tcpa.co.uk](mailto:info@tcpa.co.uk)

**Lot 1** **9 Cedar Gardens, Deeside.**

A superb opportunity to purchase a three-bedroom detached bungalow.

**Description:**

An ideal opportunity to create a family home or an ideal investment property.

The property comprises of three bedrooms, modern kitchen and bathroom, living room and kitchen.

Outside - Drive leading alongside the property providing access to the detached garage. Lawned gardens to front and side with decked area to the rear and access to a workshop, which could be suited to a home office or recreational space.

**Guide Price:**

£150,000 - £170,000 (plus fees)



[Click for more information](#)

**Lot 2** **28 Burton Drive, Wrexham.**

A three bedroom detached bungalow in need of updating.

**Description:**

Situated on a generous corner plot within this perennially desirable suburb of Wrexham, this extended detached bungalow benefits from UPVC double glazing, gas central heating, and in brief comprises; an entrance hall, living room, dining room, kitchen, rear hall, a cloakroom WC/utility, three bedrooms and a bathroom suite.

Externally the property sets in an enviable position with beautifully presented front and rear gardens along with off-road parking, situated in front of a single garage.

**Guide Price:**

£160,000 (plus fees)



[Click for more information](#)

Lot  
**3**

**11 Waterfall Street,  
Llanrhaeadr Ym Mochnant.**

A rare opportunity to purchase a early C19 listed end terrace country cottage with many period features.

**Description:**

A rare opportunity to purchase this truly delightful early C19 listed end of terrace country cottage which has retained its character including Gothic features located in the pretty village of Llanrhaeadr Ym Mochnant at the heart of the Tanat Valley.

The property would benefit from a scheme of updating and offers spacious accommodation with two reception rooms, kitchen, bathroom and three/ four bedrooms.

To the outside there is a cottage style garden with rear garden and rented off road parking space.

**Guide Price:**  
£115,000 (plus fees)



[Click for more information](#)

Lot  
**4**

**109 Northgate Point,  
Trafford Street, Chester.**

Attention investors approx 14% net yield.

**Description:**

Conveniently located in Chester City Centre, this Tenanted modern studio apartment is the perfect investment opportunity.

This 4th floor studio apartment residing in Northgate Point is the perfect property for first time investors or those looking to expand their current portfolio. The apartment has an open plan kitchen/living/bedroom area and a shower room.

8 week completion available.

**Guide Price:**  
£38,000 (plus fees)



[Click for more information](#)

## Lot 5 Tan Y Fedw, Cambrian Street, Barmouth.

A charming 4-storey end-of-terrace property, offering fantastic potential for Airbnb hosting, with an approx net income of £550 per week.

### Description:

Situated just off the High Street in the highly sought-after seaside town of Barmouth, this well-maintained property boasts classic construction under a slated roof, providing a perfect blend of comfort and character.

With its spacious layout and prime location, Tan y Fedw is an exceptional opportunity for a family home or investment property. To be sold furnished.

Presented in excellent condition throughout, the property has recently undergone a full scheme of refurbishment.

**Guide Price:**  
£185,000 (plus fees)



[Click for more information](#)



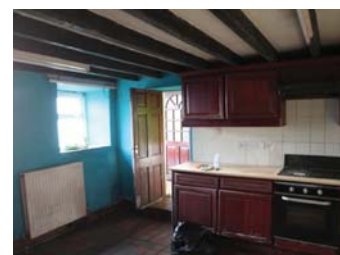
## Lot 6 Pen Draw, Pentre Halkyn, Holywell.

A superb opportunity to purchase a charming two-bedroom detached cottage in need of a scheme of modernisation,

### Description:

Sitting on an elevated plot with views towards the Dee Estuary and within easy reach of the A55 expressway. Cash buyers only.

**Guide Price:**  
£90,000 (plus fees)



[Click for more information](#)



Lot  
7

## Woodland Adjacent to Dolgoch, Dolgoch.

A parcel of Woodland extending to approximately 1.5 acres on the outskirts of Llyncllys with good access

**Description:**

A great prospect for investors and those looking for something very special.

A parcel of Woodland extending to approximately 1.5 acres on the outskirts of Llyncllys with good access and being easily accessible to good road networks and the local towns



**Guide Price:**  
£30,000 (plus fees)

[Click for more information](#) 

Lot  
8

## 1 Deans Place, Connah's Quay.

A substantial three bedroom semi detached property.

**Description:**

\*APPROX £850 -£900 PCM RENTAL INCOME\*

The property is conveniently situated close to the B5129 North Wales coast road, the A55 and the A494 and therefore allows easy access to the major towns and cities for commuters.

Local schools are excellent with Ysgol Caer Nant, Ysgol Bryn Deva and Ysgol Wepre offering great choice for primary education. Connah's Quay High School and Hawarden High School are both highly rated secondary schools. The property is also in close proximity to local supermarkets, post offices, banks and bus routes.



**Guide Price:**  
£95,000 (plus fees)

[Click for more information](#) 

Lot  
9

## 15 Mannings Lane South, Chester.

A three-bedroom semi-detached house in need of refurbishment.

### Description:

The property stands on a superb plot, being in need of a scheme of internal refurbishment.

Located in the popular location close to Hoole village centre. This property has the potential to create a stunning family home.

The property benefits from gas central heating and UPVC double glazing.



### Guide Price:

£250,000 (plus fees)

[Click for more information](#)



Lot  
10

## Suite 1C Rossett Business Village, Llyndir Lane, Rossett.

A long leasehold office building extending to a total net internal area of 278.07 sq.m. (2993 sq.ft.) over two floors.

### Description:

The property is located within Rossett Business Village and having excellent road access to the A483 expressway and surrounding motorway network. VAT is applicable on the purchase price.

Ground Floor - Net Internal Area 189.52 sq.m. (2040 sq.ft.)

First Floor - Net Internal Area 88.54 sq.m. (953 sq.ft.)

Externally - Ample car parking within a pleasant landscaped Business Park

Long Leasehold - 999 Years From 23.02.2007

Peppercorn Rent

Service Charge - To Be Confirmed

### Guide Price:

£200,000 (plus fees)



[Click for more information](#)



Lot  
**11**

**Cumbria And High Wind, High Street, Rhosneigr.**

A superb opportunity to purchase a redevelopment site within the sought-after village of Rhosneigr on the island of Anglesey.

**Description:**

Planning consents to create two six-bedroom properties, all en-suite, or two residential flats, a 10-room hotel with associated ground floor restaurant and sports facility for guests, and associated car parking, within a couple of minutes walk of the beach, and having sea views to the front with parking within the plot for up to 10 vehicles.



**Guide Price:**

£590,000 (plus fees)

[Click for more information](#)



Lot  
**12**

**Kiln Cottage, High Street, Gresford.**

A charming two-bedroom cottage, located in the highly sought-after village of Gresford.

**Description:**

The property is situated on High Street, just a short walk from local schools, amenities, and shops, with easy access to both Chester and Wrexham. Currently tenanted, the property will be offered with vacant possession upon completion.

This charming two-bedroom cottage is located in a convenient village centre, making it an ideal family home or investment property. It benefits from UPVC double glazing, gas central heating, and vacant possession on completion.



**Guide Price:**

£135,000 (plus fees)

[Click for more information](#)





## Lot 13 Plas Llechylched, Bryngwran, Holyhead.

A stunning development comprising 8 beautifully appointed, architect-designed and stylishly furnished houses completed in 2023 to modern regulations, offering luxurious accommodation for up to 4-1 people.

### Description:

In total, 20 bedrooms, 18 of which include modern en-suite bathrooms. Set in around 3 acres of paddocks and woods.

One remaining barn to be developed under the consent granted under code O4751510, together with further barns/outbuildings which may be capable of redevelopment, subject to relevant consents being granted. Opportunity to purchase an existing holiday let business showing a turnover of in excess of £220k to 31.10.2024.

### Guide Price:

£1,550,000 (plus fees)



[Click for more information](#)



## Lot 14 Rhiannedd, Talbot Road, Fairbourne.

A three-bedroom detached bungalow, standing on a plot of approximately 0.24 acre, being in need of a scheme of refurbishment.

### Description:

Close to the beach and local amenities. The property does benefit from UPVC double glazing and gas central heating.

The sale includes a 34-ft 3-bedroom static caravan. An opportunity to create a superb family home or investment property.

Plot consists of ample off road parking, lawn areas, mature shrubs and trees, pond a 3 bedroom static caravan and a detached garage/workshop.

### Guide Price:

£140,000 - £160,000 (plus fees)



[Click for more information](#)



Lot **15** **Minera, High Street,  
Glyn Ceiriog, Llangollen.**

A three bedroom attached cottage situated in the village of Glyn Ceiriog.

**Description:**

This three bedroom attached cottage is situated in the heart of the village of Glyn Ceiriog.

With three bedrooms, lounge with log burner and an enclosed cottage style garden, this property would make a lovely home for those looking to enjoy Village life.



**Guide Price:**  
£90,000 (plus fees)

[Click for more information](#) 

Lot **16** **Cornel Clud, High Street,  
Cemaes Bay.**

A fully renovated two-bedroom cottage, benefitting from UPVC double glazing and electric heating, and being within walking distance of the beach and local amenities.

**Description:**

An ideal family home.

The accommodation comprises an open plan lounge, kitchen/diner, 2 bedrooms and a bathroom, and is finished to a high standard.

It is located in the old fishing village of Cemaes Bay on Ynys Mon and is close to local amenities and beautiful local beaches. There is direct access to the High Street and parking for 2 cars.



**Guide Price:**  
£150,000 (plus fees)

[Click for more information](#) 

Lot **17** **Bryn Eglwys,  
Llanfair Road.**

A superb redevelopment opportunity comprising a 2/3 bedroom detached house requiring refurbishment on a large plot, within walking distance of Abergele town centre.

**Description:**

This three bedroom attached cottage is situated in the heart of the village of Glyn Ceiriog. With three bedrooms, lounge with log burner and an enclosed cottage style garden, this property would make a lovely home for those looking to enjoy Village life.



**Guide Price:**  
£159,000 (plus fees)

[Click for more information](#)

Lot **18** **Chester House, King Street,  
Cefn Mawr.**

This spacious three-bedroom property is located in a popular village, convenient for local amenities, including schools.

**Description:**

The property is in need of a refurbishment scheme and offers the opportunity to create a stunning family home. It benefits from UPVC double glazing and gas central heating.



**Guide Price:**  
£100,000 - £120,000 (plus fees)

[Click for more information](#)

**Lot 19** **36 Hewitt Street, Chester.**

This two-bedroom mid-terraced house, in need of a refurbishment scheme, is located in a popular residential area, close to Chester city centre and neighborhood shops.

**Description:**

It offers potential to create a stunning family home or investment property.

The property features two reception rooms, a kitchen, two bedrooms and a bathroom. The house has an attractive kerb appeal, set back from the road. A short pathway leads to the front door, which opens into the hallway. The front sitting room enjoys plenty of natural light through an impressive bay window. Beyond the hallway is a large lounge/dining room that spans the full width of the property and has a window overlooking the rear courtyard. The kitchen is located at the rear of the property.

**Guide Price:**

**£175,000** (plus fees)



[Click for more information](#)

**Lot 20** **Bryn Hyfryd Bungalow, Dinbren Lodge To Dinbren Ucha, Llangollen**

A great prospect for developers - A derelict cottage on the outskirts of Llangollen set in approximately 1.5 acres of land and gardens.

**Description:**

The property is a derelict single storey bungalow with detailed drawings for redevelopment. The property sits in its own grounds and also has an adjoining paddock in total extending to over an acre.

The location is truly sensational with direct views of Dinbren Castle and the Panorama. The fields and boundaries are fenced with access from the lane leading up to the property. Plans were drawn up a few years ago for a proposal to create a dwelling having a hallway, lounge, study, kitchen/ breakfast room, utility three bedrooms, bathroom and en suite. The drawings are available for viewing at the office.

**Guide Price:**

**£165,000** (plus fees)



[Click for more information](#)

## Lot 21 Plots Rear Of Ty Pridd, Llanggoed, Beaumaris.

Two Level Building Plots, Having Planning Consent For The Erection Of Two Detached Bungalows Under Planning Code 35C328B,

### Description:

Being Located In A Secluded Position Close To Local Amenities Within 2 Miles Of The Coastal Town Of Beaumaris.

Planning Consent has been granted under Application 35C328B for the erection of two detached bungalows originally approved in 2017, with a variation given to allow an extension of submission of reserved matters to 10 March 2025.



### Guide Price:

£60,000 (plus fees)

[Click for more information](#)



## Lot 22 5 Church View, Llangynog, Oswestry.

A rare opportunity to purchase this truly delightful early C19 CENTURY semi detached country cottage.

### Description:

The property has retained its character located in the pretty village of Llangynog at the heart of the Tanat Valley.

The property would benefit from a scheme of updating and offers living room, kitchen, bathroom, landing bedroom and double bedroom.

To the outside there is a good sized garden to the side and garden area to the rear.



### Guide Price:

£60,000 (plus fees)

[Click for more information](#)



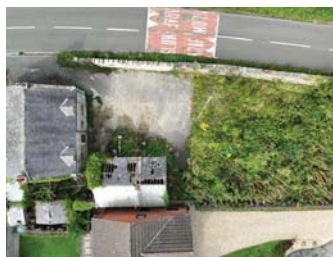
Lot **23** **2 New Style Cottages, Cymau**

Detached cottage with parking, outbuildings and garden in need of renovation.

**Description:**

Detached cottage with parking, outbuildings and garden in need of renovation.

Located in the popular village of Cymau on the outskirts of Wrexham.



**Guide Price:**  
£125,000 (plus fees)

[Click for more information](#)

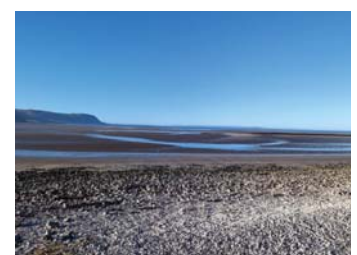
Lot **24** **Apartment 1 Admiral House, West Parade, Llandudno.**

This stunning leasehold two-bedroom, two-bathroom ground-floor apartment is situated on the West Shore of Llandudno, within walking distance of the beach and town centre.

**Description:**

This superb two-bedroom ground-floor leasehold apartment is ideally located close to the beach and Llandudno town centre. It features two bathrooms, a fully fitted kitchen with appliances, and benefits from UPVC double glazing and electric heating.

The apartment also includes a private garden and an allocated parking space. Held under a 999-year lease from 1 January 2017 with a peppercorn ground rent and a service charge of £2072.40 to 31.03.25.



**Guide Price:**  
£135,000 (plus fees)

[Click for more information](#)

## Lot 25 Y Bwthyn, Weavers Lane, Dyserth.

A two-bedroom detached cottage which has been the subject of an extensive refurbishment scheme.

### Description:

Standing on a good size plot and having views towards the North Wales coast, which is a short drive away. An ideal family home or investment property.

The property benefits from UPVC double glazing and Gas Central Heating. The Auctioneers have been advised that the current owners have undertaken works to the property to include a new gas central heating system, complete rewiring of the property, re-plastering throughout, new floor joists and floor insulation, loft insulation, insulated walls, mains operated smoke alarm system, new doors, frames and skirting, a new water main, a new fitted kitchen and new bathroom. There is new fencing to the properties boundaries.

### Guide Price:

£150,000 - £170,000 (plus fees)



[Click for more information](#)



## Lot 26 5 x Plots at Heol Seithendre, Heol Seithendre.

5 Fully Serviced Building Plots with Planning permission granted for 2 or 3 bed bungalows.

### Description:

A fantastic opportunity to purchase 5 fully serviced building plots, with planning permission granted for 2 bedroom bungalows, with one bedroom benefitting from an en-suite bathroom. Alternatively, previous granted planning permission allowed for 3 bedroom, 1 bathroom bungalows to be built, which would also be allowed.

The plots are located at the end of an established residential cul-de-sac within close proximity to the centre of the village and seafront.

### Guide Price:

£55,000 (plus fees)



[Click for more information](#)



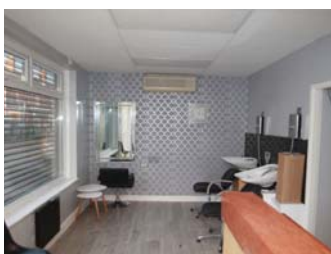
Lot **27** 40 Rhosddu Road, Wrexham.

A substantial two-storey property commanding a superb corner position on one of the main routes into Wrexham city centre, being close to the commercial centre of the city.

**Description:**

Comprising two commercial units having exclusive entrances at ground floor level together with a two-bedroom house adjoining.

The accommodation is currently completely vacant with the potential to create a gross income of circa £39,500 per annum



**Guide Price:**  
£260,000 (plus fees)

[Click for more information](#)

Lot **28** Morfa Bach, Morfa Bach, Rhyl.

A detached building extending to 220 sq.m. or thereabouts, having formerly been used as a dance studio, located in a prominent position within easy reach of the A55 expressway.

**Description:**

Having the benefit of on-site parking. Suitable for a number of uses, subject to appropriate planning consents.

The property comprises two studio areas, multiple office space and store rooms, together with wc facilities and a kitchen. Access to the property is to the front, leading to a parking area for up to eight vehicles. Net Internal Area 220.37 sq.m. Or Thereabouts.



**Guide Price:**  
£90,000 (plus fees)

[Click for more information](#)



## Lot 29 192 Nantwich Road, Crewe.

A substantial two-storey property commanding a superb corner position on one of the main routes into Wrexham city centre, being close to the commercial centre of the city.

**Description:**

This three-storey mid-terrace building offers a prominent road frontage and an overall net internal area of 188.82 sq.m. It benefits from gas central heating and parking to the rear.

The property is suitable for a number of uses, subject to planning.



**Guide Price:**  
£135,000 (plus fees)

[Click for more information](#)

## Lot 30 Unit 3 Dyfi Eco Parc, Machynlleth.

A Detached Single Storey Office / Light Industrial Unit, Extending To 6461 sq.ft.

**Description:**

A single storey detached unit with first floor board room and mezzanine storage, also providing a large open plan area with offices, meeting rooms and storage.

Also has the benefit of a large car park, with excellent road access.

6461 sq.ft.

8 week completion available.



**Guide Price:**  
£250,000 (plus fees)

[Click for more information](#)

Lot **31** **28 Solly Avenue,  
Birkenhead,**

This three-bedroom terraced house benefits from UPVC double glazing and gas central heating, though it is in need of some cosmetic improvement.

**Description:**

This three-bedroom terraced house, located in a popular residential area, is in need of some cosmetic upgrading. It features gas central heating and UPVC double glazing, making it an ideal family home or investment property.



**Guide Price:**  
£85,000 (plus fees)

[Click for more information](#) 

Lot **32** **Land Off Beach Road And, Heol  
Seithendre, Fairbourne.**

A flat parcel of grazing land in the middle of Fairbourne, having gated access, extending to 2.06 acres or thereabouts. Currently let under an informal tenancy at £50 per calendar month.

**Description:**

This 2.06-acre grazing land, located in the centre of Fairbourne, offers gated access and far-reaching views. It is ideal for use as a paddock.



**Guide Price:**  
£18,000 (plus fees)

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**Closing Date for Entries: 18 April**

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# Seller's FAQs

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## Why auction?

**Best price** – competition is good, gathering all potential purchasers together at the same time creates this, so you can be rest assured the price achieved is the best price you could possibly achieve.

**Speed** – Selling at auction is much faster than selling through an estate agent. Most properties are sold on an unconditional basis which means immediate exchange of contract and most auction sales complete in 20 working days.

**Security** – Once the hammer falls your buyer is legally committed to purchase and cannot change their mind without the penalty of losing their deposit.

## Can I set a reserve price?

Yes, this is confidential between the seller and the auctioneer. A reserve price is the price stated as the lowest figure acceptable to the seller.

## What properties are sold at auction?

We sell a wide variety of properties at our auctions ranging from properties for improvement, tenanted properties, residential investments, probate properties, development propositions, derelict property, building land, mixed use properties, commercial investments, unique properties and amenity land.

## How will you advertise my property?

We advertise on property portals such as Rightmove, Onthemarket and Zoopla reaching a wide audience of buyers. All properties are marketed on our national website and our buyers receive regular alerts. Our property experts are happy to discuss any local marketing campaigns over the phone or at an appointment.

## My sale has fallen through, is selling at auction secure?

Yes, on unconditional sales exchange of contracts is immediate. The buyer pays a deposit and most sales are typically completed in 28 days.



“Going to Town and Country made selling my property so much easier. The staff are polite, helpful, efficient and knowledgeable and thanks to their seamless service my property was sold quickly, realising an excellent sale price. I wholeheartedly recommend them.”

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# Common Auction Conditions (Edition 4)

Reproduced with the consent of the RICS.

## INTRODUCTION

The Common Auction Conditions are designed for real estate auctions, to set a common standard across the industry. There are three sections, all of which are compulsory except where stated:

### Glossary (Compulsory)

The glossary gives special meanings to certain words used in the conditions.

### Auction Conduct Conditions (Compulsory)

The Auction Conduct Conditions govern the relationship between the auctioneer and anyone who participates in the auction. They apply wherever the

property is located, and cannot be changed without the auctioneer's agreement.

We recommend that these conditions are set out in a two-part notice to bidders, part one containing advisory material – which auctioneers can tailor to

their needs – and part two the auction conduct conditions and any extra auction conduct conditions.

### Sale Conditions (General Conditions compulsory, template forms optional)

The Sale Conditions apply only to property in England and Wales, and govern the agreement between each seller and buyer. They include general conditions of sale and template forms of special conditions of sale, tenancy and arrears schedules and a sale memorandum. They must not be used if other standard conditions apply.

The RICS owns the copyright in all editions of the Common Auction Conditions (CAC), but permits the free use of Edition 4.0 if the user:

- relies on its own legal advice as to whether the CAC are suitable;
- agrees that the Royal Institution of Chartered Surveyors and those who advised it have no liability to anyone who uses or relies on the CAC;
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- refers to the Conditions as the Common Auction Conditions (Edition 4.0).

The RICS reserves the right to withdraw its licence to use this and any previous edition of the Common

### Auction Conditions.

## GLOSSARY

This GLOSSARY applies to the AUCTION CONDUCT CONDITIONS and the SALE CONDITIONS. It is a compulsory section of the COMMON AUCTION CONDITIONS.

Wherever it makes sense:

- singular words can be read as plurals, and plurals as singular words;
- a "person" includes a corporate body;
- words of one gender include the other genders;
- references to legislation are to that legislation as it may have been modified or re-enacted by the date of the AUCTION or the CONTRACT DATE (as applicable); and
- where the following words appear in small capitals they have the specified meanings.
- **Where (\*) appears next to a term, this term has had its definition altered in the 'Amendments and Additions to the Glossary' section.**

**ACTUAL COMPLETION DATE** The date when COMPLETION takes place or is treated as taking place for the purposes of apportionment and calculating interest.

### ADDENDUM (\*)

An amendment or addition to the CONDITIONS or to the PARTICULARS or to both whether contained in a supplement to the CATALOGUE, a written notice from the AUCTIONEERS or an oral announcement at the AUCTION.

**AGREED COMPLETION DATE** Subject to CONDITION G9.3:

- (a) the date specified in the SPECIAL CONDITIONS; or
- (b) if no date is specified, 20 BUSINESS DAYS after the CONTRACT DATE; but if that date is not a BUSINESS DAY the first subsequent BUSINESS DAY.

### APPROVED FINANCIAL INSTITUTION

Any bank or building society that is regulated by a competent UK regulatory authority or is otherwise acceptable to the AUCTIONEERS.

### ARREARS

Arrears of rent and other sums due under the TENANCIES and still outstanding on the ACTUAL COMPLETION DATE.

### ARREARS SCHEDULE

The ARREARS SCHEDULE (if any) forming part of the SPECIAL CONDITIONS.

### AUCTION (\*)

The auction advertised in the CATALOGUE.

### AUCTION CONDUCT CONDITIONS

The conditions so headed, including any extra AUCTION CONDUCT CONDITIONS.

### AUCTIONEERS

The auctioneers at the AUCTION.

### BUSINESS DAY

Any day except (a) Saturday or Sunday or (b) a bank or public holiday in England and Wales.

### BUYER (\*)

The person who agrees to buy the LOT or, if applicable, that person's personal representatives; if two or more are jointly the BUYER their obligations can be enforced against them jointly or against each of them separately.

### CATALOGUE

The CATALOGUE for the AUCTION as it exists at the date of the AUCTION (or, if the CATALOGUE is then different, the date of the CONTRACT) including any ADDENDUM and whether printed or made available electronically.

### COMPLETION

Unless the SELLER and the BUYER otherwise agree, the occasion when they have both complied with the obligations under the CONTRACT that they are obliged to comply with prior to COMPLETION, and the amount payable on COMPLETION has been unconditionally received in the SELLER'S conveyancer's client account (or as otherwise required by the terms of the CONTRACT).

### CONDITION

One of the AUCTION CONDUCT CONDITIONS or SALE CONDITIONS.

### CONTRACT

The CONTRACT by which the SELLER agrees to sell and the BUYER agrees to buy the LOT.

**CONTRACT DATE (\*)** The date of the AUCTION or, if the LOT is sold before or after the AUCTION: (a) the date of the SALE MEMORANDUM signed by both the SELLER and BUYER; or (b) if CONTRACTS are exchanged, the date of exchange. If exchange is not effected in person or by an irrevocable agreement to exchange made by telephone, fax or electronic mail the date of exchange is the date on which both parts have been signed and posted or otherwise placed beyond normal retrieval.

### DOCUMENTS

DOCUMENTS of title including, if title is registered, the entries on the register and the title plan and other DOCUMENTS listed or referred to in the SPECIAL CONDITIONS relating to the LOT (apart from FINANCIAL CHARGES).

### EXTRA GENERAL CONDITIONS

Any CONDITIONS added or varied by the AUCTIONEERS starting at CONDITION G30.

### FINANCIAL CHARGE

A charge to secure a loan or other financial indebtedness (but not including a rent charge or local land charge).

### GENERAL CONDITIONS

The SALE CONDITIONS headed 'GENERAL CONDITIONS OF SALE', including any EXTRA GENERAL CONDITIONS.

### INTEREST RATE

If not specified in the SPECIAL CONDITIONS, the higher of 6% and 4% above the base rate from time to time of Barclays Bank plc. The INTEREST RATE will also apply to any judgment debt, unless the statutory rate is higher.

### LOT

Each separate property described in the CATALOGUE or (as the case may be) the property that the SELLER has agreed to sell and the BUYER to buy (including chattels, if any).

### OLD ARREARS

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

### PARTICULARS

The section of the CATALOGUE that contains descriptions of each LOT (as varied by any ADDENDUM).

### PRACTITIONER

An insolvency practitioner for the purposes of the Insolvency Act 1986 (or, in relation to jurisdictions outside the United Kingdom, a person undertaking a similar role).

### PRICE

The PRICE (exclusive of VAT) that the BUYER agrees to pay for the LOT.

### READY TO COMPLETE

Ready, willing and able to complete; if COMPLETION would enable the SELLER to discharge all FINANCIAL CHARGES secured on the LOT that have to be discharged by COMPLETION, then those outstanding FINANCIAL CHARGES do not prevent the SELLER from being READY TO COMPLETE.

### SALE CONDITIONS

The GENERAL CONDITIONS as varied by any SPECIAL CONDITIONS or ADDENDUM.

### SALE MEMORANDUM

The form so headed (whether or not set out in the CATALOGUE) in which the terms of the CONTRACT for the sale of the LOT are recorded.

### SELLER (\*)

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

### SPECIAL CONDITIONS

Those of the SALE CONDITIONS so headed that relate to the LOT.

### TENANCIES

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

### TENANCY SCHEDULE

The schedule of TENANCIES (if any) forming part of the SPECIAL CONDITIONS.

### TRANSFER

Transfer includes a conveyance or assignment (and "to transfer"

includes "to convey" or "to assign").

### TUPE

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

### VAT

Value Added Tax or other tax of a similar nature.

### VAT OPTION

An option to tax.

### WE (and US and OUR)

The AUCTIONEERS.

### YOU (and YOUR) (\*)

Someone who has seen the CATALOGUE or who attends or bids at or otherwise participates in the AUCTION, whether or not a BUYER.

## Amendments and Additions to the Glossary

### Amendments

#### Addendum

An amendment or addition to the CONDITIONS or to the PARTICULARS or to both whether contained in a supplement to the CATALOGUE, a written notice from the AUCTIONEERS made available via the WEBSITE, LOT details page, email or by any other method that the AUCTIONEERS see fit.

#### Auction

The online AUCTION of each LOT advertised in the CATALOGUE.

#### Contract date

The date of the AUCTION or, if the LOT is sold before or after the AUCTION: (a) the date of the SALE MEMORANDUM signed by the AUCTIONEER on behalf of the SELLER and BUYER; or (b) if CONTRACTS are exchanged, the date of exchange. If exchange is not effected in person or by an irrevocable agreement to exchange made by telephone, fax or electronic mail the date of exchange is the date on which both parts have been signed and posted or otherwise placed beyond normal retrieval.

#### You (and your)

Someone who has seen the CATALOGUE or who visits the WEBSITE or bids at or otherwise participates in the AUCTION, whether or not a BUYER.

### Additions

#### Administration Fee

An ADMINISTRATION FEE (the amount of which will be specified on a LOT by LOT basis within the PARTICULARS and/or the SPECIAL CONDITIONS of sale) must be paid (or secured by way of a hold on a credit/debit card) in advance of the AUCTION as part of the

#### AUCTION ENTRANCE FEE.

If YOU are not the SUCCESSFUL BIDDER, then the AUCTION ENTRANCE FEE will be refunded to you. Auction Entrance Fee An AUCTION ENTRANCE FEE is required for each LOT that YOU wish to bid on and is comprised of the ADMINISTRATION FEE as well as the BIDDER SECURITY FEE (should YOU be the SUCCESSFUL BIDDER). It must be secured in advance either by way of bank TRANSFER or a hold being made on a credit or debit card. Where YOU have not made a SUCCESSFUL BID in relation to the LOT the AUCTION ENTRANCE FEE will be released to YOU if YOU provided it via bank/electronic TRANSFER or released back to YOU if a hold was placed on the funds via the online payment system.

#### Auction Operation Guide

A document(s) that outlines the AUCTION process in its entirety, for both BUYERS and SELLERS. The document can be found on the AUCTIONEERS' WEBSITE or on request.

#### Bidder Security Fee

The BIDDER SECURITY FEE forms part of the AUCTION ENTRANCE FEE and if YOU are the SUCCESSFUL BIDDER it will go on to form part of the DEPOSIT.

#### Deposit

The DEPOSIT is a sum of money (usually 10% of the SALE PRICE) calculated at the fall of the electronic gavel that YOU must pay to the AUCTIONEER if YOU are the SUCCESSFUL BIDDER within 2 business days or as specified in the PARTICULARS of sale or AUCTION OPERATION GUIDE, or other such documents that the AUCTIONEER may specify. This payment must be made via bank or electronic TRANSFER, taking into account any amount paid already by the BIDDER SECURITY FEE.

#### Online bidding Process

The method and processes that allow a BIDDER to bid at the AUCTION online as described on the AUCTIONEERS' WEBSITE.

#### Reserve

The RESERVE is the minimum amount that the auctioneer is authorised to sell the LOT at. It is subject to change and will not normally be disclosed.

#### Successful Bid (and successful bidder)

The highest bid at the fall of the electronic gavel that will win the LOT for the BIDDER, providing that the BID is at or above the RESERVE.

#### Website

The WEBSITE controlled by the AUCTIONEERS and on which the online AUCTION is conducted.

### AUCTION CONDUCT CONDITIONS

Words in small capitals have the special meanings defined in the Glossary.

The AUCTION CONDUCT CONDITIONS (as supplemented or varied by CONDITION A6, if applicable) are a compulsory section of the Common Auction Conditions. They cannot be disappled or varied without OUR agreement, even by a CONDITION purporting to replace the Common Auction Conditions in their entirety.

### A1 Introduction

A1.1 The AUCTION CONDUCT CONDITIONS apply wherever the LOT is

# Common Auction Conditions (Edition 4)

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located.

A4.2 If YOU make a bid for a LOT or otherwise participate in the AUCTION it is on the basis that YOU accept these AUCTION CONDUCT CONDITIONS. They govern OUR relationship with YOU. They can be varied only if WE agree.

## A2 Our role

A2.1 As agents for each SELLER WE have authority to (a) prepare the CATALOGUE from information supplied by or on behalf of each SELLER; (b) offer each LOT for sale; (c) sell each LOT; (d) receive and hold BIDDER SECURITY and DEPOSITS as agent for the SELLER; (e) sign each SALE MEMORANDUM; and (f) treat a CONTRACT as repudiated if the BUYER fails to sign a SALE MEMORANDUM or pay a DEPOSIT as required by these AUCTION CONDUCT CONDITIONS.

A2.2 OUR decision on the conduct of the AUCTION is final.

A2.3 WE may cancel the AUCTION or alter the order in which LOTS are offered for sale. WE may also combine or divide LOTS. A LOT may be sold or withdrawn from sale prior to the AUCTION.

A2.4 YOU acknowledge that to the extent permitted by law WE owe YOU no duty of care and YOU have no claim against US for any loss.

A2.5 WE may refuse to admit one or more persons to participate in the AUCTION without having to explain why.

A3 Bidding and reserve prices A3.1 All bids are to be made in pounds sterling exclusive of VAT.

A3.2 WE may refuse to accept a bid. WE do not have to explain why.

A3.3 If there is a dispute over bidding, WE are entitled to resolve it, and OUR decision is final.

A3.4 Unless stated otherwise each LOT is subject to a RESERVE price (which may be fixed just before the LOT is offered for sale). If no bid equals or exceeds that RESERVE price the LOT will be withdrawn from the AUCTION.

A3.5 Where there is a RESERVE price the SELLER may bid (or ask US or another agent to bid on the SELLER's behalf) up to the RESERVE price but may not make a bid equal to or exceeding the RESERVE price. YOU accept that it is possible that all bids up to the RESERVE price are bids made by or on behalf of the SELLER.

A3.6 Where a GUIDE PRICE (or range of prices) is published, that GUIDE PRICE (or the lower end of the range) is the minimum price at which the SELLER might be prepared to sell at the date of the GUIDE PRICE. It is not an indication of the RESERVE PRICE, which may not be set until the date of the AUCTION.

## A4 The PARTICULARS and other information

A4.1 WE have taken reasonable care to prepare PARTICULARS that correctly describe each LOT. The PARTICULARS are based on information supplied by or on behalf of the SELLER. YOU need to check that the information in the PARTICULARS is correct.

A4.2 If the SPECIAL CONDITIONS do not contain a description of the LOT, or simply refer to the relevant LOT number, YOU take the risk that the description contained in the PARTICULARS is incomplete or inaccurate, as the PARTICULARS have not been prepared by a conveyancer and are not intended to form part of a legal contract.

A4.3 The PARTICULARS and the SALE CONDITIONS may change prior to the AUCTION and it is YOUR responsibility to check that YOU have the correct versions.

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

## A5 The CONTRACT

A5.1 A SUCCESSFUL BID is one WE accept as such (normally on the fall of the hammer). This CONDITION A5 applies to YOU only if YOU make the SUCCESSFUL BID for a LOT. A5.2 YOU are obliged to buy the LOT on the terms of the SALE MEMORANDUM at the PRICE YOU bid (plus VAT, if applicable).

A5.3 YOU must, before leaving the AUCTION: (a) provide all information WE reasonably need from YOU to enable US to complete the SALE MEMORANDUM (including proof of YOUR identity if required by US); (b) sign the completed SALE MEMORANDUM; and (c) pay the DEPOSIT.

A5.4 If YOU do not, WE may either: (a) as agent for the SELLER treat that failure as YOUR repudiation of the CONTRACT and offer the LOT for sale again; the SELLER may then have a claim against YOU for breach of CONTRACT; or (b) sign the SALE MEMORANDUM on YOUR behalf.

A5.5 THE DEPOSIT (\*)

### A5.5 has been amended in full in the 'Amendments' section below.

(a) is to be held by us (or, at OUR option, the SELLER'S conveyancer)

(b) is to be held as stakeholder where VAT would be chargeable on the DEPOSIT were it to be held as agent for the SELLER, but otherwise is to be held as stakeholder unless the SALE CONDITIONS require it to be held as agent for the SELLER; and

(c) must be paid in pounds sterling by cheque or by bankers' draft, made payable to US (or, at OUR option, the SELLER'S conveyancer) on an APPROVED FINANCIAL INSTITUTION. CONDITION A6 may state if WE accept any other form of payment.

A5.6 WE may retain the SALE MEMORANDUM signed by or on behalf of the SELLER until the DEPOSIT has been received in cleared funds.

A5.7 Where WE hold the DEPOSIT as stakeholder, WE are authorised to release it (and interest on it if applicable) to the SELLER on COMPLETION or, if COMPLETION does not take place, to the person entitled to it under the SALE CONDITIONS.

A5.8 If the BUYER does not comply with its obligations under the CONTRACT then (a) YOU are personally liable to buy the LOT even if YOU are acting as an agent; and (b) YOU must indemnify the SELLER in respect of any loss the SELLER incurs as a result of the BUYER'S default.

A5.9 Where the BUYER is a company YOU warrant that the BUYER is properly constituted and able to buy the LOT.

## Amendments and Additions to the Auction Conduct Conditions

### Amendments

Section A5 has been reproduced in full below and also includes OUR amendments (as marked by (\*)):

A5.1 (\*) A SUCCESSFUL BID is one WE accept as such (normally on the fall of the electronic hammer). This CONDITION A5 applies to YOU only if YOU make the SUCCESSFUL BID for a LOT.

A5.2 YOU are obliged to buy the LOT on the terms of the SALE MEMORANDUM at the PRICE YOU bid (plus VAT, if applicable).

A5.3 (\*) In order to bid online you must:

(a) provide all information WE reasonably need from YOU to enable US to verify YOUR identity and complete the SALE MEMORANDUM;

(b) accept and agree that the WE can sign the Memorandum of Sale on YOUR behalf;

(c) pay the Auction Entrance Fee.

A5.4 If YOU do not, WE may sign the SALE MEMORANDUM on YOUR behalf.

A5.5 (\*) The Auction Entrance Fee

(a) is to be held by US (or, at OUR option, the SELLER'S conveyancer)

(b) is to be held as stakeholder where VAT would be chargeable on the DEPOSIT were it to be held as agent for the SELLER, but otherwise is to be held as stakeholder unless the SALE CONDITIONS require it to be held as agent for the SELLER; and

(c) must be paid in pounds sterling by cheque or by bankers' draft, made payable to US (or, at OUR option, the SELLER'S conveyancer) on an APPROVED FINANCIAL INSTITUTION. condition A6 may state if WE accept any other form of payment.

(d) YOU accept and agree that the AUCTION ENTRANCE FEE (comprised of the BIDDER SECURITY and ADMINISTRATION FEE) is deemed nonrefundable if you are the successful bidder at the fall of the electronic gavel and that it will be released back (or returned) to YOU should YOU be unsuccessful;

(e) the BIDDER SECURITY element of the AUCTION ENTRANCE FEE shall be used to make a partial payment of the deposit due;

(f) the ADMINISTRATION FEE element of the AUCTION ENTRANCE FEE shall be paid to and retained by the AUCTIONEERS.

A5.6 (\*) WE reserve the right to retain the SALE MEMORANDUM signed by/on behalf of the BUYER until such time as we have received the full DEPOSIT in cleared funds.

A5.7 Where WE hold the DEPOSIT as stakeholder, WE are authorised to release it (and interest on it if applicable) to the SELLER on COMPLETION or, if COMPLETION does not take place, to the person entitled to it under the SALE CONDITIONS.

A5.8 If the BUYER does not comply with its obligations under the CONTRACT then

(a) YOU are personally liable to buy the LOT even if YOU are acting as an agent; and

(b) YOU must indemnify the SELLER in respect of any loss the SELLER incurs as a result of the BUYER'S default.

A5.9 Where the BUYER is a company YOU warrant that the BUYER is properly constituted and able to buy the LOT

### Additions

A2.6 YOU accept and acknowledge that WE will use reasonable care to provide the online AUCTION platform. In the event that a situation or situations arise that affect the running of the ONLINE AUCTION platform, we may at OUR absolute discretion suspend or cancel the AUCTION and declare any or all results of the ONLINE AUCTION as null and void without any liability on the part of US or OUR third party providers of the ONLINE AUCTION platform. OUR decision in these situations is final and WE do not have to give any reasons for OUR actions.

A2.7 Should you be unable to connect to and bid on the ONLINE AUCTION platform you accept that WE and OUR third-party providers accept no liability for any loss of any nature that results from, directly or indirectly, YOUR inability to successfully bid on the AUCTION platform.

A2.8 YOU accept that the AUCTIONEER and OUR third-party providers are in no way liable for any loss suffered by YOU in relation to the ONLINE AUCTION platform even if the AUCTIONEER has been made aware of the possibility of any such risks.

A2.9 The AUCTION PROCESS will be run in accordance with OUR AUCTION OPERATION GUIDE which can be found on OUR WEBSITE.

A2.10 If the AUCTION PLATFORM fails to work in the way as described in the AUCTION OPERATION GUIDE then YOU accept that neither we nor OUR third-party providers hold any liability for a loss of any kind that YOU may incur.

A5.10 Within the period specified in the AUCTION OPERATION GUIDE of the auction closing, the DEPOSIT on balance of DEPOSIT due, (usually 10% of the SALE PRICE) must be paid by YOU via electronic TRANSFER or bank TRANSFER to the AUCTIONEERS.

### A6 Extra Auction Conduct Conditions

A6.1 Despite any SPECIAL CONDITION to the contrary the minimum DEPOSIT WE accept is £..... (or the total PRICE, if less). A SPECIAL CONDITION may, however, require a higher minimum DEPOSIT.

### SALE MEMORANDUM

Words in small capitals have the special meanings defined in the GLOSSARY.

The GENERAL CONDITIONS (as supplemented or changed by any EXTRA GENERAL CONDITIONS or ADDENDUM) are compulsory but may be dispensed or changed in relation to one or more LOTS by SPECIAL CONDITIONS. The template forms of SPECIAL CONDITIONS, schedules and SALE MEMORANDUM are not compulsory and may be changed.

### G1. The LOT

G1.1 The LOT (including any rights to be granted or reserved, and any exclusions from it) is described in the SPECIAL CONDITIONS, or if not so described is that referred to in the SALE MEMORANDUM.

G1.2 The LOT is sold subject to any TENANCIES disclosed by the SPECIAL CONDITIONS, but otherwise with vacant possession on COMPLETION.

G1.3 The LOT is sold subject to all matters contained or referred to in the DOCUMENTS. The SELLER must discharge FINANCIAL CHARGES on or before COMPLETION.

G1.4 The LOT is also sold subject to such of the following as may affect it, whether they arise before or after the CONTRACT DATE and whether or not they are disclosed by the SELLER or are apparent from inspection of the LOT or from the DOCUMENTS:

- (a) matters registered or capable of registration as local land charges;
- (b) matters registered or capable of registration by any competent authority or under the provisions of any statute;
- (c) notices, orders, demands, proposals and requirements of any competent authority;
- (d) changes, notices, orders, restrictions, agreements and other matters relating to town and country planning, highways or public health;
- (e) rights, easements, quasi-easements, and wayleaves;
- (f) outgoings and other liabilities;
- (g) any interest which overrides, under the Land Registration Act 2002;
- (h) matters that ought to be disclosed by the searches and enquiries a prudent buyer would make, whether or not the BUYER has made them; and
- (i) anything the SELLER does not and could not reasonably know about.

G1.5 Where anything subject to which the LOT is sold would expose the SELLER to liability the BUYER is to comply with it and indemnify the SELLER against that liability.

G1.6 The SELLER must notify the BUYER of any notices, orders, demands, proposals and requirements of any competent authority of which it learns after the CONTRACT DATE but the BUYER must comply with them and keep the SELLER indemnified.

G1.7 The LOT does not include any tenant's or trade fixtures or fittings. The SPECIAL CONDITIONS state whether any chattels are included in the LOT, but if they are:

- (a) the BUYER takes them as they are at COMPLETION and the SELLER is not liable if they are not fit for use; and
- (b) the SELLER is to leave them at the LOT.

G1.8 The BUYER buys with full knowledge of

- (a) the DOCUMENTS, whether or not the BUYER has read them; and
- (b) the physical condition of the LOT and what could reasonably be discovered on inspection of it, whether or not the BUYER has inspected it.

G1.9 The BUYER admits that it is not relying on the information contained in the PARTICULARS or on any representations made by or on behalf of the SELLER but the BUYER may rely on the SELLER'S conveyancer's written replies to written enquiries to the extent stated in those replies.

### G2. Deposit

G2.1 The amount of the DEPOSIT is the greater of

- (a) any minimum DEPOSIT stated in the AUCTION CONDUCT CONDITIONS (or the total PRICE, if this is less than that minimum); and
- (b) 10% of the PRICE (exclusive of any VAT on the PRICE).

G2.2 If a cheque for all or part of the DEPOSIT is not cleared on first presentation the SELLER may treat the CONTRACT as at an end and bring a claim against the BUYER for breach of CONTRACT.

G2.3 Interest earned on the DEPOSIT belongs to the SELLER unless the SALE CONDITIONS provide otherwise.

### G3. Between contract and completion

G3.1 From the CONTRACT DATE the SELLER has no obligation to insure the LOT and the BUYER bears all risks of loss or damage unless

- (a) the LOT is sold subject to a TENANCY that requires the SELLER to insure the LOT or
- (b) the SPECIAL CONDITIONS require the SELLER to insure the LOT.

G3.2 If the SELLER is required to insure the LOT then the SELLER

- (a) must produce to the BUYER on request all relevant insurance details;
- (b) must use reasonable endeavours to maintain that or equivalent insurance and pay the premiums when due;
- (c) gives no warranty as to the adequacy of the insurance;
- (d) must at the request of the BUYER use reasonable endeavours to have the BUYER'S interest noted on the policy if it does not cover a contracting purchaser;
- (e) must, unless otherwise agreed, cancel the insurance at COMPLETION, apply for a refund of premium and (subject to the rights of any tenant or other third party) pay that refund to the BUYER; and
- (f) (subject to the rights of any tenant or other third party) hold on trust for the BUYER any insurance payments that the SELLER receives in respect of loss or damage arising after the CONTRACT DATE, or assign to the BUYER the benefit of any claim; and the BUYER must on COMPLETION reimburse to the SELLER the cost of that insurance as from the CONTRACT DATE (to the extent not already paid by the BUYER or a tenant or other third party).

G3.3 No damage to or destruction of the LOT, nor any deterioration in its condition, however caused, entitles the BUYER to any reduction in PRICE, or to delay COMPLETION, or to refuse to complete.

G3.4 Section 47 of the Law of Property Act 1925 does not apply to the CONTRACT.

G3.5 Unless the BUYER is already lawfully in occupation of the LOT the BUYER has no right to enter into occupation prior to COMPLETION.

### G4. Title and identity

G4.1 Unless CONDITION

G4.2 applies, the BUYER accepts the title of the SELLER to the LOT as at the CONTRACT DATE and may raise no requisition or objection to any of the DOCUMENTS that is made available before the AUCTION or any other matter, except one that occurs after the CONTRACT DATE.

# Common Auction Conditions (Edition 4)

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G4.2 The following provisions apply only to any of the following DOCUMENTS that is not made available before the AUCTION:

- (a) if the LOT is registered land the SELLER is to give to the BUYER within five BUSINESS DAYS of the CONTRACT DATE an official copy of the entries on the register and title plan and, where noted on the register, of all DOCUMENTS subject to which the LOT is being sold.
- (b) if the LOT is not registered land the SELLER is to give to the BUYER within five BUSINESS DAYS of the CONTRACT DATE an abstract or epitome of title starting from the root of title mentioned in the SPECIAL CONDITIONS (or, if none is mentioned, a good root of title more than fifteen years old) and must produce to the BUYER the original or an examined copy of every relevant DOCUMENT.
- (c) if title is in the course of registration, title is to consist of:
  - (i) certified copies of the application for registration of title made to the Land Registry and of the DOCUMENTS accompanying that application;
  - (ii) evidence that all applicable stamp duty land tax relating to that application has been paid; and
  - (iii) a letter under which the SELLER or its conveyancer agrees to use all reasonable endeavours to answer any requisitions raised by the Land Registry and to instruct the Land Registry to send the completed registration DOCUMENTS to the BUYER.
- (d) the BUYER has no right to object to or make requisitions on any title information more than seven BUSINESS DAYS after that information has been given to the BUYER.

G4.3 Unless otherwise stated in the SPECIAL CONDITIONS the SELLER sells with full title guarantee except that (and the TRANSFER shall so provide):

- (a) the covenant set out in section 3 of the Law of Property (Miscellaneous Provisions) Act 1994 shall not extend to matters recorded in registers open to public inspection; these are to be treated as within the actual knowledge of the BUYER; and
- (b) the covenant set out in section 4(1)(b) of the Law of Property (Miscellaneous Provisions) Act 1994 shall not extend to any condition or tenant's obligation relating to the state or condition of the LOT where the LOT is leasehold property.

G4.4 The TRANSFER is to have effect as if expressly subject to all matters subject to which the LOT is sold under the CONTRACT.

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

G4.6 The SELLER (and, if relevant, the BUYER) must produce to each other such confirmation of, or evidence of, their identity and that of their mortgagees and attorneys (if any) as is necessary for the other to be able to comply with applicable Money Laundering Regulations and Land Registry Rules.

## G5. TRANSFER

G5.1 Unless a form of TRANSFER is prescribed by the SPECIAL CONDITIONS

- (a) the BUYER must supply a draft TRANSFER to the SELLER at least ten BUSINESS DAYS before the AGREED COMPLETION DATE and the engrossment, (signed as a deed by the BUYER if CONDITION G5.2 applies) five BUSINESS DAYS before that date or (if later) two BUSINESS DAYS after the draft has been approved by the SELLER; and
  - (b) the SELLER must approve or revise the draft TRANSFER within five BUSINESS DAYS of receiving it from the BUYER.
- G5.2 If the SELLER has any liability (other than to the BUYER) in relation to the LOT or a TENANCY following COMPLETION, the BUYER is specifically to covenant in the TRANSFER to indemnify the SELLER against that liability.
- G5.3 The SELLER cannot be required to transfer the LOT to anyone other than the BUYER or by more than one TRANSFER.
- G5.4 Where the SPECIAL CONDITIONS state that the SELLER is to grant a new lease to the BUYER

- (a) the CONDITIONS are to be read so that the TRANSFER refers to the new lease, the SELLER to the proposed landlord and the BUYER to the proposed tenant;
- (b) the form of new lease is that described by the SPECIAL CONDITIONS; and
- (c) the SELLER is to produce, at least five BUSINESS DAYS before the AGREED COMPLETION DATE, the engrossed counterpart, lease, which the BUYER is to sign and deliver to the SELLER on COMPLETION

## G6. COMPLETION

G6.1 COMPLETION is to take place at the offices of the SELLER'S conveyancer; or where the SELLER may reasonably require, on the AGREED COMPLETION DATE. The SELLER can only be required to complete on a BUSINESS DAY and between the hours of 0930 and 1700.

G6.2 The amount payable on COMPLETION is the balance of the PRICE adjusted to take account of apportionments plus (if applicable), VAT and interest and any other amounts stated in the SPECIAL CONDITIONS.

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

- (a) direct TRANSFER from the buyer's conveyancer to the SELLER'S conveyancer; and
  - (b) the release of any DEPOSIT held by a stakeholder or in such other manner as the SELLER'S conveyancer may agree.
- G6.4 Unless the SELLER and the BUYER otherwise agree, COMPLETION cannot take place until both have complied with the obligations under the CONTRACT that they are obliged to comply with prior to COMPLETION, and the amount payable on COMPLETION is unconditionally received in the SELLER'S conveyancer's client account or as otherwise required by the terms of the CONTRACT.

G6.5 If COMPLETION takes place after 1400 hours for a reason other than the SELLER'S default it is to be treated, for the purposes of apportionment and calculating interest, as if it had taken place on the next BUSINESS DAY.

G6.6 Where applicable the CONTRACT remains in force following COMPLETION.

## G7. Notice to complete

G7.1 The SELLER or the BUYER may on or after the AGREED COMPLETION DATE but before COMPLETION give the other notice to complete within ten BUSINESS DAYS (excluding the date on which the notice is given) making time of the essence.

G7.2 The person giving the notice must be READY TO COMPLETE.

G7.3 If the BUYER fails to comply with a notice to complete the SELLER may, without affecting any other remedy the SELLER has:

- (a) terminate the CONTRACT;
- (b) claim the DEPOSIT and any interest on it if held by a stakeholder;
- (c) forfeit the DEPOSIT and any interest on it;
- (d) resell the LOT; and
- (e) claim damages from the BUYER.

G7.4 If the SELLER fails to comply with a notice to complete the BUYER may, without affecting any other remedy the BUYER has:

- (a) terminate the CONTRACT; and
- (b) recover the DEPOSIT and any interest on it from the SELLER or, if applicable, a stakeholder.

G8. If the CONTRACT is brought to an end if the CONTRACT is lawfully brought to an end:

- (a) the BUYER must return all papers to the SELLER and appoints the SELLER its agent to cancel any registration of the CONTRACT; and
- (b) 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 G9.

## G9. Landlord's licence

G9.1 Where the LOT is or includes leasehold land and licence to assign or sublet is required this CONDITION G9 applies.

G9.2 The CONTRACT is conditional on that licence being obtained, by way of formal licence if that is what the landlord lawfully requires.

G9.3 The AGREED COMPLETION DATE is not to be earlier than the date five BUSINESS DAYS after the SELLER has given notice to the BUYER that licence has been obtained ("licence notice").

G9.4 The SELLER must

- (a) use all reasonable endeavours to obtain the licence at the SELLER'S expense; and
  - (b) enter into any authorised guarantee agreement properly required.
- G9.5 The BUYER must, promptly

- (a) provide references and other relevant information; and
- (b) comply with the landlord's lawful requirements.

G9.6 If within three months of the CONTRACT DATE (or such longer period as the SELLER and BUYER agree) the SELLER has not given licence notice to the BUYER the SELLER or the BUYER may (if not then in breach of any obligation under this CONDITION G9) by notice to the other terminate the CONTRACT at any time before the SELLER has given licence notice. That termination is without prejudice to the claims of either SELLER or BUYER for breach of this CONDITION G9.

## G10. Interest and apportionments

G10.1 If the ACTUAL COMPLETION DATE is after the AGREED COMPLETION DATE for any reason other than the SELLER'S default the BUYER must pay interest at the INTEREST RATE on the money due from the BUYER at COMPLETION for the period starting on the AGREED COMPLETION DATE and ending on the ACTUAL COMPLETION DATE.

G10.2 Subject to CONDITION G11 the SELLER is not obliged to apportion or account for any sum at COMPLETION unless the SELLER has received that sum in cleared funds. The SELLER must promptly pay to the BUYER after COMPLETION any sum to which the BUYER is entitled that the SELLER subsequently receives in cleared funds.

G10.3 Income and outgoings are to be apportioned at the ACTUAL COMPLETION DATE unless:

- (a) the BUYER is liable to pay interest; and
- (b) the SELLER has given notice to the BUYER at any time up to COMPLETION requiring apportionment on the date from which interest becomes payable by the BUYER; in which event income and outgoings are to be apportioned on the date from which interest becomes payable by the BUYER.

G10.4 Apportionments are to be calculated on the basis that:

- (a) the SELLER receives income and is liable for outgoings for the whole of the day on which apportionment is to be made;
  - (b) annual income and expenditure accrues at an equal daily rate assuming 365 days in a year (or 366 in a leap year), and income and expenditure relating to some other period accrues at an equal daily rate during the period to which it relates; and
  - (c) where the amount to be apportioned is not known at COMPLETION apportionment is to be made by reference to a reasonable estimate and further payment is to be made by SELLER or BUYER as appropriate within five BUSINESS DAYS of the date when the amount is known.
- G10.5 If a payment due from the BUYER to the SELLER on or after COMPLETION is not paid by the due date, the BUYER is to pay interest to the SELLER at the INTEREST RATE on that payment from the due date up to and including the date of payment.

## G11. ARREARS

### Part 1 – Current rent

G11.1 "Current rent" means, in respect of each of the TENANCIES subject to which the LOT is sold, the instalment of rent and other sums payable by the tenant on the most recent rent payment date on or within four months preceding COMPLETION.

G11.2 If on COMPLETION there are any ARREARS of current rent the BUYER must pay them, whether or not details of those ARREARS are given in the SPECIAL CONDITIONS.

G11.3 Parts 2 and 3 of this CONDITION G11 do not apply to ARREARS of current rent.

### Part 2 - BUYER to pay for ARREARS

G11.4 Part 2 of this CONDITION G11 applies where the SPECIAL CONDITIONS give details of ARREARS.

G11.5 The BUYER is on COMPLETION to pay, in addition to any other money then due, an amount equal to all ARREARS of which details are set out in the SPECIAL CONDITIONS.

G11.6 If those ARREARS are not OLD ARREARS the SELLER is to assign to the BUYER all rights that the SELLER has to recover those ARREARS.

### Part 3 – BUYER not to pay for ARREARS

G11.7 Part 3 of this CONDITION G11 applies where the SPECIAL CONDITIONS

- (a) so state; or
- (b) give no details of any ARREARS.

G11.8 While any ARREARS due to the SELLER remain unpaid the BUYER must:

- (a) try to collect them in the ordinary course of management but need not take legal proceedings or forfeit the TENANCY;
- (b) pay them to the SELLER within five BUSINESS DAYS of receipt in cleared funds (plus interest at the INTEREST RATE calculated on a daily basis for each subsequent day's delay in payment);
- (c) on request, at the cost of the SELLER, assign to the SELLER or as the SELLER may direct the right to demand and sue for OLD ARREARS, such assignment to be in such form as the SELLER'S conveyancer may reasonably require;
- (d) if reasonably required, allow the SELLER'S conveyancer to have on loan the counterpart of any TENANCY against an undertaking to hold it to the BUYER'S order;
- (e) not without the consent of the SELLER release any tenant or surety from liability to pay ARREARS or accept a surrender of or forfeit any TENANCY under which ARREARS are due; and
- (f) if the BUYER disposes of the LOT prior to recovery of all ARREARS obtain from the BUYER'S successor in title a covenant in favour of the SELLER in similar form to part 3 of this CONDITION G11.

G11.9 Where the SELLER has the right to recover ARREARS it must not without the BUYER'S written consent bring insolvency proceedings against a tenant or seek the removal of goods from the LOT.

## G12. Management

G12.1 This CONDITION G12 applies where the LOT is sold subject to TENANCIES.

G12.2 The SELLER is to manage the LOT in accordance with its standard management policies pending COMPLETION.

G12.3 The SELLER must consult the BUYER on all management issues that would affect the BUYER after COMPLETION (such as, but not limited to, an application for licence; a rent review; a variation, surrender, agreement to surrender or proposed forfeiture of a TENANCY; or a new tenancy or agreement to grant a new tenancy) and:

- (a) the SELLER must comply with the BUYER'S reasonable requirements unless to do so would (but for the indemnity in paragraph (c)) expose the SELLER to a liability that the SELLER would not otherwise have, in which case the SELLER may act reasonably in such a way as to avoid that liability;
- (b) if the SELLER gives the BUYER notice of the SELLER'S intended act and the BUYER does not object within five BUSINESS DAYS giving reasons for the objection the SELLER may act as the SELLER intends; and
- (c) the BUYER is to indemnify the SELLER against all loss or liability the SELLER incurs through acting as the BUYER requires, or by reason of delay caused by the BUYER.

## G13. Rent deposits

G13.1 Where any TENANCY is an assured shorthold tenancy, the SELLER and the BUYER are to comply with their respective statutory duties in relation to the protection of tenants' deposits, and to demonstrate in writing to the other (before COMPLETION, so far as practicable) that they have complied.

G13.2 The remainder of this CONDITION

G13 applies where the SELLER is holding or otherwise entitled to money by way of rent deposit in respect of a TENANCY. In this CONDITION G13 "rent deposit deed" means the deed or other document under which the rent deposit is held.

G13.3 If the rent deposit is not assignable the SELLER must on COMPLETION hold the rent deposit on trust for the BUYER and, subject to the terms of the rent deposit deed, comply at the cost of the BUYER with the BUYER'S lawful instructions.

G13.4 Otherwise the SELLER must on COMPLETION pay and assign its interest in the rent deposit to the BUYER under an assignment in which the BUYER covenants with the SELLER to:

- (a) observe and perform the SELLER'S covenants and conditions in the rent deposit deed and indemnify the SELLER in respect of any breach;
- (b) give notice of assignment to the tenant; and
- (c) give such direct covenant to the tenant as may be required by the rent deposit deed.

## G14. VAT

G14.1 Where a SALE CONDITION requires money to be paid or other consideration to be given, the payer must also pay any VAT that is chargeable on that money or consideration, but only if given a valid VAT invoice.

G14.2 Where the SPECIAL CONDITIONS state that no VAT OPTION has been made the SELLER confirms that none has been made by it or by any company in the same VAT group nor will be prior to COMPLETION.

## G15. Transfer as a going concern

G15.1 Where the SPECIAL CONDITIONS so state:

- (a) the SELLER and the BUYER intend, and will take all practicable steps (short of an appeal) to procure, that the sale is treated as a transfer of a going concern; and



# Common Auction Conditions (Edition 4)

Reproduced with the consent of the RICS.

(b) this CONDITION G15 applies.

G15.2 The SELLER confirms that the SELLER:

(a) is registered for VAT, either in the SELLER'S name or as a member of the same VAT group; and

(b) has (unless the sale is a standard-rated supply) made in relation to the LOT a VAT OPTION that remains valid and will not be revoked before COMPLETION.

G15.3 The BUYER confirms that (a) it is registered for VAT, either in the BUYER'S name or as a member of a VAT group;

(b) it has made, or will make before COMPLETION, a VAT OPTION in relation to the LOT and will not revoke it before or within three months after COMPLETION;

(c) article 5(2B) of the Value Added Tax (Special Provisions) Order 1995 does not apply to it; and

(d) it is not buying the LOT as a nominee for another person.

G15.4 The BUYER is to give to the SELLER as early as possible before the AGREED COMPLETION DATE evidence

(a) of the BUYER'S VAT registration;

(b) that the BUYER has made a VAT OPTION; and

(c) that the VAT OPTION has been notified in writing to HM Revenue and Customs; and if it does not produce the relevant evidence at least two BUSINESS DAYS before the AGREED COMPLETION DATE, CONDITION G14.1 applies at COMPLETION.

G15.5 The BUYER confirms that after COMPLETION the BUYER intends to

(a) retain and manage the LOT for the BUYER'S own benefit as a continuing business as a going concern subject to and with the benefit of the TENANCIES; and

(b) collect the rents payable under the TENANCIES and charge VAT on them.

G15.6 If, after COMPLETION, it is found that the sale of the LOT is not a transfer of a going concern then:

(a) the SELLER's conveyancer is to notify the BUYER's conveyancer of that finding and provide a VAT invoice in respect of the sale of the LOT;

(b) the BUYER must within five BUSINESS DAYS of receipt of the VAT invoice pay to the SELLER the VAT due; and

(c) if VAT is payable because the BUYER has not complied with this CONDITION G15, the BUYER must pay and indemnify the SELLER against all costs, interest, penalties or surcharges that the SELLER incurs as a result.

G16. **Capital allowances** G16.1 This CONDITION G16 applies where the SPECIAL CONDITIONS state that there are capital allowances available in respect of the LOT.

G16.2 The SELLER is promptly to supply to the BUYER all information reasonably required by the BUYER in connection with the BUYER'S claim for capital allowances.

G16.3 The value to be attributed to those items on which capital allowances may be claimed is set out in the SPECIAL CONDITIONS.

G16.4 The SELLER and BUYER agree:

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

(b) to submit the value specified in the SPECIAL CONDITIONS to HM Revenue and Customs for the purposes of their respective capital allowance computations.

## G17. Maintenance agreements

G17.1 The SELLER agrees to use reasonable endeavours to transfer to the BUYER, at the BUYER'S cost, the benefit of the maintenance agreements specified in the SPECIAL CONDITIONS.

G17.2 The BUYER must assume, and indemnify the SELLER in respect of, all liability under such agreements from the ACTUAL COMPLETION DATE.

## G18. Landlord and Tenant Act 1987

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

G18.2 The SELLER warrants that the SELLER has complied with sections 5B and 7 of that Act and that the requisite majority of qualifying tenants has not accepted the offer.

## G19. Sale by PRACTITIONER

G19.1 This CONDITION G19 applies where the sale is by a PRACTITIONER either as SELLER or as agent of the SELLER.

G19.2 The PRACTITIONER has been duly appointed and is empowered to sell the LOT.

G19.3 Neither the PRACTITIONER nor the firm or any member of the firm to which the PRACTITIONER belongs has any personal liability in connection with the sale or the performance of the SELLER'S obligations. The TRANSFER is to include a declaration excluding that personal liability.

G19.4 The LOT is sold

(a) in its condition at COMPLETION;

(b) for such title as the SELLER may have; and

(c) with no title guarantee; and the BUYER has no right to terminate the CONTRACT or any other remedy if information provided about the LOT is inaccurate, incomplete or missing.

G19.5 Where relevant:

(a) the DOCUMENTS must include certified copies of those under which the PRACTITIONER is appointed, the document of appointment and the PRACTITIONER'S acceptance of appointment; and

(b) the SELLER may require the TRANSFER to be by the lender exercising its power of sale under the Law of Property Act 1925.

G19.6 The BUYER understands this CONDITION G19 and agrees that it is fair in the circumstances of a sale by a PRACTITIONER.

## G20. TUPE

G20.1 If the SPECIAL CONDITIONS state "there are no employees to

which TUPE applies", this is a warranty by the SELLER to this effect.

G20.2 If the SPECIAL CONDITIONS do not state "there are no employees to which TUPE applies" the following paragraphs apply:

(a) The SELLER must notify the BUYER of those employees whose contracts of employment will transfer to the BUYER on COMPLETION (the "Transferring Employees"). This notification must be given to the BUYER not less than 14 days before COMPLETION.

(b) The BUYER confirms that it will comply with its obligations under TUPE and any SPECIAL CONDITIONS in respect of the Transferring Employees.

(c) The BUYER and the SELLER acknowledge that pursuant to and subject to TUPE, the contracts of employment between the Transferring Employees and the SELLER will transfer to the BUYER on COMPLETION.

(d) The BUYER is to keep the SELLER indemnified against all liability for the Transferring Employees after COMPLETION.

## G21. Environmental

G21.1 This CONDITION G21 only applies where the SPECIAL CONDITIONS so provide.

G21.2 SELLER has made available such reports as the SELLER has as to the environmental condition of the LOT and has given the BUYER the opportunity to carry out investigations (whether or not the BUYER has read those reports or carried out any investigation) and the BUYER admits that the PRICE takes into account the environmental condition of the LOT

G21.3 The BUYER agrees to indemnify the SELLER in respect of all liability for or resulting from the environmental condition of the LOT.

## G22. Service Charge

G22.1 This CONDITION G22 applies where the LOT is sold subject to TENANCIES that include service charge provisions.

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

G22.3 Within two months after COMPLETION the SELLER must provide to the BUYER a detailed service charge account for the service charge year current on COMPLETION showing:

(a) service charge expenditure attributable to each TENANCY;

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

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

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

G22.4 In respect of each TENANCY, if the service charge account shows:

(a) that payments that the tenant has made on account exceed attributable service charge expenditure, the SELLER must pay to the BUYER an amount equal to that excess when it provides the service charge account; or

(b) that attributable service charge expenditure exceeds payments made on account, the BUYER must use all reasonable endeavours to recover the shortfall from the tenant as soon as practicable and promptly pay the amount so recovered to the SELLER; but in respect of payments on account that are still due from a tenant CONDITION G11 (ARREARS) applies.

G22.5 In respect of service charge expenditure that is not attributable to any TENANCY the SELLER must pay the expenditure incurred in respect of the period before ACTUAL COMPLETION DATE and the BUYER must pay the expenditure incurred in respect of the period after ACTUAL COMPLETION DATE. Any necessary monetary adjustment is to be made within five BUSINESS DAYS of the SELLER providing the service charge account to the BUYER.

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

(a) the SELLER must pay it (including any interest earned on it) to the BUYER on COMPLETION; and

(b) the BUYER must covenant with the SELLER to hold it in accordance with the terms of the TENANCIES and to indemnify the SELLER if it does not do so.

## G23. Rent reviews

G23.1 This CONDITION G23 applies where the LOT is sold subject to a TENANCY under which a rent review due on or before the ACTUAL COMPLETION DATE has not been agreed or determined.

G23.2 The SELLER may continue negotiations or rent review proceedings up to the ACTUAL COMPLETION DATE but may not agree the level of the revised rent or commence rent review proceedings without the written consent of the BUYER, such consent not to be unreasonably withheld or delayed.

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

G23.4 The SELLER must promptly:

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

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

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

G23.6 When the rent review has been agreed or determined the BUYER must account to the SELLER for any increased rent and interest recovered from the tenant that relates to the SELLER'S period of ownership within five BUSINESS DAYS of receipt of cleared funds.

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

G23.8 The SELLER and the BUYER are to bear their own costs in

relation to rent review negotiations and proceedings.

## G24. Tenancy renewals

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

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

G24.3 If the SELLER receives a notice the SELLER must send a copy to the BUYER within five BUSINESS DAYS and act as the BUYER reasonably directs in relation to it.

G24.4 Following COMPLETION the BUYER must:

(a) with the co-operation of the SELLER take immediate steps to substitute itself as a party to any proceedings;

(b) use all reasonable endeavours to conclude any proceedings or negotiations for the renewal of the TENANCY and the determination of any interim rent as soon as reasonably practicable at the best rent or rents reasonably obtainable; and

(c) if any increased rent is recovered from the tenant (whether as interim rent or under the renewed TENANCY) account to the SELLER for the part of that increase that relates to the SELLER'S period of ownership of the LOT within five BUSINESS DAYS of receipt of cleared funds.

G24.5 The SELLER and the BUYER are to bear their own costs in relation to the renewal of the TENANCY and any proceedings relating to this.

## G25. Warranties

G25.1 Available warranties are listed in the SPECIAL CONDITIONS.

G25.2 Where a warranty is assignable the SELLER must:

(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 this CONTRACT.

## G27. Registration at the Land Registry

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

(a) procure that it becomes registered at the Land Registry as proprietor of the LOT;

(b) procure that all rights granted and reserved by the lease under which the LOT is held are properly noted against the affected titles; and

(c) provide the SELLER with an official copy of the register relating to such lease showing itself registered as proprietor.

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 the 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 SALE MEMORANDUM) by a postal service that offers normally to deliver mail the next following BUSINESS DAY.

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

(a) when delivered, if delivered by hand; or

(b) when personally acknowledged, if made electronically; but if delivered or made after 1700 hours on a BUSINESS DAY a communication is to be treated as received on the next BUSINESS DAY.

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 Contracts (Rights of Third Parties) Act 1999.

## G30. Extra General Conditions

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## Auction General Conditions

### Definitions and Interpretation

Special capitalised words are used throughout this document, and, unless the context suggests otherwise the word is defined on its first use.

These conditions "General Conditions" apply to the sale of each lot placed in the auction "Lot" subject to any variation or addition referred to in the special conditions of sale "Special Conditions" relating to the Lot and which Special Conditions shall have precedence over these General Conditions.

### Seller's Reservation

1. The owner of, or person authorised to deal with, the Lot "Seller" reserves to itself the following rights:

[a] to withdraw the Lot from the auction;

[b] the right to sell by private bargain the whole or any part of the Lot before the auction and that without disclosing the reserve price or giving any reason;

[c] to consolidate two or more lots into one Lot; and

[d] the right to bid by itself or by the Auctioneer up to the reserve price.

### Reserve Price

2. Unless otherwise stated, there will be an undisclosed reserve price.

### Bidding

3. The Auctioneer retains the right to regulate the bidding and refuse any bid or bids without assigning any reason therefore in their sole and absolute discretion. All bidders are required to register their details and provide proof of identity and any other regulatory requirements as detailed by the Auctioneer to obtain a bidder's number prior to bidding. In the event of competition, each offer after the first shall exceed the immediately preceding offer by such sum as may be prescribed by the Auctioneer. The Auctioneer retains the right to divide and sell the Lot in separate lots if the Lot is unsold or sell a group of individual lots as one lot. All bids are to be made clearly. The person offering the reserve price or, should there be more offers than one above the reserve price, the highest bidder, shall be the successful bidder "Purchaser" and such bid shall be the price payable by the Purchaser to the Seller for the Lot ("Price"). On the fall of the Auctioneer's hammer on the successful bid, the Purchaser must provide the Auctioneer with their allocated bidding number and in default the Auctioneer shall be entitled to re-submit the Lot for sale. The Purchaser shall then immediately pay the Deposit in the manner prescribed by the Auctioneer. After paying the necessary Deposit the Purchaser shall then immediately complete and sign the Minute of Preference and Enactment, the date of which shall be the date of the auction and shall become bound and obliged for the sum offered by the Purchaser. If the successful bidder acted as an agent, they must give details of their principal at

the time of completing and signing the Minute of Preference and Enactment. In default the Auctioneer will be entitled to re-submit the Lot for sale or allocate a representative to sign the contract as offeror for the Purchaser and principal. A bid which does not reach the reserve price at the time of auction may be held provisionally by the Auctioneer and submitted to the Seller of the Lot to be accepted or rejected. The

bidder is held liable to their provisional bid price for 7 working days after the auction date. If the Auctioneer does not return an answer to the bidder within this time, then the bidder is not required to stand on their provisional bid. If the provisional bid is accepted, then the bidder shall be the Purchaser and is required to proceed under auction terms immediately upon notification.

4. Where the sale of a Lot is agreed pre or post auction then the payment of the Deposit shall bind the person purchasing the Lot as the Purchaser to these General Conditions and any Special Conditions and the Purchaser will proceed as if the Lot had been purchased at the auction. The Auctioneer reserves the right to modify the specified Date of Entry in the auction contract to reflect

any agreement reached between the Seller and the Purchaser.

5. Where a Deposit payment is made by telephone or proxy form there shall be no cooling off period allowed. In default of the Purchaser signing the contract the Auctioneer will be entitled to allocate a representative to sign the contract as offeror for the Purchaser and principal.

6. If the Purchaser is a Limited Company, then: -

[a] The contract to purchase the Lot shall be deemed to be entered into at the request of the person bidding at the Auction "Guarantor".

[b] The Guarantor warrants that the Purchaser is a properly constituted Limited Company of good standing and empowered to purchase any estate or interest in land in the United Kingdom and that the Guarantor has been duly authorised by the Purchaser to bind the Purchaser to purchase the Lot.

[c] The Guarantor guarantees to the Seller "as witnessed by the signature of the Guarantor on the Minute of Preference and Enactment which the Guarantor shall be deemed to sign as agent for the Purchaser and as the Guarantor of the Purchaser" as follows:

i. That the Guarantor shall within five working days of any request therefor provide to the Seller's solicitors such evidence as they may reasonably require to verify the warranties given by the Guarantor under clause 6.b:

ii. That the Purchaser will observe and perform its obligations under this contract to purchase the Lot and the Guarantor will pay and make good to and keep the Seller indemnified in respect of all losses, actions, costs, expenses and damages of the Seller arising by virtue of any breach by the Purchaser of such obligations and the Guarantor's liabilities to the Seller hereunder shall not be released by any neglect or forbearance on the part of the Seller in enforcing or giving time to the Purchaser for the performance of the Purchaser's contract to purchase the Lot; and

iii. That if any liquidator of the Purchaser shall disclaim this contract to purchase the Lot then the Seller may within 28 days from the date of such disclaimer give the Guarantor fourteen days written notice requiring the Guarantor to accept such disposition of the subjects contained in the Lot upon the same terms as the General Conditions and Special Conditions "as if any such liquidator had not disclaimed the same" save that time shall be of the essence for the purpose of the date for completion which shall be on or before the expiry of such fourteen days' notice and the Guarantor shall "in addition to the payment of all sums due from the Purchaser to the Seller under this contract" pay to the Seller any interest which should have been payable to the Seller by the Purchaser but for such disclaimer.

### Judge of Roup

7. The Judge of the Roup shall be the Auctioneer named in any Minute of Preference and Enactment and shall have power to determine whatever questions or differences may occur at the Auction between Seller and a bidder or among the bidders themselves in relation to the foresaid Auction, to prefer the highest bidder and to adjourn the Auction from time to time.

### Deposit

8. A Deposit of 10% of the Price subject to a minimum of £5,000 ("Deposit") shall be paid by the successful bidder or the Purchaser contemporaneously with the execution of the Minute of Enactment and Preference to the Auctioneer as agents for the Seller, and after the completion and subscription of the Minute of Preference and Enactment. Payment of the Deposit must be made by cleared funds in such a manner as the Auctioneer, in their sole discretion, specify. If the Purchaser fails to pay the Deposit, the Auctioneer may re-sell the Lot or require the bidder immediately preceding to the Purchaser to complete the purchase at the last offer without prejudice to the Seller's right to claim damages against the Purchaser for their failure. If a cheque given for the payment of the Deposit is dishonoured on presentation or if the Purchaser fails to pay such Deposit immediately

after subscription of the Minute of Preference and Enactment, the Seller will be entitled to treat this as breach of contract by the Purchaser and will be entitled, but not bound, to rescind the contract and re-sell the Lot. Without prejudice to this the Seller may still claim damages for breach of contract against the Purchaser. The Auctioneer reserves the right to hold the Minute of Preference and Enactment until cleared funds have been secured from the Purchaser.

### Date of Entry and Settlement

9. The date of entry "Date of Entry", when the balance of the Price is payable, shall take place on the date specified in the Special Conditions or, if not specified, twenty-eight days after the date of the auction or

such earlier date as may be mutually agreed between Seller and the Purchaser. The Price will be exclusive of VAT. Should VAT be chargeable on the Lot, the Seller reserves their right to charge VAT in addition to the Price, in exchange for a valid VAT invoice. On the Date of Entry, the balance of the Price will require to be paid by the Purchaser's solicitor to the Seller's Solicitor's Client Account by same day electronic transfer: If the balance of the Price has not been paid in full by 3pm on the Date of Entry the Seller's solicitor shall be entitled to refuse to settle the transaction on that day or, as a condition of completing after 3pm on that day, to require that the next working day shall be deemed to be the Date of Entry for the purpose of calculating interest on the balance of the Price payable, and apportioning incomings and outgoings. Payment of the balance of the Price in full by 3pm on the Date of Entry is of the essence of the contract. In the event of the balance of the Price or any part thereof remaining outstanding as at the Date of Entry, then notwithstanding consignment or the fact that entry has not been taken by the Purchaser, the Purchaser shall be deemed to be in material breach of contract and further, interest will accrue, on the balance of the Price, in favour of the Seller at the rate of five per cent per annum above the Royal Bank of Scotland plc base lending rate governing from time to time until full payment of the balance of the Price "including the interest accrued" is made or, in the event of the Seller exercising their option to rescind the contract, until such time as the Seller shall have completed re-sale of the Lot and received the re-sale price and further interest shall run on any shortfall

between the balance of the Price and the re-sale price until such time as the shortfall shall have been paid by the Seller by the Purchaser. If the balance of the Price, with interest as aforesaid, is not paid in full by the date seven days after the Date of Entry the Seller will be entitled to treat the Purchaser as being in material breach of contract and will be entitled to rescind the contract without liability upon giving prior written notice to that effect to the Purchaser and, in such circumstances, the Deposit will be held to be forfeit to the Seller, without prejudice to the Seller's right to claim damages for all losses, damages and expenses suffered as a result of the breach of contract by the Purchaser, so far as such losses exceed the Deposit forfeited by the Purchaser, including interest on the balance of the Price calculated as set out in this clause. For computation, the interest element of any claim by the Seller shall be deemed to be a liquidate penalty provision eligible notwithstanding the exercise by the Seller of their option to rescind the contract for non-payment of the Price or any repudiation of the contract by the Purchaser. If for any reason the Seller is unable to complete the sale of the Lot, then the Deposit will be returned to the Purchaser. The Purchaser agrees that the Auctioneer and Seller will not be held liable for any expenses, loss of possible income incurred by the Purchaser in this instance or any liability whatsoever.

### Risk and Destruction

10. The risk of damage or destruction of the Lot will pass to the Purchaser on the date of signing of the Minute of Preference and Enactment by or on behalf of the Purchaser and the Purchaser shall make their own arrangements for insurance of the Lot with effect from that time. The Seller will be under no liability in respect of any damage to or destruction of the Lot from whatever

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cause as from this time. The Purchaser will be bound to proceed with the purchase of the Lot notwithstanding any damage to or destruction of the Lot from whatever cause.

## Tenancy

11. The Purchaser is deemed to have satisfied itself as to any lease or tenancy agreement in place and accept the terms of any such agreement for the Lot.

## Apportionment of Rents, Rates, Taxes etc

12. The Purchaser will be entitled to any rents of the Lot purchased by them from and after the date of payment of the Price in full. All apportionments between the Seller and the Purchaser of rent or other receipts or outgoings shall be made as at the Date of Entry on a day/year basis on the assumption of a 365-day year.

## Necessary Enquiries

13. The Purchaser shall be deemed to have made all necessary enquiries in connection with the planning position, the status of roads, footpaths, water, drains and sewage and generally all such other matters as are normally covered by Registers of Scotland Land Register/ Sasine Searches, Property Enquiry Certificates, Coal Authority Reports, Searches in the personal registers, charges registers and registers of inhibitions and insolvencies and the Seller will not be required to produce any such certificates or searches. Purchasers are advised to make their own enquiries to the Lot. The Purchaser is deemed to have placed no reliance whatsoever on:

[a] any sales evidence or lettings evidence which appears in the catalogue or websites, and the Purchaser shall be deemed to have made their own enquiries with regards to sales evidence and letting potential of the Lot.

[b] any comments made either verbally or in the catalogue or on websites, with respect to; descriptions or location, accommodation details or descriptions or statements, any rental guarantees, any sales evidence whatsoever, any lettings evidence whatsoever, any prospective development potential of the Lot or any related property which may be stated whatsoever, or anything which appears on the descriptive page or website relating to the Lot whatsoever, or has been verbally said to the Purchaser or prospective purchasers.

## No Warranty

14. No warranty or representation is given by the Seller or the Auctioneer:

[a] that the present use of the Lot is a permitted use under the Town and Country Planning [Scotland] Acts.

[b] as to the state or condition of the Lot or any part of it.

[c] as to whether the Lot is subject to any schemes, resolutions, development orders, improvement notices or other proposals under the Housing Acts or other legislation or regulations of whatever kind.

[d] as to descriptions, extents, boundaries, advertisements, accommodation, rentals, rateable value, Council Tax, leases, burdens, servitudes, rights of way or wayleaves, whether formally constituted or not, building warrants, building warrant plans, certificates of completion, planning permissions, superior consents, planning or any orders, regulations or notices made by or issued by an authority, or any particulars, plans, documents or information given by the Seller or their agents;

[e] as to whether the Lot is affected by rights and interests of statutory undertakers including rights and interests relating to electricity sub-stations, generators and gas governors and that irrespective of whether such rights and interests are held under lease, title, missives or otherwise nor as to the extent to which the Lot is subject to or has the benefit or any leases and other rights of possession and occupancy or other third party interests; or

[f] that upon registration of the Disposition or Assignment in favour of the Purchaser a Title Sheet in favour of the Purchaser or any derivative interest from the Purchaser shall be granted without exclusion or limitation of warranty or any relevant note by the Keeper of the Registers of Scotland.

## Title

15. The Purchaser accepts the title to the Lot as it stands, tantum et tale, and the Purchaser will be taken bound to have satisfied themselves as to the validity and sufficiency of the title and the Seller's right to the Lot and their ability to sell same. Without prejudice to the foregoing or to any other clause within the General Conditions or Special Conditions, the Purchaser will be bound to accept the title subject to such burdens, conditions, rights of pre-emption, rights of redemption, encumbrances as set out in Section 9 of the Land Registration etc. (Scotland) Act 2012 ("2012 Act") (whether specified or referred to in the title or not), Caveats as defined in Part 6 of the 2012 Act and restrictions on use which may be imposed or contained in the title or otherwise affect the Lot and will be bound to comply therewith or obtain any necessary Waiver thereof all at their own expense. The minerals will be conveyed only in so far as the Seller has right thereto. The Lot will be sold under burden of any servitudes and rights of wayleave for laying and maintaining sewers, drains, pipes, cables, electricity, telegraph, and telephone poles,

wires, and stays that may be laid in, under, through or across the Lot. The Purchaser will free and relieve the Seller of all obligations incumbent upon the Seller to construct, uphold or maintain any items of common property and any fences, walls, drains, ditches, water supplies or other works with connection to the Lot. If the title to a Lot is not registered in the Land Register of Scotland or in Sasine Registers, it will be deduced in accordance with the Special Conditions. Any plan which the Purchaser may wish to incorporate in their title to the Lot or annex to the Disposition in their favour, or which may be required by the Keeper of the Land Register of Scotland "Keeper" shall be prepared at the sole expense of the Purchaser and shall not be warranted by the Seller. The Seller shall be under no obligation to obtain any documents and/or evidence which the Keeper may require to enable the Keeper to update or create [as the case may be] the Title Sheet of the Lot to disclose the Purchaser as the registered proprietor of the Lot, including: -

(a) a plan or bounding description sufficient to enable the Lot to be identified on the cadastral map; and

(b) evidence [such as a plans report] that [i] the description of the Lot in the title is able to include the whole of the occupied extent and [ii] there is no conflict between the extent of the Lot and any registered cadastral units.

16. Any documents and/or evidence required shall be obtained by and at the sole expense of the Purchaser and shall not be warranted by the Seller.

17. The Seller's Solicitors will be under no obligation to exhibit or deliver any evidence including consents, affidavits or renunciations required under or by virtue of the terms of the Matrimonial Homes (Family Protection) (Scotland) Act 1981 as amended or the Civil Partnership Act 2004.

## Disposition

18. On the Date of Entry and in exchange for payment of the whole Price and interest thereon

(if any) the Seller shall deliver to the Purchaser:-

(d) a duly executed Disposition or Assignment of the Lot in favour of the Purchaser and under the reservations, burdens, conditions, and others referred to in the title deeds of the Lot or otherwise affecting the same; and

(e) any tenancy or lease documentation relating to the Lot.

19. Any current lets, servitudes, rights of possession and other rights however constituted shall be excluded from the warrantance to be granted in said Disposition. The Seller will not be required to convey, transfer or assign the whole or any part of the Lot to any person or body other than the Purchaser or Guarantor if the Purchaser defaults or its liquidator disclaims the contract nor shall the Seller be required to execute a Disposition or Assignment other than of the whole Lot nor at a price different from that stated in the Minute of Preference and Enactment.

## Searches

20. No Legal Reports, searches in the Register of Community Interests in Land or Searches in the Charges Registers or Company Files for the Seller or any

predecessors in title will be exhibited nor will any letters of non-crystallisation of any floating charge be exhibited or delivered in respect of any floating charge granted by the Seller or any predecessor in title. No Advance Notice as defined in Section 56 of the 2012 Act will be applied for by the Seller in relation to the Disposition. The Purchaser's solicitors shall be entitled to register at their own cost an Advance Notice in respect of the Disposition in favour of the Purchaser and any Standard Security by the Purchaser in favour of a lender [provided that such Advance Notices are discharged immediately if requested by the Seller's Solicitors]. The Seller will be responsible for the discharge of any recorded/registered Standard Securities affecting the Lot. Where any Lot is being sold by the Seller as heritable creditor in possession no discharge of the Standard Security in favour of the Seller or of any pari-passu or postponed Standard Securities will be exhibited or delivered.

No discharge of any inhibitions registered against the grantor of the said Standard Security in favour of the Seller as heritable creditor and dated after the date of registration of the said Standard Security shall be exhibited or delivered.

21. Subject to the existence of any Leases or other interests detailed in the Special Conditions, the Purchaser shall accept that vacant possession is given of the whole or any part of the Lot which is sold with vacant possession notwithstanding that there may be furniture, fittings or effects remaining therein and shall not be entitled to require the Seller to arrange for the removal of same, nor object to the taking of same, since the Seller gives no warranty as to the ownership of any moveable items situated within the Lot.

## Supercession

22. Notwithstanding the delivery of the Disposition or any Assignment in favour of the Purchaser:

these General Conditions of Sale, any Special Conditions of Sale, the Articles of Roup and the Minute of Preference and Enactment to follow thereon will form a continuing and enforceable contract, except in so far as fully implemented thereby, but the contract shall cease to be enforceable after a period of six months from the Date of Entry. In any case for which a memorandum of sale is signed in place of a Minute of Preference and Enactment and Articles of Roup then the Purchaser is responsible to ensure that the sale proceeds under the principles of these General Conditions and that the Deposit is paid as such, and an offer is submitted immediately to the Seller's solicitor without condition utilising these General Conditions. Should any contracts be incorrectly executed and there be a discrepancy or disagreement on the terms, prices, and parties of the contract then referral will be made to the Auctioneer's auction notes and any applicable evidence. Failure of a Seller to produce a home report or Energy Performance Certificate (EPC) when required does not constitute breach of contract on behalf of the Seller. The Seller has a duty to produce a home report as specified by law. The Auctioneers will make all attempts to ensure necessary documentation is requested when required but may not be held liable for the Seller's actions who are ultimately responsible for the cost and production of the home report and EPC.

## Jurisdiction

23. The Laws of Scotland shall apply to the interpretation of these General Conditions of Sale and any Minute of Preference and Enactment following hereon, and the Articles of Roup and the Seller and the Purchaser, by subscription of the relevant Minute of Preference and Enactment, will thereby prorogate the jurisdiction of the Sheriff Court in Scotland and bind themselves to submit to the jurisdiction of the said Sheriff Court in relation to all actions arising out of these presents.

T+C

## 2025 National Auction Dates

Our national auctions feature listings from all our UK regions and are held every two months.



**February 26**

Closing Date: February 14



**April 30**

Closing Date: April 18



**June 25**

Closing Date: June 13



**August 28**

Closing Date: August 15



**October 29**

Closing Date: October 17



**December 10**

Closing Date: November 28

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