

National Auction

30 April 2025

ONLINE AUCTION - 9.00 am

Featuring
OVER 300 LOTS

FURTHER LOTS NOW ADDED

TOWN + COUNTRY
PROPERTY AUCTIONS

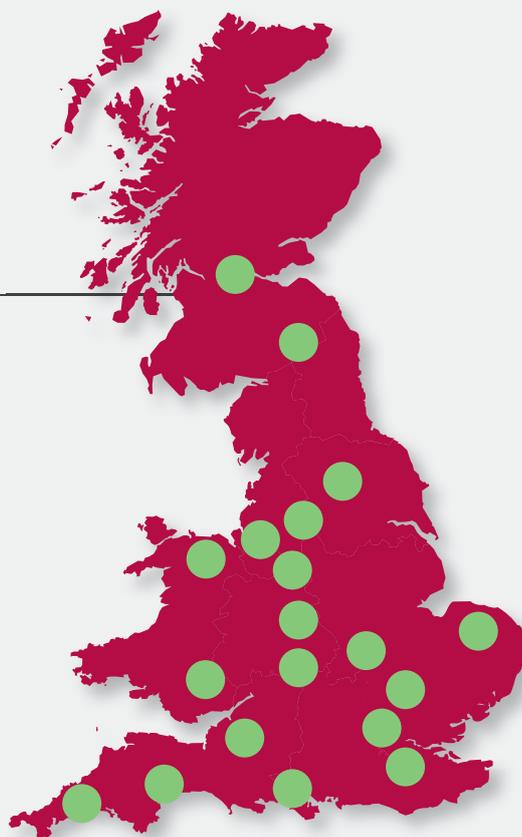
tcpa.co.uk

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.



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2025 National Auction Dates

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



April 30

Closing Date: April 18



June 25

Closing Date: June 11



August 28

Closing Date: August 15



October 29

Closing Date: October 17



December 10

Closing Date: November 28

Call us today on **0800 334 5090** or email 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 **April 2025**

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 **300 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 make our National Sale Events possible.

Happy Bidding!

Neil McDonald

Chief Executive Officer



Success at Auction

Our first regional auction of 2025 saw a 41% 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.

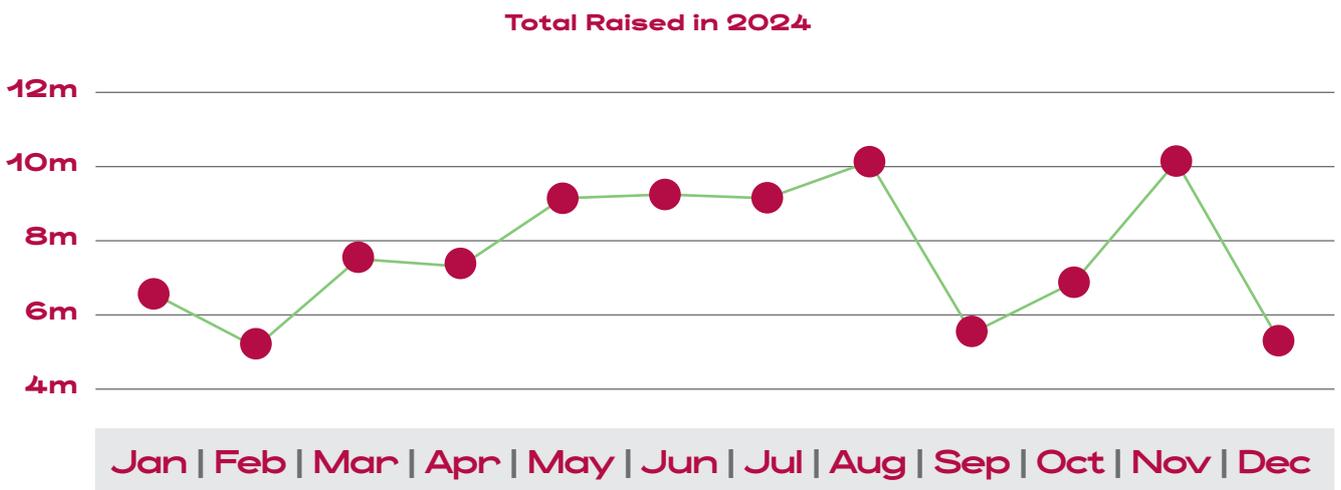
£9.7 Million

Total Raised Last Auction

58

Lots Sold

Stats from 2024 Auctions



£93,000,000+

Total Raised in 2024

651

Lots Sold in 2024

Recently Sold at Auction

SOLD

Old Lifeboat Station Porth, Nigwyl, Moelfre, Ynys Mon, LL72 8LG

A total of 64 bids were placed on this marine property being the former Lifeboat Station for the village of Moelfre. The property achieved £63,000 over the guide price.



SOLD

15 Mackworth Street, Manchester, Lancashire, M15 5LP

This spacious four-bed, three-bath property at 15 Mackworth Street, M15 5LP sold for £107,000 over the guide price with a total of 76 bids.



SOLD

6 Beach Road, Southsea, Hampshire, PO5 2JH

A 4 Bedroom Town House in Need of Complete Renovation Within Walking Distance of the Beach. Sold prior for £200,000 with 1 bid.



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.

together.®

TOWN + COUNTRY
PROPERTY AUCTIONS

Common-sense auction finance delivered fast.



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

Our specialist team takes a common-sense approach to lending, making quick decisions on a wide range of commercial and residential property types.

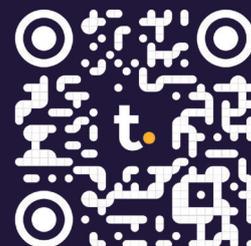
We can often help when other lenders can't or won't.

If you're retired, self-employed or have complex income, speak to us.

Bid with confidence.

Talk to our friendly
experts on

03308 189 714



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.

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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. 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 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.

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.

To be able to bid a bidders security deposit will be payable securely on the online platform 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.

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. 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. 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**

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

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

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 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.

Lot
1

1 Hodges Street, Merthyr Tydfil, CF47 9NX

Bidding opens
9.00 am

Mixed Use Opportunity.

Description:

A mixed use opportunity, three bedroom house, plus additional, adjacent fast-food outlet. A great opportunity with a motivated seller.



Guide Price:

£130,000 - £150,000 (plus fees)

[Click for more information](#)



Lot
2

Flat 19 Rothesay Court, Cumberland Place, London, SE6 1NB

A purpose built, ground floor apartment, with one double bedroom, 15 ft reception room, kitchen, bathroom, allocated parking.

Description:

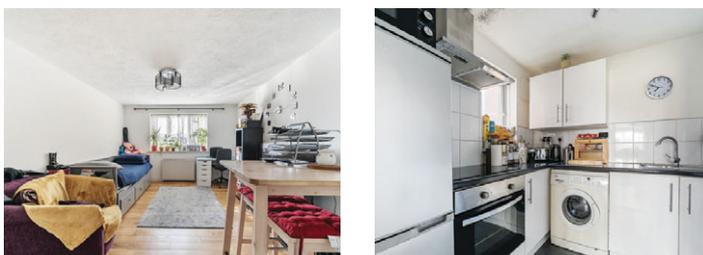
Currently tenanted on an AST at £1100 pcm/£13,200 per annum.

Within easy reach of Hither Green mainline station.

Leasehold Information:

Length of lease - From 8 December 2014 to 31 August 2184

Service charge - Approx. £1800 pa



Guide Price:

£180,000 (plus fees)

[Click for more information](#)



Lot 3 **102 Argyle Street, Glasgow, G2 8BH**

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

Description:

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 11.81% yield of the current guide price.

Basement: 146 sq ft, Ground Floor: 888 sq ft, First Floor: 922 sq ft.
Total accommodation of 181.75 sq m (1,956 sq ft) over basement, ground and first floor

RENT: £130,000

Guide Price:

£1,100,000 (plus fees)



[Click for more information](#)



Lot 4 **144 St Vincent Street, Glasgow, G2 5LQ**

A landmark category A Listed building which was designed by the famous Glasgow architect James Salmon Jr.

Description:

The property is currently let to multiple tenants and when fully let, is estimated to return £214,817.50 per annum, which is an 12.6% yield of the current guide price.

ACCOMMODATION & TENANCY: See schedule in the legal pack .

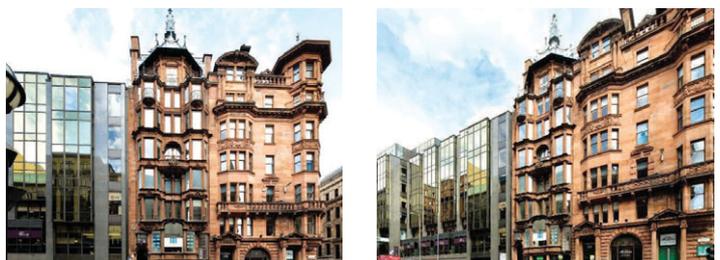
TOTAL CURRENT RENTAL INCOME: £150,370.00

ESTIMATED FULL OCCUPANCY INCOME:

£214,817.50

ESTIMATED SERVICE CHARGES WITH FULL

OCCUPANCY: £85,613.94



[Click for more information](#)



Guide Price:

£1,700,000 - £2,000,000 (plus fees)

Lot 5 Orchard Nursery, Welford Road, Long Marston

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.



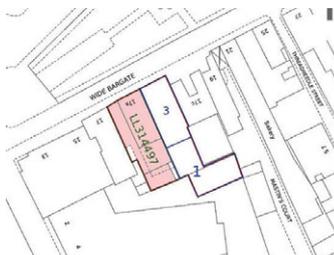
Guide Price:
£1,350,000 (plus fees)

Lot 6 17B Wide Bargate, Boston, PE21 6SR

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.

Description:

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
7

**9 Banks Street & 27-31 General Street,
Blackpool, FY1 1RN**

Former, vacant guest house currently in the structure of a 9 bedroom, all ensuite hotel - now with planning granted and approved for 3 self contained holiday flats. A fantastic investment opportunity close to Blackpool promenade.

Description:

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:

£120,000 (plus fees)

[Click for more information](#)



Lot
8

**The Bake House, 12A Queens Road,
Buckhurst Hill, Essex, IG9 5BY**

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.

Description:

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.



Guide Price:

£550,000 (plus fees)

[Click for more information](#)



Lot 9

Flat 3, 699 Commercial Road, London, Tower Hamlets, E14 7LA

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

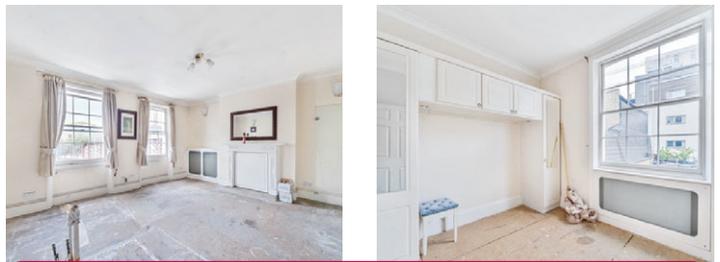
Description:

The current lease has approximately 95 years remaining, however the seller shall extend the lease to 999 years subject to certain works being completed. Please refer to Special Condition 38 in the legal pack for further information.

Perfectly located for a commute to both Canary Wharf and the City, this would make for an ideal residential purchase or buy-to-let investment. The Thames pathway is within close reach, perfect for walks along the river, with the bars and restaurants of historic Narrow Street, all within walking distance;

Guide Price:

£240,000 (plus fees)



[Click for more information](#)

Lot 10

The Crown, 1 The Green, Milton Keynes, MK17 0RH

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.

Description:

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.

The property has already benefitted from extensive renovation and structural improvements including a fully restored/replaced roof. The attic has capacity for 3 additional rooms (subject to requisite consents).

Guide Price:

£360,000 (plus fees)



[Click for more information](#)

Lot **11** **46 Watling Street, Bletchley, Milton Keynes, MK2 2BY**

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

Description:

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.

The property has already benefitted from extensive renovation and structural improvements including a fully restored/replaced roof. The attic has capacity for 3 additional rooms (subject to requisite consents).

Guide Price:
£165,000 (plus fees)



Lot **12** **8 Priory Road, Spalding, Lincolnshire, PE11 2XA**

A six bedroom licensed HMO producing a phenomenal rental income of circa £38,000 per annum which equates to 22% yield based on the guide price.

Description:

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:
£170,000 (plus fees)



[Click for more information](#)

Lot **13** 12 Potton Road, The Heath, Sandy, SG19 2JH

A charming one bedroom cottage, which benefits from driveway parking, semi rural living with views over countryside to the front and connect to local amenities.

Description:

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.



Guide Price:
£160,000 (plus fees)

[Click for more information](#)



Lot **14** 50B London Road, St Albans, AL1 1NG

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

Description:

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:
£175,000 (plus fees)

[Click for more information](#)



Lot 15 **Maples, Barnet Road, Barnet, EN5 3HB**

A 5 bedroom, 3 reception detached property with electric gates and driveway parking for numerous vehicles.

Description:

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. Please see the legal pack for further information.

Guide Price:

£1,150,000 (plus fees)



[Click for more information](#)



Lot 16 **Flat 1, 138 Benares Road, London, SE18 1HT**

Two-bedroom ground floor flat, perfectly situated in a quiet residential road within one of South East London's emerging neighborhood's.

Description:

Property comprises: entrance hall, bathroom, two bedrooms and kitchen living room with access to a rear courtyard.

The property is currently rented bringing in £1,500 pcm = £18,000 per annum.



[Click for more information](#)



Guide Price:

£170,000 (plus fees)

Lot 17 **131 Field Common Lane, Walton-on-Thames, KT12 3QW**

A detached bungalow situated in a quiet residential road on a DOUBLE plot. Plot size is 220 x 48 ft approx.

Description:

This two bedroom property has its own driveway to the garage and offers huge potential to extend or indeed build a separate house stpp.

The bungalow is located within easy reach to Walton centre and station.



Guide Price:
£470,000 (plus fees)

[Click for more information](#)



Lot 18 **Paddock View, 35a Blair Avenue, Esher, KT10 8BQ**

Plot with implemented planning permission for a 2/3 bedroom detached chalet-bungalow with driveway parking for two cars to the front.

Description:

The property benefits from side and rear gardens and the accommodation comprises: Entrance hallway, bedroom, bathroom, kitchen and living room to the ground floor. With bedrooms 2 & 3/study, to the first floor. Situated moments from Cranmere Primary School and walking distance of Esher High Street and Station.



Guide Price:
£200,000 (plus fees)

[Click for more information](#)



Lot
19

**Land at, 83a Goodman Park,
Slough, SL2 5NS**

A fantastic plot with full planning permission for a 3 bedroom end of terrace home. Planning reference number - P/05306/005

Description:

The plot is ideal for investors and developers alike.



Guide Price:

£140,000 (plus fees)

[Click for more information](#)



Lot
20

**12 Park Avenue,
London, N22 7EX**

A detached 5 bedroom period home, set over 4 floors, with a basement, ground, first and second floor.

Description:

En-suite master bedroom, roof terrace and rear garden. The property has previously been arranged as two maisonette flats. The property is in need of a full program of modernisation to rectify the subsidence.



Guide Price:

£700,000 (plus fees)

[Click for more information](#)



Lot 21 279-281 Southwick Road, Sunderland, SR5 2AB

Fantastic commercial and uppers well located along the popular Southwick Road, Sunderland.

Description:

To the ground floor is an A5 hot food takeaway. To the first floor is a two bedroom residential flat.

The full property is tenanted by one tenant. The shop is let at £800pcm and the flat is let at £650pcm, producing £17,400 per annum, making a great investment opportunity.



Guide Price:
£150,000 (plus fees)

[Click for more information](#)

Lot 22 63 Tooting Bec Road, London, SW17 8BP

A fantastic 3 bedroom ground floor flat, located with in a 3 minute walk from Tooting Bec Tube Station (Northern Line).

Description:

The property is located on the popular Tooting Bec Road, which is conveniently located to the tube and amenities of Tooting Bec as well as a short distance from Tooting Common.

The accommodation comprises: entrance hallway, bedroom one, bedroom two, bathroom, living room, kitchen and bedroom three to the ground floor. With a private enclosed garden to the rear.



Guide Price:
£475,000 (plus fees)

[Click for more information](#)

Lot **23** **15 Faraday Road,
London, W3 6JB**

Fantastic commercial and uppers well located along the popular Southwick Road, Sunderland.

Description:

To the ground floor is an A5 hot food takeaway. To the first floor is a two bedroom residential flat.

The full property is tenanted by one tenant. The shop is let at £800pcm and the flat is let at £650pcm, producing £17,400 per annum, making a great investment opportunity.



Guide Price:
£820,000 (plus fees)

[Click for more information](#)



Lot **24** **October Cottage,
Stoke Goldington, MK16 8NR**

A wonderful, semi detached, thatched, stone cottage on a good sized plot benefitting from a double garage and off street parking.

Description:

Accommodation comprises entrance hall, reception room with Inglenook fireplace, dining room, kitchen with breakfast island, utility, 3 double bedrooms, good sized family bathroom, cloakroom, loft space used for study/bedroom, and lovely front, side and rear gardens



Guide Price:
£455,000 (plus fees)

[Click for more information](#)



Lot 25 13A & 13B Poppy Mead, Stevenage, SG1 1QZ

**** Empty or tenanted opportunity ****
Offering an 9% yield at guide price.

Description:

This is an outstanding investment opportunity featuring two, well appointed, modern maisonettes in a converted, semi detached property with off street parking for 2 vehicles, perfectly situated in the a quiet cul-de-sac, just a short walk from the picturesque Fairlands Valley Lakes.

These one and two bed properties are currently tenanted but can be sold either vacant or with a guaranteed rent contract for £2900 (£1200 and £1700 respectively), offering flexibility for a buyer. Please note that the £2900 is a net figure as management fees, bills and maintenance are included within, making this an excellent investment.



Guide Price:

£380,000 (plus fees)

[Click for more information](#)



Lot 26 16A & 16B Elder Way, Stevenage, SG1 1SD

**** Vacant or tenanted opportunity ****
Offering a 9% yield at guide price.

Description:

This is an outstanding investment opportunity featuring two, well appointed, modern maisonettes in a converted, mid terrace property, perfectly situated in the Monkswood area of Stevenage and convenient for the town centre and mainline railway station.



Guide Price:

£380,000 (plus fees)

[Click for more information](#)



Lot **27** **The Clock House, High Street, Ripley, Surrey, GU23 6AQ**

Rare Freehold Opportunity in the Heart of Ripley – 6,300 sq ft of Versatile Potential.

Description:

An exceptional and rarely available freehold property offering 6,300 sq ft of elegant, flexible space in the heart of the historic and affluent village of Ripley, Surrey.

Formerly home to a Michelin-starred restaurant, this landmark building is steeped in character and heritage, presenting an outstanding opportunity for buyers seeking a prime asset with boundless potential.

Positioned on a generous 0.284-acre plot, the building showcases exquisite architectural features and a thoughtful layout, including a 2-bedroom apartment, attic accommodation, generous storage, multiple dining and event spaces, and a professional-grade kitchen.

Guide Price:

£1,600,000 (plus fees)



Click for more information 

Lot **28** **15 The Garth, Cobham, Surrey, KT11 2DZ**

A 6 bedroom detached property which boasts 3 bathrooms, electric gates to a double garage and a secluded rear garden.

Description:

Nestled in this prestigious cul-de-sac on the edge of Cobham village, the property is in need of modernisation due to water leaks.



Click for more information 

Guide Price:

£1,150,000 (plus fees)

Lot
29

81 Trent Road, Shaw, Oldham, OL2 7YQ

Bidding opens
9.30 am

In the popular residential district of Shaw, Oldham. The property is close to the local amenities and the excellent local schools and is well located for access to the major road networks.

Description:

The vendor has advised that property is held on a freehold title (see legal pack) following a purchase of the freehold interest by the owners in June 1990. The original leasehold title was held on a 999 year lease from 11th November 1971. Prospective buyers should review the legal pack and seek their own professional advice in this regard.



Guide Price:
£155,000 (plus fees)

[Click for more information](#)

Lot
30

505 Buxton Road, Stockport, SK2 7HJ

An exciting investment opportunity with endless possibilities, this substantial 1,685 sq. ft, four-story commercial building is perfect for HMO conversion or redevelopment into an apartment block (subject to planning permission).

Description:

Situated in a highly sought-after location, directly opposite Stepping Hill Hospital, this property is ideal for investors, developers, or business owners looking to maximize its potential.



Guide Price:
£350,000 (plus fees)

[Click for more information](#)

Lot
31

**Flat 4, 79 Marland Way,
Manchester, M32 0NQ**

Set in a sought-after location, Marland Way offers a fantastic investment opportunity with strong rental potential.

Description:

This well-positioned riverside apartment enjoys stunning views over the marina, providing an attractive setting for tenants seeking a peaceful yet well-connected home.

The property is being sold with vacant possession, allowing for immediate occupancy or the flexibility to secure new tenants at market value. Stretford's ongoing regeneration and proximity to Manchester city centre make this a compelling prospect for investors looking to capitalise on rising demand in the area.

Guide Price:
£120,000 (plus fees)



[Click for more information](#)



Upcoming 2025 National Auction Dates

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



June 25

Closing Date: June 11



August 28

Closing Date: August 15



October 29

Closing Date: October 17



December 10

Closing Date: November 28

Lot 32 **2 Oriel Close, Chadderton, Oldham, OL9 8RL**

This semi-detached property, offered with no chain, presents excellent living accommodation and great potential to convert the garage.

Description:

It features three generous bedrooms, a good-sized kitchen diner, and a family bathroom. The property also benefits from an enclosed garden to the rear, a driveway providing off-road parking, and ample living space.



Guide Price:
£185,000 (plus fees)

[Click for more information](#)

Lot 33 **2 & 4 Old Hall Street and 33 & 36 Fountain Street, M24 1AF**

Middleton is situated within 6.5 miles of Manchester City Centre. The location of the portfolio is Middleton Town Centre, which has numerous independent shops, a large Tesco extra superstore and Arndale Shopping Centre.

Description:

There is a large council led free to park car park in the heart of Middleton, this provides free parking for 3 hours. Ideally situated within easy reach of schools, shops/supermarkets, leisure/fitness facilities, good public transport services and a short distance from the M60 & M62 motorway links.

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

Guide Price:
£495,000 (plus fees)



[Click for more information](#)

Lot **34** **36 Hargrave, Road, London, N19 5SP**

Comprising; entrance hall, cloakroom, living room, kitchen/dining room, 3 bedrooms and a bathroom. To the outside are front and rear gardens.

Description:
Location and amenities

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:
£650,000 (plus fees)



[Click for more information](#)

Lot **35** **The Forge, St. Ive, Liskeard, Cornwall, PL14 3NB**

A bolt hole in Cornwall in a modern detached property. With a little TLC this property would make a lovely home or holiday let (subject to necessary consents)

Description:
The property stands on a corner plot with access to local amenities. Modern in style and providing versatile accommodation.

St. Ive is a quaint village located approximately 4 miles east of Liskeard and 2 miles west of Callington. The village boasts a parish church, village hall, children's play area, and playing field.

Guide Price:
£205,000 (plus fees)



[Click for more information](#)

Lot 36 The Old Smithy Cottage, St. Ive, Liskeard, Cornwall, PL14 3NB

A Fantastic Opportunity to grab a slice of Cornwall and to add your own stamp and value!!

Description:

Nestled in the tranquil village of St. Ive, this charming four-bedroom semi-detached cottage offers a serene lifestyle between Liskeard and Callington. The property having been empty requires some TLC.

The property benefits from bottled Calor gas central heating and double glazing, ensuring comfort throughout the year. The enclosed rear garden is a standout feature.

A sizable garage workshop and private driveway parking enhance the property's practicality.



Guide Price:

£305,000 (plus fees)

[Click for more information](#)



Lot 37 1 Coxshall Lodge, 33 Parkhurst Road, London, N11 3GZ

Two-bed self-contained cottage & one-bed apartment.

Description:

One-bedroom apartment - 108-year lease.
Two-bedroom freehold cottage.

Can be sold with tenants in situ or vacant.

Planning permission is also in place until May 2026 for an extension to the cottage, allowing for an additional room, further adding value.



Guide Price:

£500,000 (plus fees)

[Click for more information](#)



Lot 38 19 Cyril Bell Close, Lymm, WA13 OJS

This first-floor two-bedroom apartment in an over-55's development

Description:

This delightful 1st-floor apartment is situated in a peaceful block of flats, perfect for those over 55 looking for a tranquil and convenient living space.

Cyril Bell Close is a small cul-de-sac, literally minutes away from the village centre, the canal, and local amenities.



Guide Price:
£135,000 (plus fees)

[Click for more information](#)



Lot 39 23 Northumberland Avenue, Blackpool, FY2 9SA

This block of 5 flats is generating £27,600 per annum, offering a 15% yield based on the guide price.

Description:

1 x 2 bed = £498 per month rent

2 x 1 bed = £450 x 2 = £900 per month

2 x studio = £400 x 2 = £800 per month

This high-yield investment is in need of updating and offers an experienced investor multiple value-add options.

The property is situated in the desirable residential location of Northumberland Avenue in North Shore, Blackpool, close to the prestigious Queens Promenade.



Guide Price:
£180,000 (plus fees)

[Click for more information](#)



Lot 40 10 Orchard Road, Minehead, Somerset, TA24 5JY

Three Bedroom Semi Detached, a well presented throughout with lounge, kitchen/diner, utility room, family bathroom, double glazing, gas fired central heating and conservatory

Description:

To the rear of the property is a large patio area and to the side of the house there is a side access gate.

With views towards St Michaels church and surrounding countryside it is set in a quiet cul-de-sac on the outskirts of town.

The local town has an excellent range of shopping, banking and schooling facilities together with bowling, tennis and golf. The old harbour and sea front are within easy reach by car and the County town of Taunton which has mainline rail connections and access to the motorway network.

Guide Price:
£210,000 (plus fees)



[Click for more information](#)

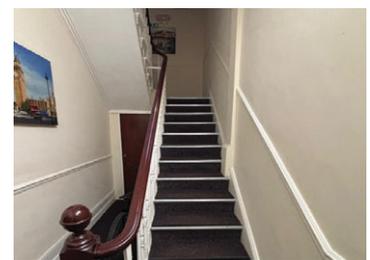
Lot 41 110 Egerton Park, Birkenhead, CH42 4RB

This large block of 6 flats.

Description:

The property fronts Egerton Park, a desirable private residential estate that can be accessed from Bebington Road (B514-8), in an established area and within close proximity to a number of amenities.

Currently generating £2,750 per calendar month on AST agreements, the flats offer a great investment opportunity.



[Click for more information](#)

Guide Price:
£270,000 (plus fees)

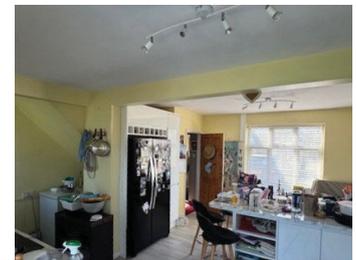
Lot **42** **5 Stutton Close, Stutton, Ipswich, Suffolk, IP9 2SG**

4/5 Bedroom Detached family home, available for sale with vacant possession.

Description:

With recently refitted kitchen, 4 bathrooms, self contained annex and with outside providing ample off-road parking for several cars.

Situated in a desirable village setting, this family house presents a splendid opportunity, with a plot substantially larger than typically available locally.



Guide Price:
£540,000 (plus fees)

[Click for more information](#)

Lot **43** **Apartment 83 Beech Rise, Liverpool, L33 8WY**

This immaculate 2-bed, 2-floor penthouse is to be sold with vacant possession, making it an ideal opportunity for owner-occupiers as well as landlords.



Guide Price:
£20,000 (plus fees)

[Click for more information](#)

Lot **44** **39-41 Sand Street, Soham, Ely, CB7 5AA**

This large 5-bed period property features an enclosed garden and off-road parking.

Description:

With many period features, it is a very versatile property that will appeal to a variety of owners. Located close to Soham town centre and all the local amenities.



Guide Price:
£325,000 - £375,000 (plus fees)

[Click for more information](#)



Lot **45** **112 De Grey Street, Hull, HU5 2RR**

This 3-bed property, let on 3 ASTs, is generating £13,296 gross per annum.

Description:

Located just off Newland Avenue, a bustling area with local independent shops, bars, and eateries, it is within walking distance to local schools and close to Hull University.

Landlord bills are approximately £36 per month for water, £130 for gas and electricity, and £115 for council tax.



Guide Price:
£80,000 (plus fees)

[Click for more information](#)



Lot **46** **The Greyhound 49 Becklow Road, London, W12 9ER**

Former freehold public house, The Greyhound, with additional accommodation.

Description:

This three-story former detached public house features a bar and kitchen on the ground floor. The two floors above contain a total of nine rentable rooms, which share a common toilet system. The property also includes a rear courtyard. Notably, there is a pre-application consent in place, signaling the intention to change the current designation from a hostel and former public house (sui generis) to a hotel under Use Class C1. To the rear of the property is a garden/walled-in yard.

Accommodation is currently generating £96,000 per annum from 8 rooms.

Guide Price:

£2,000,000 - £2,500,000 (plus fees)



[Click for more information](#)



Lot **47** **Whittington Green Lodge, Stourbridge, DY7 6NZ**

This stylish lodge with an additional garage is available to purchase.

Description:

Currently owner-occupied and used as a three-bedroom home, it will appeal to a wide range of investors for long and short lets, holiday lets, as well as owner-occupiers and those looking for a holiday home.

The stunning contemporary lodge, converted in 2020, is stylishly presented throughout, offering flexible accommodation including an open-plan living space, a master bedroom with en-suite and dressing room, laundry, an additional shower room, and two excellent first-floor storage rooms.



[Click for more information](#)



Guide Price:

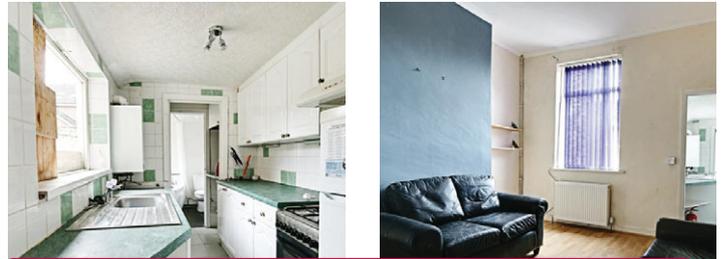
£250,000 (plus fees)

Lot 48 3 Roseberry Avenue, Newland Avenue, Hull

The terrace property is let on an AST generating £6,600 per annum.

Description:

This covered 2-bed mid-terraced property in the heart of Newland Avenue offers a stellar investment opportunity with a tenant in situ. It is in a prime location with great local amenities and is close to the University of Hull.



Guide Price:
£69,000 (plus fees)

[Click for more information](#)

Lot 49 390 Hoylake Road, Wirral, CH46 6DF

Bidding opens 10.00 am

This well-presented ground-floor retail unit is situated in a high-visibility location on the bustling Hoylake Road

Description:

Most recently operating as a thriving barbershop, the property is perfectly suited for a variety of retail or service-based businesses.

The unit benefits from a spacious and versatile layout, with large display windows that enhance its street presence. Being sold with vacant possession, this is a fantastic opportunity for owner-occupiers or investors seeking a property in a well-connected and sought-after area.



Guide Price:
£80,000 (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
50

**Residential 4 Stonham Barns,
Pettaugh Road, Stonham Aspal**

Residential 4 Stonham Barns, Pettaugh Road, Stonham Aspal.

Description:

The Atlas Debonair Lodge, measuring 40ft x 20ft, is a 2-bed, 6-berth model. As Atlas's flagship model, it offers pure luxury. T

he lounge features freestanding sofas and an electric stove-effect fire, creating a cozy ambiance. The dining area includes a stylish table with four upholstered chairs and a glass-fronted dresser for storage.



Guide Price:

£80,000 (plus fees)

[Click for more information](#)



Lot
51

**48 Central Treviscoe, St. Austell,
Cornwall**

This three-bed property has been changed internally into a 2-bed and offers investors and homeowners a great refurbishment opportunity.

Description:

The property is currently laid out as a 2-bed with a large driveway and private right-of-way access to the rear. It also features a large workshop with water and electric connections.

Treviscoe is a rural location on the outskirts of St Stephen and St Dennis, with both neighboring villages offering many amenities including public houses, convenience stores, and local schools. It also provides access to the A30, ensuring excellent communication with the county and beyond.



Guide Price:

£130,000 (plus fees)

[Click for more information](#)



Lot **52** **50 Raleigh Road,
Wirral, CH46 2QZ**

This good-sized three-bed semi in need of refurbishment is to be sold at auction following the grant of probate.

Description:

The central and convenient location boasts excellent transport links, with the main Wirral train line being within easy reach, providing a direct service to West Kirby, Birkenhead, and Liverpool.

A good selection of local shops are available nearby, and Moreton Shore is also close, offering lovely walks to both New Brighton and Hoylake.



Guide Price:
£125,000 (plus fees)

[Click for more information](#)



Lot **53** **18 Wayside Court,
Mickle Trafford, Chester, CH2 4DR**

Four-bedroom detached family home with lift available.

Description:

Features include gas fired central heating, UPVC double glazing, & hybrid solar panel and battery system together with iboost solar diverter for domestic hot water heating. Accommodation comprises a living room, a sitting room, a dining room with a lift, conservatory, and well-appointed kitchen with integral dishwasher and washer/dryer.

To the first-floor, four bedrooms and large bathroom suite with walk in shower. Externally, there is a driveway, single garage, and walk-round patio access to a private rear garden



Guide Price:
£330,000 - £340,000 (plus fees)

[Click for more information](#)



Lot **54** **6 Lime Grove, Warlingham, Surrey, CR6 9DB**

This well-presented first floor maisonette has two good size bedrooms and a small third bedroom or study.

Description:

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:

£260,000 - £280,000 (plus fees)

[Click for more information](#)



Lot **55** **68 Lincoln Apartments, Birmingham, B15 2DS**

Available as a rental investment with tenant in situ on AST via Auction 30th April 2025

Description:

Located within Lincoln Apartments situated on the Lexington Gardens development, spacious 3 bedroom, 2 bathroom apartments of this size are highly sought after.

Positioned on the 7th-floor, it boasts 947sqft of open-plan living, floor-to-ceiling windows, allocated parking & a Juliet balcony.

In addition there is a covered car parking space in the secure parking garage directly below the building accessible directly by lift.



Guide Price:

£250,000 (plus fees)

[Click for more information](#)



Lot 56 Apartment 83 Beech Rise, Liverpool, L33 8WY

This apartment is generating an investment income of £8,040 per annum.

Description:

Parklands is strategically located in Kirkby, just five miles northeast of Liverpool City Centre, the main regional centre of Merseyside.

The scheme is situated less than half a mile from Kirkby town centre, overlooking the historic 'Old Rough Woodland,' and comprises a mixture of accommodation designed to appeal to a broad market.

All properties benefit from 24-hour CCTV, an exclusive residents' gymnasium, and parking included in the rental price.



Guide Price:

£20,000 (plus fees)

[Click for more information](#)

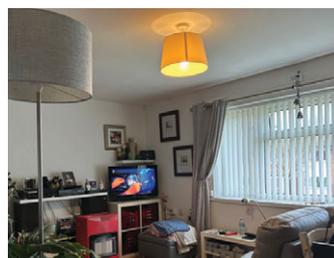
Lot 57 12 Llwydiarth, Wrexham, LL14 1DA

Income generating asset £6,900 per annum on a periodic AST.

Description:

Comprising: Entrance hallway, lounge, kitchen, bathroom, and two double bedrooms.

Situated in the village of Rhosllanerchrugog, benefiting from a wealth of local amenities including various shops, primary and high schools, and excellent access to the A483 for commuting.



Guide Price:

£60,000 (plus fees)

[Click for more information](#)

Lot **58** **14 Bourne Street, Eastbourne, East Sussex, BN21 3ES**

This spacious seven-bedroom property, ideally located in the town centre, is perfect for use as a HMO.

Description:

It features a communal room, kitchen, shower room, separate WC, and a charming courtyard garden. Offered with no onward chain.

Investment opportunity for landlords and developers.

Unlock the potential of this exceptional property, ideally situated in Eastbourne's vibrant town centre. Previously used as a HMO, this bright and spacious seven-bedroom property is perfect for investors or large families looking for flexible living options. With the potential to continue as a HMO, transform into stylish micro-flats, or simply enjoy as a substantial family home, the opportunities are endless!

Guide Price:

£340,000 (plus fees)



[Click for more information](#) 

Lot **59** **65 Havelock Street, Oswaldtwistle, Accrington**

This vacant two-bedroom mid-terrace is an excellent opportunity for property developers and investors looking for a project with great potential.

Description:

Situated in a well-established residential area, the property is in need of full modernisation, offering a blank canvas for refurbishment.

With a spacious layout and scope for reconfiguration, this is an ideal chance to add significant value through renovation.



Guide Price:

£30,000 (plus fees)

[Click for more information](#) 

Lot 60 8A Chapel Brow, Leyland, Lancashire, PR25 3NE

One bedroom apartment.

Description:

Accommodation briefly comprises of entrance hall, lounge, kitchen, one bedroom and three-piece bathroom with electric shower.

The property benefits from UPVC double glazing, electric storage heaters and a private rear entrance. Ideal buy to let property, in need of some decoration.



Guide Price:
£35,000 (plus fees)

[Click for more information](#)

Lot 61 Apartment 8 Cooper Lodge, Frinton-on-Sea, Essex, CO13 9NH

A one bedroom ground floor apartment in the Cooper Lodge Retirement Development.

Description:

This stylish apartment has a lounge/diner, modern kitchen with integrated appliances, double bedroom, contemporary shower room and patio area. COOPER LODGE is a modern development of 40 retirement apartments constructed by Churchill Retirement Living and offers an owners lounge, guest suite, landscaped gardens, buggy parking, dedicated lodge manager, camera entry system, 24 hour emergency Careline system and 125 year Lease (from 2018). Frinton-on-Sea is a popular seaside town with transport links to Colchester and London Liverpool Street.



Guide Price:
£145,000 (plus fees)

[Click for more information](#)

Lot
62

**58 Spring Meadow, Sutton Hill,
Telford, Shropshire, TF7 4AG**

Bidding opens
11.00 am

We are pleased to offer to the market by online public auction an excellent opportunity for a cash purchaser to acquire the freehold title to two apartments and five garages.

Description:

The property is situated at 58&61 Spring Meadow, Sutton Hill, Shropshire.

The garages are let at £40.00 pcm per unit.

The ground rent on the apartments is £33.00 pcm per flat.

Providing an annual return of £3192.00 - yield of 10.6%



Guide Price:

£27,000 (plus fees)

[Click for more information](#)

Lot
63

**Wrenbury Hall Farm,
Nantwich, CW5 8EJ**

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, five miles from Nantwich town centre.

Description:

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 (P03/0752) 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. The site extends to about 3.90 acres.

Guide Price:

£550,000 (plus fees)



[Click for more information](#)

Lot 64 Audlem Country House, School Lane, Audlem, Crewe, CW3 0BA

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.

Description:

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.

Set within large grounds, there is a paved driveway, accessed via Vicarage Lane, which offers ample parking space, while the walled gardens provide a wealth of different areas including the south-facing paved terrace and plenty of mature trees and shrubs.

Guide Price:

£650,000 (plus fees)



[Click for more information](#)



Lot 65 42 Broad Street, Welshpool, Powys, SY21 7RR

We are pleased to offer to the market for sale by online public auction 42 Broad Street, Welshpool, which offers a great opportunity for investors and developers to acquire and renovate an historic building in the centre of Welshpool.

Description:

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 **66** **Taliesin, Ashley Heath,
Market Drayton, TF9 4PL**

Set in the sought-after area of Ashley Heath, Taliesin is an exceptional detached property that combines modern comfort with countryside tranquillity.

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:

£640,000 (plus fees)

[Click for more information](#)



Lot **67** **5 Gloucester Avenue, Dawley,
Telford, Shropshire, TF4 2HU**

The 3 bed ground floor flat at 5 Gloucester Avenue is currently tenanted for £550pcm with the rents due to be reviewed.

Description:

The property feature a well-designed layout comprising a kitchen, lounge/dining room, three bedrooms, and a bathroom. The property is equipped with gas central heating, double glazing, and private garden space.

It is crucial for potential buyers to note that this property is considered to be of non-traditional construction, falling under the "Wates" house classification. Therefore, we recommend that interested purchasers conduct their own inquiries with mortgage lenders to determine the property's eligibility for mortgage purposes before participating in the auction. Don't miss this distinctive opportunity to secure a potentially high-yielding investment.



Guide Price:

£40,000 (plus fees)

[Click for more information](#)



Lot 68 8 Gloucester Avenue, Dawley, Telford, Shropshire, TF4 2HU

Exceptional investment opportunity awaits at the upcoming auction.

Description:

This property is a spacious top floor three bedroom flat. The flat is currently tenanted with a monthly rent of £560pcm (due to be increased).

The property feature a well-designed layout comprising a kitchen, lounge/dining room, three bedrooms, and a bathroom. The flat is equipped with gas central heating, double glazing, and private garden space.

It is crucial for potential buyers to note that this property is considered to have a non-traditional construction, falling under the "Wates" house classification.

Guide Price:

£40,000 (plus fees)



Lot 69 9 Matlock Avenue, Dawley, Telford, Shropshire, TF4 2DH

The extended three-bedroom semi-detached property, located in an excellent residential area, presents a fantastic opportunity to acquire a great property below market value (BMV).

Description:

Having been in the same family's ownership for many years, it offers the next buyer a wonderful chance to transform it into a lovely family home.



Guide Price:

£145,000 (plus fees)

[Click for more information](#)



Lot
70

**3 Queen Street, Aberystwyth,
Dyfed, SY23 1PU**

Nestled in the quaint seaside town of Aberystwyth, this Victorian 3-storey apartment building captures the essence of coastal living with a touch of timeless charm.

Description:

The 3 flats are currently tenanted

Flat 1 - 13th Oct 2022 – 31st Oct 2025

£520.00 pcm

Flat 2 - 18th Oct 2021 – No End Date (Periodic Contract)

£475.00 pcm

Flat 3 - 8th Jul 2024 – 7th Jul 2025

£600.00 pcm

This contemporary 3-storey apartment building is nestled in the heart of Aberystwyth, offering a sophisticated urban living experience with a touch of coastal charm.



Guide Price:

£220,000 (plus fees)

[Click for more information](#)



Lot
71

**Flat 17 Moxons Island,
Stoke-on-Trent, ST1 1JB**

Located in the heart of Hanley, this modern studio apartment presents an outstanding investment opportunity.

Description:

Just three years old, the property offers contemporary living with high-quality finishes, making it an attractive choice for tenants. Currently let at £5,700 per annum, it provides a hassle-free, income-generating asset from day one.

Located in the heart of Hanley, this modern studio apartment presents an outstanding investment opportunity. Just three years old, the property offers contemporary living with high-quality finishes, making it an attractive choice for tenants. Currently let at £5,700 per annum, it provides a hassle-free, income-generating asset from day one.



Guide Price:

£48,000 (plus fees)

[Click for more information](#)



Lot
72

**12A and 14A The Parade,
Donnington, Telford, TF2 8EQ**

Fantastic investment Opportunity to acquire Two Tenanted 3 Bedroom maisonettes.

Description:

1 x 3 bed maisonette -12 The Parade - £800pcm

1 x 3 bed maisonette - 14 The Parade - £800pcm
REPRESENTING OVER A 10% GROSS YIELD



Guide Price:
£162,000 (plus fees)

[Click for more information](#)

Lot
73

**Westerly, Waste Lane, Oakmere,
Northwich, CW8 2HG**

This immaculately presented semi-detached bungalow is situated in the desirable village of Oakmere and has been fully refurbished to a high standard since its last sale in late 2021.

Description:

The property boasts well-proportioned rooms throughout, with two bedrooms that can easily be adapted to three if required. It features a front lawn garden with driveway parking, as well as a large west-facing rear garden. The bungalow enjoys woodland views to the front and is in a great position, offering local walks and easy access to Delamere Forest and the surrounding area.



Guide Price:
£285,000 (plus fees)

[Click for more information](#)

Lot
74

**Jollies, 279 London Road,
Stoke-on-Trent, ST4 5AG**

An exciting investment opportunity for property investors and developers. Currently operating as an entertainment venue, this substantial property will be sold with vacant possession, offering flexibility for a range of future uses.

Description:

The building boasts extensive internal space, making it ideal for redevelopment, repurposing, or continued use within the hospitality or leisure sectors.

Situated in a prominent location with strong transport links, it provides excellent visibility and accessibility, enhancing its commercial appeal.



Guide Price:

£275,000 (plus fees)

[Click for more information](#)



Lot
75

**Lodge Gardens, 25 Lodge Close,
Bewdley, DY12 1DN**

A two-bedroom first-floor apartment is available in an exclusive courtyard setting in the picturesque town of Bewdley.

Description:

Properties in this desirable and charming area of Worcestershire are rarely available. This apartment comes with the advantage of an existing tenancy agreement, with the current tenant having resided here since 2005. The property generates a rental income of £714 OPA, with an annual service charge of £920 and a ground rent of £120 per year.

The apartment is situated in a peaceful cul-de-sac and benefits from its own private parking area. Surrounded by well-maintained open lawns, No. 25 is accessed via a small staircase leading to a porch and hallway.



Guide Price:

£75,000 (plus fees)

[Click for more information](#)



Lot
76

Apartment 76 Beech Rise, Roughwood Drive, Liverpool, Merseyside, L33 8WY

Stunning 2 bed penthouse.

Description:

This immaculate 2 bed, 2 floor penthouse is to be sold at auction.

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



Guide Price:
£80,000 (plus fees)

[Click for more information](#)

Lot
77

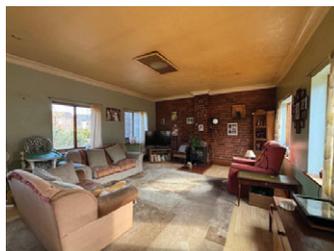
18A Victor Street, Stone, ST15 8HJ

A two-bedroom first-floor apartment is available in an exclusive courtyard setting in the picturesque town of Bewdley.

Description:

Properties in this desirable and charming area of Worcestershire are rarely available. This apartment comes with the advantage of an existing tenancy agreement, with the current tenant having resided here since 2005. The property generates a rental income of £714.0PA, with an annual service charge of £920 and a ground rent of £120 per year.

The apartment is situated in a peaceful cul-de-sac and benefits from its own private parking area. Surrounded by well-maintained open lawns, No. 25 is accessed via a small staircase leading to a porch and hallway.



Guide Price:
£135,000 (plus fees)

[Click for more information](#)

Lot 78 **1 Berkeley Street, Stone, ST15 8LS**

An exciting opportunity for property investors, this two-bedroom end-of-terrace home offers fantastic potential for refurbishment and value uplift.

Description:

Requiring modernisation throughout, the property provides a blank canvas for those looking to enhance its appeal, whether for resale or rental. With a spacious layout and well-proportioned rooms, there is scope to reconfigure the existing space and maximise its potential.

The added benefit of a loft room presents further possibilities for additional accommodation, making this an ideal project for investors seeking strong returns.



Guide Price:
£150,000 (plus fees)

[Click for more information](#)

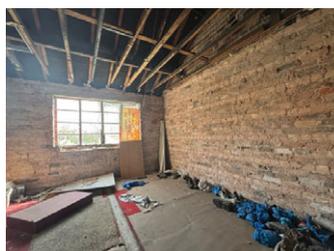
Lot 79 **118 Flag Lane, Crewe, CW2 7QU**

Previously operating as a fast food takeaway, this vacant property presents a fantastic opportunity for investors and developers.

Description:

With lapsed planning permission for two one-bedroom apartments, there is significant potential for conversion, subject to the necessary consents.

The existing layout provides a strong foundation for redevelopment, whether reinstating the previous planning or exploring alternative options to maximise returns.



Guide Price:
£30,000 (plus fees)

[Click for more information](#)

Lot **80** **The Old Boultons Office, Stone, ST15 8TG**

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.

Description:

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:

£225,000 (plus fees)

[Click for more information](#)



Lot **81** **390 High Street, Winsford, Cheshire, CW7 2DP**

This vacant commercial unit, situated in a fantastic Winsford location, offers an exciting opportunity for investor landlords.

Description:

Previously granted planning permission (now lapsed) for two one-bedroom apartments, the property holds great potential for redevelopment, subject to the necessary consents. Its spacious layout provides a versatile foundation for conversion, making it an attractive prospect for those looking to add value and generate strong rental yields.



Guide Price:

£50,000 (plus fees)

[Click for more information](#)



Lot **82** **38 Wealdstone, Telford, Shropshire, TF7 5PS**

****Investment Opportunity** - 3 Bedroom Terraced House**

Description:

This charming 3 bedroom terraced house, currently occupied with tenants, is now available for sale by unconditional online auction. Don't miss out on the chance to secure a rental income from day one!

This property boasts a range of key features that make it an excellent investment. With a current rental income of £550pcm, you can enjoy immediate returns on your investment with reliable and responsible tenants already in place.



Guide Price:
£95,000 (plus fees)

[Click for more information](#)

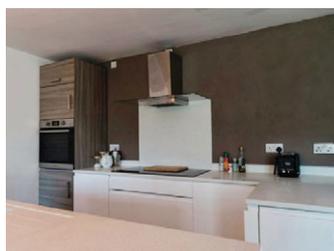
Lot **83** **Birch Villa, Ponterwyd, Aberystwyth, Dyfed, SY23 3LA**

The Property is currently rented as a holiday let and generates revenue of £250.00 per booked night, although, it would also make for a beautiful family home.

Description:

This extensively refurbished detached bungalow is nestled in the heart of the picturesque village of Ponterwyd. This property has been meticulously updated, offering a stylish and contemporary living environment perfect for modern lifestyles.

The heart of the home is the expansive open plan living room and kitchen area, seamlessly designed for both functionality and style. The kitchen is equipped with sleek, high-quality fittings, making it a pleasure to cook and entertain.



Guide Price:
£255,000 (plus fees)

[Click for more information](#)

Lot **84** 24 Heath Hill, Dawley, Telford, Shropshire, TF4 2JT

Offers the opportunity for complete restoration and extension of the existing two bedroom detached cottage or demolition and re development of the plot to provide two new build properties subject to planning.

Description:

The vendor has received a favourable indication from the planning authority for demolition of the existing building and replacement with 2x two bedroom semi detached dwellings. Full details are available within the legal pack.

Dawley's many amenities are nearby and the property is a five minute drive to Telford Town Centre and the M54 motorway.



Guide Price:
£123,000 (plus fees)

[Click for more information](#)

Lot **85** 84 Shrewsbury Road, Market Drayton, Shropshire, TF9 3DT

This well-presented three-bedroom semi-detached bungalow.

Description:

Located in the desirable market town of Market Drayton, close to the town centre and all its amenities. The property features two detached garages and a driveway with parking for several cars.



Guide Price:
£175,000 (plus fees)

[Click for more information](#)

Lot **86** **113 Frankwell, Shrewsbury, SY3 8JU**

The property has been operated as a successful and profitable guest house business in recent years.

Description:

Historically the property served as a splendid family home and could again offer residential accommodation for a family or, alternatively, would make for an impressive HMO, which was its primary use approximately 8 years ago.



Guide Price:
£415,000 (plus fees)

[Click for more information](#)

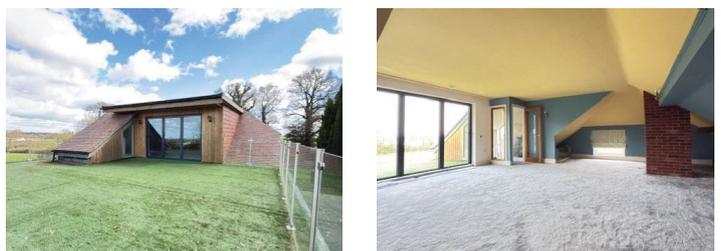
Lot **87** **Silver Trees, Hatton Road, Hinstock, TF9 2SR**

Silver Trees is an impressive detached three-bedroom dormer bungalow.

Description:

Set in a picturesque rural location. The property has been renovated and decorated to a high standard, offering flexible accommodation on a large garden plot.

It is chain-free and comes with the added benefit of full planning permission for a detached annex (24/O2966/FUL). The bungalow has been significantly extended, making it an ideal home with great potential.



Guide Price:
£465,000 (plus fees)

[Click for more information](#)

Lot **88** 53 Wealdstone, Telford, Shropshire, TF7 5PT

This charming 3 bedroom end of terrace house, currently occupied with tenants.

Description:

This property boasts a range of key features that make it an excellent investment. With a current rental income of £625pcm, you can enjoy immediate returns on your investment with reliable and responsible tenants already in place.



Guide Price:
£95,000 (plus fees)

[Click for more information](#)

Lot **89** 43 Wealdstone, Telford, Shropshire, TF7 5PS

This charming 3 bedroom end of terrace house, currently occupied with tenants.

Description:

This property boasts a range of key features that make it an excellent investment. With a current rental income of £550pcm, you can enjoy immediate returns on your investment with reliable and responsible tenants already in place.



Guide Price:
£95,000 (plus fees)

[Click for more information](#)

Lot
90

**35 Hordley Road, Wellington,
Telford, Shropshire, TF1 3NS**

This three-bedroom detached house, located in a highly popular area with fantastic local amenities, is in need of extensive refurbishment but offers a fantastic investment opportunity.

Description:

The property, offered with no chain, includes a sitting room, dining room, kitchen area (no fitted kitchen), utility area, and a ground floor WC. Upstairs, there are three bedrooms and a bathroom. The house also benefits from driveway parking, a garage, and a good-sized plot. Once refurbished, we estimate the property would be worth around £270,000, making it an excellent project for investors or those seeking a renovation opportunity in the highly sought-after area of Hordley Road, Telford.



Guide Price:

£160,000 (plus fees)

[Click for more information](#)



Lot
91

**15 Marton Drive, Wellington,
Telford, Shropshire, TF1 3HL**

This superbly spacious three-bedroom semi-detached house with a garage and driveway is located in the highly popular

Description:

The property, available with no upward chain, is an ideal family home and features an open-plan kitchen/dining room, a sitting room, an entrance hallway, and a rear porch/conservatory. Upstairs, there are three good-sized bedrooms and a family bathroom.

The property also benefits from front, side, and rear gardens, gas central heating, and double glazing. With its ideal layout, this house truly ticks all the boxes.



Guide Price:

£160,000 (plus fees)

[Click for more information](#)



Lot **92** 14 High Street, Long Buckby, Northampton, NN6 7RD

This BMV four-bedroom cottage, located in the heart of the popular village of Long Buckby

Description:

The property features a 21ft lounge, kitchen and dining room, study, and workshop. While it requires a little TLC, it retains many original features, making it a fantastic opportunity for those looking to bring this charming cottage back to its full potential.



Guide Price:
£175,000 (plus fees)

[Click for more information](#)



Lot **93** 30 Limewood Grove, Barnton, Northwich, Cheshire, CW8 4NW

A fantastic detached family home on the sought-after Lock Estate 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
94

**8 Prospect Place, Llanbadarn Fawr,
Aberystwyth, Dyfed, SY23 3SQ**

Introducing this two-bedroom end of terrace property, nestled in the ever-popular village of Llanbadarn Fawr

Description:

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:

£148,000 (plus fees)

[Click for more information](#)



Lot
95

**Grange House, Bromley Wood,
Abbots Bromley, Rugeley, WS15 3AL**

Beautiful executive family home, picturesque rural setting, close to Abbots Bromley, five bedrooms, stunning countryside views.

Description:

This is a rare opportunity to acquire a wonderful family home at less than market value.

Grange House is a splendid rural retreat that perfectly blends traditional charm with modern convenience. This stunning detached residence is set within an expansive plot, offering wonderful views of the surrounding landscapes.



Guide Price:

£775,000 (plus fees)

[Click for more information](#)



Lot 96 33 Charlton, Telford, Shropshire, TF6 5ES

2 Bed Semi Detached Cottage in the rural Shropshire Hamlet of Charlton.

Description:

Potential for Renovation subject to planning permission Kitchen with ground floor bathroom Lounge Various Outbuildings Large Garden with views to the Wrekin Countryside location with access to transport links.

Situated in the heart of the rural Shropshire hamlet, this cottage boasts endless potential, subject to planning permission, to create your dream home. With its picturesque surroundings and a wealth of local amenities, you can embark on a journey to transform this property into something truly exceptional.



Guide Price:
£230,000 (plus fees)

[Click for more information](#)

Lot 97 69 Lime Tree Avenue, Crewe, Cheshire, CW1 4HL

A three-bedroom BMV semi-detached home in the heart of Crewe, Cheshire. The property offers a perfect BTL or family home. The current tenants are due to vacate in June 2025

Description:

Spacious Living Areas: The property boasts a generous lounge that seamlessly flows into a separate dining room.

A well-appointed kitchen

Three Comfortable Bedrooms: Two well-sized double bedrooms and a cozy single bedroom offer .

Family Bathroom: with separate WC.

Outdoor Space: Enjoy a good-sized near garden, perfect for outdoor activities and relaxation.



Guide Price:
£115,000 (plus fees)

[Click for more information](#)

Lot 98

Red Acres, Windmill Lane, Buerton, Crewe, Cheshire, CW3 ODE

A substantial three-bedroom family home offering generous living accommodation across three reception rooms.

Description:

The property also includes a separate annex, ideal for multigenerational living or potential rental use, subject to the necessary consents.

While both the main house and annex require modernisation, they provide a blank canvas for buyers looking to create a bespoke family residence or investment opportunity.

Set within approximately four acres of land, Red Acres enjoys its own gated entrance directly off Windmill Lane, offering privacy and flexibility with a wide range of potential uses.

Guide Price:
£400,000 (plus fees)



[Click for more information](#)



Upcoming 2025 National Auction Dates

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



June 25

Closing Date: June 11



August 28

Closing Date: August 15



October 29

Closing Date: October 17



December 10

Closing Date: November 28

Lot 99 25 Wavell Road, Bournemouth

A three bedroom semi detached house, listed with NO FORWARD CHAIN and in need of updating.

Description:

Entrance hall with stairs to first floor landing area leads to the inner lobby area with access to two reception rooms and a fitted galley style kitchen. There is an also a downstairs cloakroom.

There are three bedrooms (two doubles and single) with both doubles having built in wardrobes. Bathroom with three piece suite. Electric heating. Outside there is off road parking to the front with driveway to the side of the house, lawn area to the front. A good sized sunny aspect rear garden with patio area and lawn.

Guide Price:
£200,000 - £250,000 (plus fees)



Lot 100 344A Winchester Road, Southampton

A two bedroom home which is in need of complete renovation throughout.

Description:

This property is offered with vacant possession and in our opinion could be developed (STP) into flats, or turned into a very nice home. The property benefits from an off road parking space and a substantial annexed rear garden.

The property is a must see and we urge all interested parties to view prior to the auction to see the full potential on offer.

Guide Price:
£150,000 - £200,000 (plus fees)



[Click for more information](#)

Lot **101** **344B Winchester Road, Southampton**

A two bedroom home which is in need of complete renovation throughout.

Description:

This property is offered with vacant possession and in our opinion could be developed (STP) into flats, or turned into a very nice home. The property benefits from an off road parking space and a substantial rear garden.

The property is a must see and we urge all interested parties to view prior to the auction to see the full potential on offer.



Guide Price:
£150,000 - £200,000 (plus fees)

[Click for more information](#)



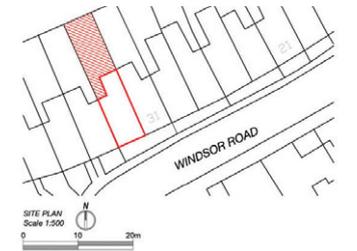
Lot **102** **33 Windsor Road, Boscombe**

A one bedroom apartment with garden close to local shops and beaches.

Description:

The property benefits from a private rear garden, and additional room on the 1st floor which could be converted into a home office or additional bedroom. The property is currently let however the tenants have been served notice and are due to be vacating in March 2025.

A brand new lease will be granted on completion with a ground rent of £150 per annum and a service charge of approx £1200 per annum. The property is sold as an investment property and the tenants will remain in situ after completion with the monthly rent paid to the new owner each month.



Guide Price:
£65,000 (plus fees)

[Click for more information](#)



Lot 103 Plot 17 at, Powder Mill Lane, Tunbridge Wells

Beautiful 2.5 acre (approx) plot.

Description:

2.5 acres
21 Day Completion



Guide Price:

£10,000 - £15,000 (plus fees)

[Click for more information](#)

Lot 104 6 Beach Road, Southsea

A four bedroom terraced house in need of complete renovation throughout.

Description:

The property is sold as seen and is available to cash buyers only.

This spacious property benefits from two reception rooms, and a kitchen/ breakfast room on the ground floor, followed by 2 bedrooms on each 1st and 2nd floor with the room for an upstairs bathroom.

The property is sold freehold and vacant possession.



Guide Price:

£150,000 - £250,000 (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 **105** **26A Dollis Park, London, N3 1BP**

Bidding opens 10.00 am

Substantial 4 bedroom Flat with Garden.

Description:
Currently arranged as a substantial 4 bedroom Flat with 2 kitchens, 2 bathrooms, Separate WC and large first floor sitting room.

The flat measure approximately 1933 sq ft. The flat also benefits from a rear garden.



Guide Price:
£450,000 - £550,000 (plus fees)

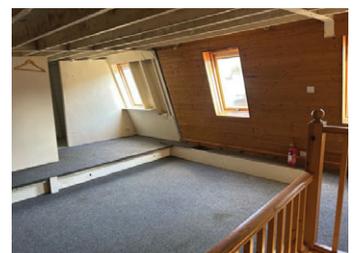
[Click for more information](#)

Lot **106** **Garage rear Of, 26A Dollis Park, London, N3 1BP**

A large double Garage Measuring 1043 sq ft approx with substantial first floor storage room.

Description:
The building will be sold Freehold and has many potential uses STP.

Please note we are also selling the adjacent maisonette in the same auction and it is a condition of sale that both properties must complete at the same time so the completion date is set at 56 days however this is subject to change.



Guide Price:
£150,000 - £200,000 (plus fees)

[Click for more information](#)

Lot 107 Plot 1 Land Off Stony Lane, Boundary Drain, Braunton, Devon, EX33 2NY

1.05 Acre Agricultural Field with wooden out building (no planning).

Description:

A Agricultural Land situated in the idyllic North Devon countryside.

These plots of land would be ideal for grazing, allotments or indeed for keeping horses. Water and power would be available to bring in from Stony Lane.



Guide Price:

£30,000 - £35,000 (plus fees)

[Click for more information](#)

Lot 108 Plot 2 Land Off Stony Lane, Boundary Drain, Braunton, Devon, EX33 2NY

A Agricultural Land situated in the idyllic North Devon countryside.

Description:

These plots of land would be ideal for grazing, allotments or indeed for keeping horses. Water and power would be available to bring in from Stony Lane.

To the East of the plots, 1 kilometre away sits Crow Point at the tip of Braunton Burrows. Crow Point is a curved spit of sand which lies at the entrance of the Taw-Torridge Estuary. The open views are simply stunning. To the North of the plots some 2 miles further down Stony Lane lies the world famous Saunton Sands Beach. This magnificent golden sand beach stretches some 3 miles and is a surfers paradise.



Guide Price:

£20,000 - £25,000 (plus fees)

[Click for more information](#)

Lot **109** Flat 2 Dovecote Mews, Chanctonbury Drive, Shoreham-by-Sea, BN43 5FS

A Charming ground floor vacant one bedroom flat with communal garden in a popular residential area.

Description:

Located close to Shoreham High Street and mainline train station with direct links to Brighton and London.

Walking distance to Shoreham Beach and The Ropetackle Arts Centre.



Guide Price:

£125,000 - £135,000 (plus fees)

[Click for more information](#)

Lot **110** Land at Battery Hill, Fairlight, Hastings, East Sussex, TN35 4AL

An opportunity to purchase this approximately 2.6 Acre Parcel of Land (unverified) which is offered to the market with UNEXPLORED POTENTIAL.

Description:

Considered suitable for a variety of uses subject to any necessary consents, positioned with EXTENSIVE Road frontage on a Corner Plot with a field gate and we are advised it has mains water on site.



Guide Price:

£75,000 (plus fees)

[Click for more information](#)

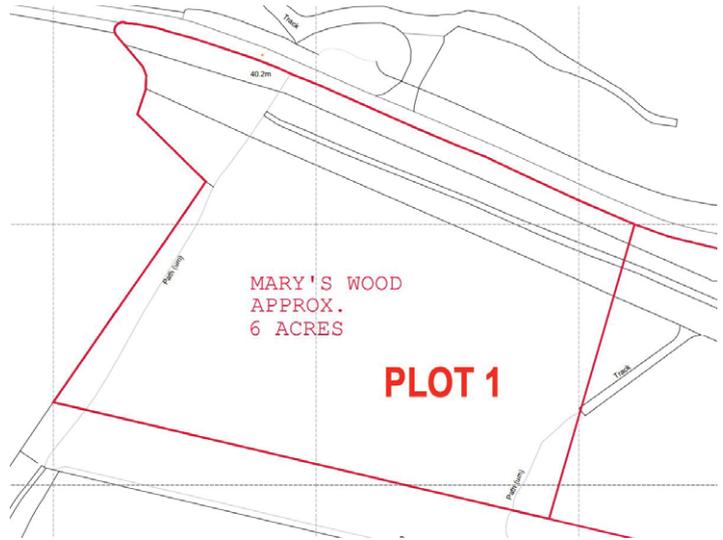
Lot 111 Land at Marys Wood, Uddens Drive, Wimborne, Dorset

A 6 acre parcel of freehold woodland in a very sought after location on Wimborne, Dorset.

Description:

The land is an ideal investment opportunity or could be used for recreational use.

The land is not fenced and all interested parties are welcome to visit without appointment.



Guide Price:

£20,000 - £30,000 (plus fees)

[Click for more information](#)

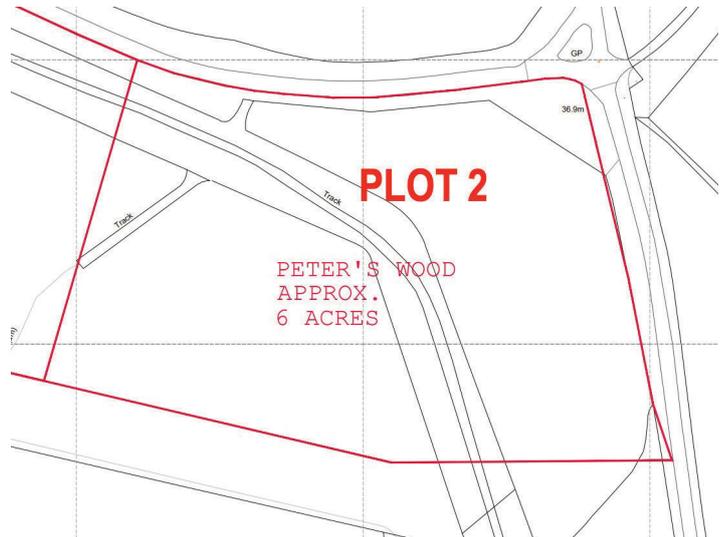
Lot 112 Land at Peters Wood, Uddens Drive, Wimborne, Dorset

A 6 acre parcel of freehold woodland in a very sought after location on Wimborne, Dorset.

Description:

The land is an ideal investment opportunity or could be used for recreational use.

The land is not fenced and all interested parties are welcome to visit without appointment.



Guide Price:

£15,000 - £25,000 (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.

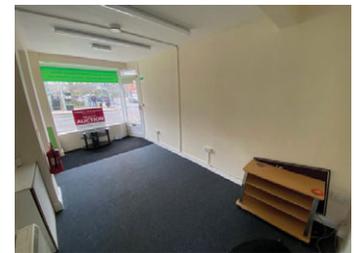
Lot **113** **37 East Street, Wimborne, Dorset, BH21 1DU**

A centrally located in the ever popular Wimborne town centre property offers a multitude of uses - residential or commercially.

Description:

A generous shop window and side entrance open into the initial shop/office area also lit by a double glazed side window looking out over the river.

An archway opens into a second reception area with an under stairs cupboard with an adjacent door way offering secure secondary access from an inner hallway. A double glazed window offers good natural light.



Guide Price:

£85,000 - £95,000 (plus fees)

[Click for more information](#)

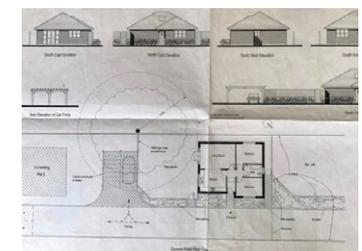
Lot **114** **Land at 2B Muscliffe Lane, Bournemouth, Dorset, BH9 3NL**

A small plot of freehold land in Muscliffe Lane.

Description:

The land is accessed via the private road and we are advised that it has a covenant allowing a planning application for a one bedroom bungalow.

We suggest all potential bidders make their own enquires as to the uses of the land and in our opinion we feel this is a good opportunity.



Guide Price:

£30,000 - £50,000 (plus fees)

[Click for more information](#)

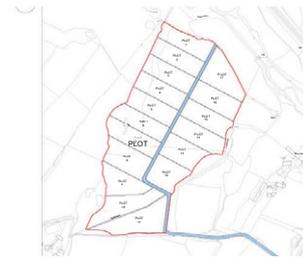
Lot 115 Plot 13-15 Land at, Powder Mill Lane, Southborough, Kent, TN4 9EG

A 3.6 acre of open fields, located on the outskirts of Tunbridge Wells (TN4 9 EG), offering a tranquil and secluded natural setting.

Description:

The land is predominantly level, providing an ideal space for outdoor enthusiasts, conservation projects, or those seeking a private retreat.

Accessible yet offering a sense of privacy, the site benefits from its proximity to local amenities and transport links, making it a rare opportunity for those looking to invest in rural land near the vibrant town of Tunbridge Wells.



Guide Price:

£20,000 - £30,000 (plus fees)

[Click for more information](#)

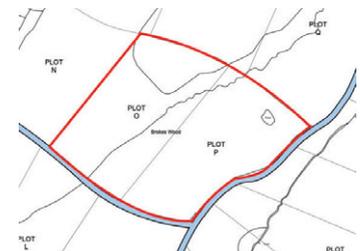
Lot 116 Plot O&P Part Of Brokeswood, Powder Mill Lane, Tunbridge Wells, Kent, TN4 9EG

A 7.5 acres (approx) woodland plot, located on the outskirts of Tunbridge Wells (TN4 9 EG), offering a tranquil and secluded natural setting.

Description:

The land is predominantly forested, providing an ideal space for outdoor enthusiasts, conservation projects, or those seeking a private retreat.

Accessible yet offering a sense of privacy, the site benefits from its proximity to local amenities and transport links, making it a rare opportunity for those looking to invest in rural land near the vibrant town of Tunbridge Wells.



Guide Price:

£20,000 - £30,000 (plus fees)

[Click for more information](#)

Lot 117 Flat 30 Homeleigh House, 52 Wellington Road, Bournemouth

A one double bedroom retirement flat, Consisting of 44 flats in the development, Homeleigh House offers retirement living for the over 55's.

Description:

Non-resident management staff operate from Monday to Friday, Lift service to all floors, Communal Lounge and Kitchen, Laundry Room, Guest facilities, and Gardens. Weekly Social activities include: coffee mornings, organised by residents.

Upon entry to the development, there is off street parking on a first come first serve basis, communal grounds and semi covered area for mobility scooters, with electric charging points. The communal hallway leads us to all properties and facilities in the building. There is a phone entry system for added security, and building manager on site Monday to Friday. Access to all floors is facilitated by the building lift and stairs.

Guide Price:

£50,000 - £75,000 (plus fees)



[Click for more information](#)

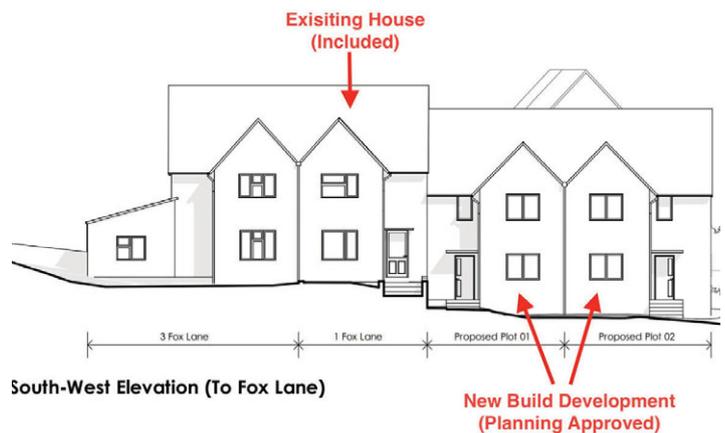
Lot 118 1 Fox Lane, Winchester, Hampshire, SO22 4DX

A two bedroom end of terrace home that features planning permission for two (x2) two bedroom homes beside it on a very generous building plot.

Description:

The current two bedroom property offers easy conversion to a three bed (STP) although the current owner feels it would come under permitted development.

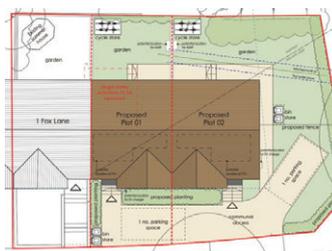
Planning Permission has been granted by Winchester City Council under reference: 23/O1527/FUL, dated 26th February 2024 for erection of two, two-bedroom, two storey houses, attached to 1 Fox Lane, following demolition of single storey side wing to 1 Fox Lane, subject to conditions.



South-West Elevation (To Fox Lane)

Guide Price:

£325,000 (plus fees)



[Click for more information](#)

Lot **119** Jewels House, North Street, Wincanton, Somerset, BA9 9AX

Jewels House is a Grade II listed period property set upon an extensive plot and lying within an idyllic juxtaposition between town centre living and the open countryside.

Description:

The property exhibits a wealth of character features associated with its age, with sash windows, exposed beams and imposing Inglenook fireplaces.



Guide Price:

£300,000 - £400,000 (plus fees)

[Click for more information](#)

Lot **120** Flat 5 Pencraig, 40 Lindsay Road, Poole, Dorset, BH13 6AZ

A perfectly located property, while it does require some work, you can immediately see the potential of this apartment when you enter the private hallway.

Description:

The hallway gives independent access to all rooms and there are two useful storage cupboards. The living/dining room is dual aspect and leads to a South facing balcony that overlooks the communal gardens.

The kitchen is a good size for a one-bedroom apartment and has a window facing the front. The double bedroom has built-in wardrobes and the window overlooks the rear gardens. There is a bathroom with an adjacent w/c.



Guide Price:

£100,000 - £150,000 (plus fees)

[Click for more information](#)

Lot **121** **64 Dolphin Quays The Quay, Poole Quay, Poole**

An exceptional harbour-side apartment offering views of the water and surrounding areas.

Description:

A modern developments that blends seamlessly with the historic architecture of the region.

On entering the property, you are immediately impressed by an incredibly large hallway that divides both sides of the apartment. There are three useful storage cupboards and a separate utility room, and double doors lead from the hallway through to the living/dining room. The living living/dining room has sliding doors that open to the retained balcony and water views can be enjoyed from both inside and outside of the room. The modern fitted kitchen has a sociable open plan aspect to the living accommodation and is fitted with a modern range of units and appliances.

Guide Price:

£175,000 - £225,000 (plus fees)



[Click for more information](#)

Lot **122** **Convent Cottage, North Road, Chideock, Bridport, DT6 6LE**

A idyllic 4 bedroom Cobb Cottage.

Description:

Whilst the property has undergone a sympathetic and tasteful renovation the property still has huge scope for further development. The property benefits from an extensive high beamed loft space which could convert into further accommodation. Similarly, there is a stone outbuilding in the mature gardens that could also be converted into additional accommodation and used for a multiple of purposes including Airbnb.

This property would make the perfect family holiday home or indeed a fantastic rental investment with scope to substantially increase the living accommodation and improve the rental yield.

Guide Price:

£200,000 - £250,000 (plus fees)



[Click for more information](#)

Lot 123 Priory Bungalow, 1 St. Georges Close, Dunster, Minehead

A detached bungalow in the medieval village of Dunster.

Description:

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.



Guide Price:

£150,000 - £210,000 (plus fees)

[Click for more information](#)

Lot 124 Rose Cottage, 30 Tutton Hill, Colerne, Chippenham, Wiltshire, SN14 8DN

Charming Cottage in countryside setting.

Description:

The accommodation includes an entrance hallway from the main entrance, a kitchen, reception room, and a sunroom/study. On the first floor, you'll find two bedrooms, along with a dressing room or home office and a family bathroom.

The property boasts a well-maintained traditional garden to the rear, extending over 100 feet, with scenic views across the valley. Additionally, there is an outbuilding for storage.



Guide Price:

£300,000 - £350,000 (plus fees)

[Click for more information](#)

Lot **125** Polcraig Guest House Cruamer,
Lochinver, Highland, IV27 4LD

Bidding opens
12.00 pm

A modern detached property nestled in the heart of Lochinver, Scotland.

Description:

This versatile establishment offers a unique opportunity for those seeking a thriving hospitality venture or a spacious family home in a picturesque coastal village.



Guide Price:
£390,000 (plus fees)

[Click for more information](#)

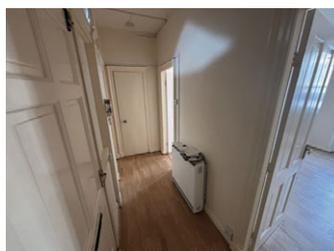
Lot **126** 100 High Street, Arbroath,
Angus, DD11 1HL

A well-located two-bedroom flat in the heart of Arbroath's High Street, just a short walk from the beach.

Description:

The property offers two spacious bedrooms, a bright living area, a well-equipped kitchen, and a modern bathroom. Situated in a highly convenient location, residents will benefit from easy access to local shops, restaurants, and amenities, with excellent transport links nearby.

An excellent opportunity for first-time buyers, investors, or those seeking a property in a desirable coastal location.



Guide Price:
£55,000 (plus fees)

[Click for more information](#)

Lot **127** 140 High Street, Forres, Morayshire, IV36 1NP

A charming maisonette in Forres, perfect for first-time buyers or investors.

Description:
HOME REPORT: £88,000

This property offers two bedrooms and is being sold as freehold. It features gas central heating and timber-framed single glazing, and is located in a conservation area.

The property is a Category 1 Listed Building (subject to confirmation by title deeds) and has on-street parking available, with a council tax band B.



Guide Price:
£70,000 (plus fees)

[Click for more information](#)

Lot **128** Millhaven, Mill Road, Port Elphinstone, Inverurie, AB51 5UD

A rare opportunity to own a stunning detached family home in Port Elphinstone, Inverurie.

Description:
Nestled in a private, gated setting, this spacious property offers exceptional living space, a swimming pool, and a dedicated entertainment wing—perfect for modern family life and hosting.

HOME REPORT VALUE - £615,000



Guide Price:
£500,000 (plus fees)

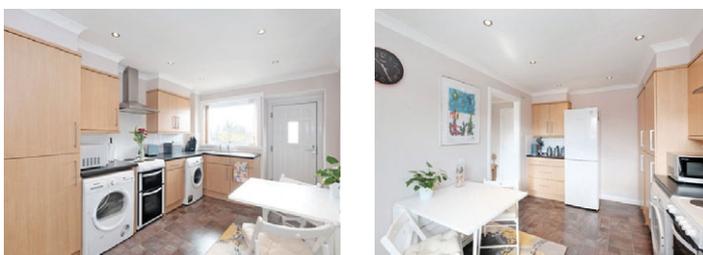
[Click for more information](#)

Lot **129** 13 Balgownie Brae, Bridge of Don, Aberdeen, AB22 8FA

A well-presented one-bedroom mid-terraced bungalow in the sought-after suburb of Bridge of Don.

Description:
HR: £120,000

Enjoying a quiet, end-of-road location with open views towards the city, this charming property offers comfortable and convenient single-level living.



Guide Price:
£90,000 (plus fees)

[Click for more information](#)

Lot **130** 60 Main Street, New Deer, Turriff, AB53 6SY

A four bedroom detached dwellinghouse located in the centre of New Deer.

Description:
Home Report Value - £175,000



Guide Price:
£125,000 (plus fees)

[Click for more information](#)

Lot **131** **6 Waters Edge Apartments, Union Road, Macduff, AB44 1UE**

A stylish, fully furnished top-floor flat, offering stunning views of the coast and the Dornoch hills.

Description:

The property comprises a lounge, kitchen, bathroom, and two bedrooms (one with an ensuite). Additional features include off-street shared parking, a rear garden, gas central heating, and an additional wall-mounted gas fire in the lounge. uPVC double glazing and a secure PIN entry system provide added security and comfort. The apartment is finished to a high standard, with attention to detail including cornicing along the ceilings and recessed spotlights throughout. Viewing is essential to fully appreciate the quality of the finishes.

This property is an ideal opportunity for first-time buyers or investors seeking a buy-to-let property.

Guide Price:

£105,000 (plus fees)



[Click for more information](#)



Lot **132** **Thomson Place, 4 Mews Lane, Dalbeattie, Kirkcudbrightshire, DG5 4QZ**

A spacious 3-bedroom, 2-bathroom detached home is located in the heart of Dalbeattie, Kirkcudbrightshire.

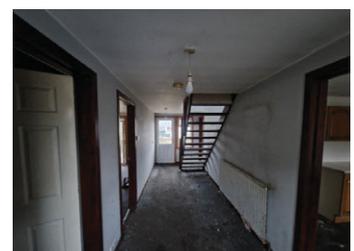
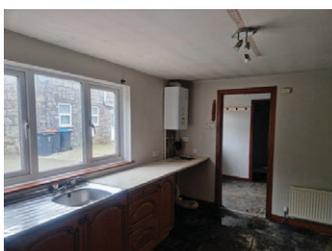
Description:

The property features three generously sized bedrooms, making it ideal for families or investors. With two bathrooms and a practical layout over two floors, the home offers spacious living areas with potential for modern upgrades.

It presents strong investment potential, perfect for renovation or buy-to-let purposes. Situated in a prime location close to local amenities, schools, and transport links, this property offers a fantastic opportunity to add value and maximise returns in a sought-after area.

Guide Price:

£125,000 (plus fees)



[Click for more information](#)



Lot **133** **52 North Street, Bo'ness,
West Lothian, EH51 0AG**

A fantastic opportunity to secure a charming home in a sought-after location.

Description:

This well-positioned property offers the perfect blend of history, convenience, and investment potential.

Nestled in the heart of Bo'ness, a picturesque coastal town on the Firth of Forth, this home is surrounded by local heritage, excellent amenities, and strong transport links.



Guide Price:
£80,000 (plus fees)

[Click for more information](#)

Lot **134** **Meoul School House, Stoneykirk,
Stranraer, DG9 9EE**

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:
£195,000 (plus fees)

[Click for more information](#)

Lot **135** **2 Station Park, Gourdon,
Montrose, Angus, DD10 ONF**

A stunning 4 bedroom detached dwellinghouse.

Description:

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 and comprises of: Entrance vestibule; welcoming hallway with staircase leading to the upper floor; open plan living/dining room and kitchen with "French" doors leading out to the rear garden; cloakroom; bedroom 4/study. Upper Floor: Master bedroom with en-suite shower room; two further double bedrooms; four-piece family bathroom; insulated loft. Heating is provided by an oil-fired heating system and all windows are double glazed.

Guide Price:

£230,000 (plus fees)



[Click for more information](#)

Lot **136** **31 Ruthrieston Crescent,
Aberdeen, AB10 7JS**

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.

Guide Price:

£83,000 (plus fees)



[Click for more information](#)

Lot **137** 50 Main Street, Dalmellington,
Ayr, Ayrshire, KA6 7QL

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:

£100,000 - £120,000 (plus fees)

[Click for more information](#)



Lot **138** 8 Pathhead, Douglas,
Lanark, Lanarkshire, ML11 0QJ

1 Bedroom Tenanted ground floor Flat in Douglas.

Description:

Home Report Value £60,000

EPC - E

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 **139** **18 Pathhead, Douglas, Lanark, Lanarkshire, ML11 0QJ**

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](#)

Lot **140** **65 Eastern Avenue, Largs, Ayrshire, KA30 9EQ**

A fantastic 2-bedroom quarter villa in the desirable area of Largs, Ayrshire.

Description:

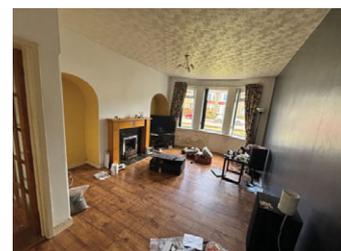
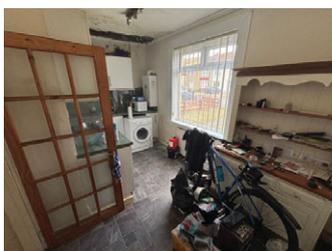
HR: £70,000

Ideal for first-time buyers, investors, or those looking for a great addition to their property portfolio, this well-located home offers comfort, convenience, and potential.

This property features two spacious bedrooms that are bright and airy, providing the perfect space for relaxation. The modern bathroom is both stylish and functional, designed for everyday use. The comfortable living room offers a welcoming space to unwind or entertain, while the fitted kitchen provides a practical layout with ample storage and worktop space. Outside, the private garden area is great for enjoying outdoor living.

Guide Price:

£50,000 (plus fees)



[Click for more information](#)

Lot **141** Flat 4, 1 Stanley Road, Saltcoats, Ayrshire, KA21 5BB

A charming top-floor flat in a prime coastal location.

Description:
HR: £80,000

This beautifully presented home blends traditional character with modern comforts, making it perfect for first-time buyers or investors. High ceilings, an ornate ceiling rose, and fresh décor add to its charm, while the stunning "chef-quality" kitchen is a standout feature.

The property offers a spacious double bedroom, a bright and airy lounge, a stylish, well-appointed kitchen, and a refurbished bathroom. Outside, the private garden patio with a summer house and raised decking provides a great space to relax.

Guide Price:
£50,000 (plus fees)

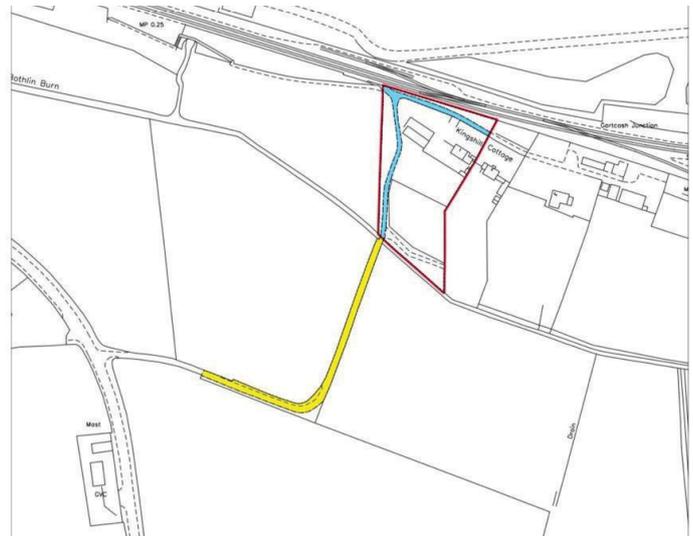


[Click for more information](#)

Lot **142** Kingshill Cottage, 1 Coatbridge Road, Gartcosh, Glasgow, G69 8DS

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 **143** **74A Broad Street, Fraserburgh,**
Aberdeenshire, AB43 9AS

Spacious 4-Bedroom Maisonette in Fraserburgh.

Description:

Home report value - £70,000

Nestled in the heart of Fraserburgh, this generously sized 4-bedroom maisonette offers the perfect blend of comfort, convenience, and prime location. Boasting ample living space spread across two floors, this property is ideal for families or individuals seeking a home that provides both practicality and charm. With a variety of local amenities, including shops, cafes, schools, and public transport links, all just a stone's throw away, everything you need is right on your doorstep.



Guide Price:

£45,000 (plus fees)

[Click for more information](#)



Lot **144** **63 Gellymill Street, Macduff,**
Banffshire, AB44 1UX

3 bedroom property in the heart of MacDuff.

Description:

Fantastic Semi-detached, property occupying an elevated location in the popular picturesque seaside town of Macduff.

The property is located in a quiet residential area and a short walk to the local harbour, local shops, supermarket and all the other amenities you would expect to find in a vibrant seaside town .

There is no chain with this property.

This property is very unique and could be valuable to a developer . The ground floor could be a good one bed flat with own access , Utility room becoming a kitchen.

The two floors above could then be a two bed property with own access.

Guide Price:

£145,000 (plus fees)



Lot **145** **12 Park Lane, Bo'ness,
West Lothian, EH51 9PJ**

A exceptional 3-bedroom semi-detached house located in the highly sought-after area of Bo'ness.

Description:

Boasting a prime location, this property offers easy access to a wide range of local amenities, including shops, schools, and transport links, making it an ideal choice for families and professionals alike.

The property comes with a Home Report valuation of £135,000, reflecting its great potential and value.



Guide Price:
£110,000 (plus fees)

[Click for more information](#)

Lot **146** **49F Regent Walk, Aberdeen,
Aberdeenshire, AB24 1SX**

Two-bedroom apartment at 49F Regent Walk, Aberdeen.

Description:

Situated in a prime location, this well-presented property offers modern living and is ideal for first-time buyers, professionals, or investors.

Property Features:

- Two Spacious Bedrooms – Bright, airy, and well-proportioned
- Modern Bathroom – Stylish and finished to a high standard
- Comfortable Living Room – A welcoming space for relaxation and entertaining
- Prime Location – Close to local amenities, transport links, and Aberdeen University



Guide Price:
£90,000 (plus fees)

[Click for more information](#)

Lot **147** Bayview Cottage Portskerra, Melvich, Thurso, Caithness, KW14 7YL

Incredible 2 Bedroom Cottage near Thurso.

Description:

Home Report- £140,000

EPC- G

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. the town of Thurso is only a 30 minute drive, the town is a hive of lovely traditional shops, cafes, bars and restaurants.



Guide Price:

£80,000 (plus fees)

[Click for more information](#)



Lot **148** 48 East Park Street, Huntly, Aberdeenshire, AB54 8JF

This vacant 1 bedroom Flat in Huntly.

Description:

Home report value - 75,000

Self-Contained First Floor Flat in Huntly – Ideal First Home or Investment Opportunity

We are delighted to present this well-proportioned self-contained first floor flat, ideally located in the town of Huntly. Offering spacious and comfortable accommodation, this property is an excellent choice for first-time buyers or investors.



Guide Price:

£60,000 (plus fees)

[Click for more information](#)



Lot **149** 99A High Street, Wick,
Highland, KW1 4LR

A fantastic 4-bedroom flat located in the sought-after area of Wick.

Description:

Previously used as a residential flat and later converted into an office space, this property offers excellent development potential for a variety of uses, whether as a spacious family home or for commercial purposes.

Planning Reference: 04/00106/FULCA
(Development potential for residential or commercial use)

EPC Rating: B



Guide Price:
£15,000 (plus fees)

[Click for more information](#)

Lot **150** 247 Glenacre Road, Cumbernauld,
Glasgow, Lanarkshire, G67 2PF

A two-bedroom flat in Cumbernauld.

Description:

Home Report Value: £55,000

This property presents an excellent opportunity for first-time buyers or investors, with similar properties in the area commanding rental income of around £700 per month.



Guide Price:
£35,000 (plus fees)

[Click for more information](#)

Lot 151 5/2, 58 Jamaica Street, Glasgow, Lanarkshire, G1 4QG

Incredible student accommodation in the heart of Glasgow.

Description:

This fantastic opportunity is located within a purpose-built student development and is fully maintained by Xenia Students. The flat comprises a bedroom, en-suite bathroom, study area, and shared kitchen/lounge facilities, making it ideal for student living.

The building features secure entry, lift access, and communal areas designed for comfort and convenience. It is located on Jamaica Street, placing residents in the heart of Glasgow city centre, with easy access to universities, transport links, restaurants, and shopping.

This property is ideal for an investor seeking hassle-free income. Similar units are achieving rental returns of £800-£900 pcm, offering an attractive Gross Yield potential.

Guide Price:

£19,999 (plus fees)



[Click for more information](#)

Lot 152 12 Eltisley Green, Pallister Park, Middlesbrough, Cleveland, TS3 8NB

Bidding opens 13.00 pm

Three Bed Mid-Terrace With 8.5% Yield

Description:

Unlock an exceptional investment opportunity with this thriving buy-to-let property, currently occupied by a high-quality sitting tenant on a secure 15-year lease.

Generating a consistent rental income of £550 per calendar month, this property offers immediate and reliable returns. Inside, the home is spacious and well-maintained.

External doors throughout. Externally, the property boasts well-kept front and rear gardens, convenient on-road parking, and rentable garages at the rear, making this a truly attractive and hassle-free investment.



[Click for more information](#)

Guide Price:

£68,000 (plus fees)

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 **153** 3 Paddock Lane, Sunderland,
Tyne and Wear, SR3 2BX

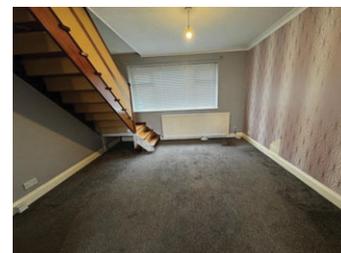
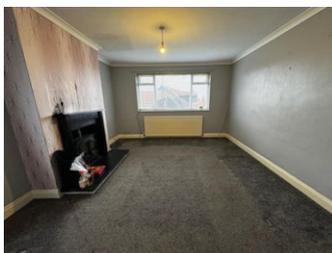
A 4 bedroom detached in popular location.

Description:

Located on Paddock Lane, SR3 2BX, this spacious 4-bedroom detached house presents a fantastic high-yield investment opportunity in a stable rental market with strong demand.

Offered as a freehold property with vacant possession, it's an ideal low-maintenance, turnkey investment for those seeking quick returns and minimal hassle.

Featuring four bedrooms and two bathrooms, it offers generous living space and strong appeal to prospective tenants or owner-occupiers alike.



Guide Price:

£180,000 - £210,000 (plus fees)

[Click for more information](#)



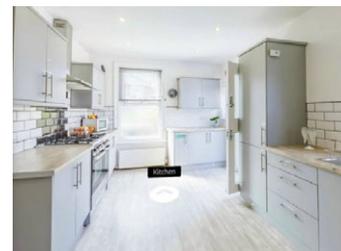
Lot **154** 1 Amberton Road, Hartlepool,
Cleveland, TS24 8LT

Exceptional Investment Opportunity -
5-Bedroom Fully Licensed HMO /
Serviced Accommodation in Hartlepool

Description:

Seize this rare investment opportunity with a thriving 5-bedroom HMO / serviced accommodation in the coastal hotspot of Hartlepool.

This property not only promises strong returns but also comes with everything in place for immediate income generation.



Guide Price:

£270,000 - £310,000 (plus fees)

[Click for more information](#)



Lot 155 1 The Willows, Carrville, Durham, County Durham, DH1 1BP

Rare 4-Bedroom Detached Dormer Bungalow.

Description:

This rarely available 4-bedroom detached dormer bungalow offers spacious, high-quality rental accommodation and is situated on an exclusive development.

Boasting generous living space, the home features an entrance lobby, a stunning hallway, a lounge, dining room, and a garden room that opens onto beautifully kept gardens.

The extensively fitted kitchen comes complete with a utility room and select appliances, adding to the home's turnkey appeal. On the ground floor, there are two double bedrooms and a family bathroom, while the first floor hosts two further double bedrooms with fitted furniture and an en-suite.

Guide Price:

£320,000 - £400,000 (plus fees)



[Click for more information](#)



Lot 156 8 Victoria Court, Durham, County Durham, DH1 5BY

2-Bedroom Flat - 9.11% Rental Yield with Sitting Tenant!

Description:

This property is being sold by online auction and comes with 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 - £75,000 (plus fees)



[Click for more information](#)



Lot **157** **49 Corporation Road, Darlington, County Durham, DL3 6AD**

High-Yield 7-Bed HMO Property - Projected Gross Yield: 15.27%

Description:

This 7-bedroom freehold HMO (House of Multiple Occupancy) presents an outstanding investment opportunity with exceptional yield potential.

Partially let and generating immediate income, the property is situated in a prime location within a thriving rental market, with strong demand for full occupancy from both professionals and students. Boasting modern fixtures and being well-maintained throughout, it offers high-standard accommodation ideal for the discerning tenant.

The property features three bathrooms, ensuring comfort and convenience for residents, and is close to key transport links, employment hubs, and local amenities

Guide Price:

£185,000 - £215,000 (plus fees)



[Click for more information](#)

Lot **158** **15 Bertha Street, Ferryhill, County Durham, DL17 8AZ**

2-Bed Terrace Property Projected Gross Yield: 13.69%

Description:

This freehold, vacant property offers a compelling buy-to-let investment opportunity with the potential for strong returns from day one. Located in a stable rental market with consistent demand, it represents a low-maintenance, turnkey solution ideal for both new and experienced investors.

With a projected market rent of £525 PCM (£6,300 annually), the property delivers an impressive projected gross yield of 13.69%, along with medium potential for capital growth.

Guide Price:

£38,000 - £50,000 (plus fees)



[Click for more information](#)

Lot 159 Harry's Bar, Hartlepool Street North, Thornley, Durham, DH6 3AN

Ground Floor Commercial Generating £15,600 PA with 9.75% Yield & 4-Bed HMO Above Potential for £24,000 PA – Total Potential Income of £39,600 PA and 24.75% Gross Yield.

Description:
This property presents a high-yield investment opportunity with strong returns from day one, making it ideal for investors seeking immediate income or those looking to add value through light refurbishment.

Ready for letting, the property benefits from competitive room rates aligned with current market rent, ensuring consistent tenant interest.



Guide Price:
£140,000 - £160,000 (plus fees)

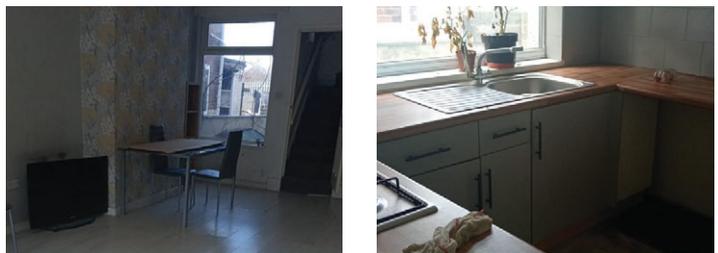
[Click for more information](#)

Lot 160 9 Scarsdale Street, Dinnington, Sheffield, South Yorkshire, S25 2RN

Market Rental Potential: £695 PCM / £8,340 PA - Projected Gross Yield: 12.09%

Description:
This vacant 3-bedroom mid-terrace house offers a fantastic freehold buy-to-let investment opportunity with strong returns from day one.

Situated in a prime location with high rental demand, the property is ideally placed close to key transport links, shops, and local amenities—making it highly attractive to potential tenants. With a market rental potential of £695 PCM (£8,340 annually), it delivers a projected gross yield of 12.09%, with further potential for capital growth.



Guide Price:
£50,000 - £70,000 (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 **161** **57 Errington Street, Brotton, Saltburn-by-the-Sea, TS12 2TA**

High-Yield 2-Bed Buy-to-Let Property - Projected Gross Yield: 9.71%

Description:

This freehold 2-bedroom terraced house offers a high-yield buy-to-let investment with immediate income potential. Although currently vacant, it is ideally suited for swift letting in a stable rental market with strong demand.

With a market rental potential of £550 PCM (£6,600 annually), the property delivers a projected gross yield of 9.71%, making it an attractive choice for investors seeking reliable returns from day one.



Guide Price:
£55,000 - £62,000 (plus fees)

[Click for more information](#)

Lot **162** **42 Kitchener Street, Selby, North Yorkshire, YO8 4BU**

High-Yield 3-Bed Buy-to-Let Property - Current Gross Yield: 7.04%

Description:

This fully let 3-bedroom freehold terraced house offers a turnkey buy-to-let investment with immediate rental income and a strong return on investment from day one.

Situated in a stable rental market with consistent demand, the property generates a current income of £675 PCM (£8,100 annually), delivering a solid gross yield of 7.04%.



Guide Price:
£95,000 - £115,000 (plus fees)

[Click for more information](#)

Lot 163 8 Prospect Place, Norton, Stockton-on-Tees, Cleveland, TS20 2PX

A high-yield investment opportunity, with a projected market rental potential of £650 per calendar month, equating to £7,800 per annum.

Description:
this 2-bedroom, 1-bathroom terraced house presents a standout buy-to-let opportunity. Offered on a freehold basis, the property is fully let, generating a current rental income of £650 per calendar month (£7,800 per annum), delivering a gross yield of 9.51%.



Guide Price:
£65,000 - £85,000 (plus fees)

[Click for more information](#)

Lot 164 Pilot House, 5 Quayside, Hartlepool, Cleveland, TS24 0WA

Prime Investment Opportunity - Hartlepool Marina

Description:
perfectly positioned overlooking the picturesque Hartlepool Marina. This modern, fully furnished property presents an outstanding turnkey investment opportunity, with immediate income potential.

The apartment features a private balcony with serene marina views and two spacious double bedrooms designed for both comfort and style. The flat benefits from a strong booking history and forward reservations in place. A six-month AST commencing 13/04/2025 generates a gross income of approximately £2,700 to £2,800 per month (£91.29 per night). With three years of proven trading history available upon request and a prime location.



Guide Price:
£105,000 - £130,000 (plus fees)

[Click for more information](#)

Lot **165** **39 Lancaster Road, Hartlepool, Cleveland, TS24 8LR**

Exceptional Investment Opportunity in Hartlepool - Fully Furnished 6 Bed HMO / Serviced Accommodation

Description:

An outstanding 6-bedroom fully licensed HMO-SA (House in Multiple Occupation-Serviced Accommodation) in the heart of Hartlepool.

A Prime Location: Strategically situated in Hartlepool, a vibrant coastal town with excellent transport links, local amenities, and growing economic prospects.



Guide Price:

£250,000 - £300,000 (plus fees)

[Click for more information](#)



Lot **166** **1 Laburnum House, Coatham Road, Redcar, Cleveland, TS10 1TA**

High-Yield 2-Bed Ground Floor Flat
Current Gross Yield: 15.32%

Description:

This high-yield ground floor flat located at Flat 1, Laburnum House, TS10 1TA offers a fantastic buy-to-let investment opportunity with strong returns from day one.

The property features two bedrooms and one bathroom, and is fully tenanted, ensuring immediate rental income. Situated in a prime location with strong rental demand, it benefits from being close to key transport links, shops, and amenities, making it highly attractive to tenants.



Guide Price:

£35,000 - £50,000 (plus fees)

[Click for more information](#)



Lot **167** **89 Albert Street, Grange Villa,
Chester Le Street, DH2 3LS**

**Investment Gem: 3-Bed Mid Terrace
High Yield Potential of 12.55%**

Description:

The property is freehold and is sold vacant, making it ready for immediate letting. Situated in a prime location with strong rental demand, it is conveniently close to key transport links, shops, and local amenities, enhancing its appeal to potential tenants.

With a projected rental income of £575 PCM (£6,900 annually), the property offers a solid projected gross yield of 12.55%



Guide Price:
£30,000 - £60,000 (plus fees)

[Click for more information](#)



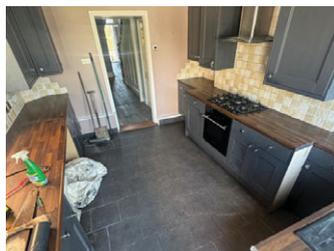
Lot **168** **41 Lancaster Road, Hartlepool,
Cleveland, TS24 8LR**

**6 Bedroom Potential HMO Property
Needing A Full Refurbishment.**

Description:

Requiring a full refurbishment, this property presents the unique opportunity to be transformed into a lucrative 6-bedroom House in Multiple Occupation (HMO).

Positioned next door to a fully licensed and operational 6-bedroom HMO/serviced accommodation, this location boasts a proven track record of success. The neighbouring property offers a compelling case for the demand and profitability in this area, ensuring confidence in your investment's potential.



Guide Price:
£110,000 - £140,000 (plus fees)

[Click for more information](#)



Lot **169** 106 High Street, Yarm, Cleveland, TS15 9AU

Investment property - planning permission for an 8-bedroom HMO.

Description:

Located in the Chellow Dene area of Bradford, this property offers strong income potential. Set out over four floors, it features a dining kitchen, a four-piece bathroom, and is conveniently close to Bradford Royal Infirmary (BRI) Hospital.

Reference: 22/00942/FUL

Alternative Reference: -

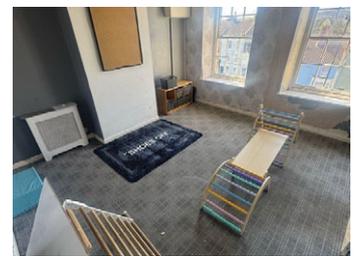
Application Validated: Monday, 28th February 2022

Address: 1 - 3 Pearson Lane, Bradford, West Yorkshire, BD9 6BB

Proposal: Change of use from a mixed-use C3(a) dwelling house and E(a) shop to sui generis 8-bedroom HMO.

Guide Price:

£250,000 - £300,000 (plus fees)



[Click for more information](#)

Lot **170** 1-3 Pearson Lane, Bradford, West Yorkshire, BD9 6BB

Bidding opens
14.00 pm

Investment property - planning permission for an 8-bedroom HMO.

Description:

Located in the Chellow Dene area of Bradford, this property offers strong income potential. Set out over four floors, it features a dining kitchen, a four-piece bathroom, and is conveniently close to Bradford Royal Infirmary (BRI) Hospital.

Reference: 22/00942/FUL

Alternative Reference: -

Application Validated: Monday, 28th February 2022

Address: 1 - 3 Pearson Lane, Bradford, West Yorkshire, BD9 6BB

Proposal: Change of use from a mixed-use C3(a) dwelling house and E(a) shop to sui generis 8-bedroom HMO.

Guide Price:

£200,000 (plus fees)



[Click for more information](#)

Lot **171** 253 Allerton Road, Allerton, Bradford, BD15 7QU

A great investment opportunity ,the property boasts 3 floors with a potential of 8 bedroom HMO or mixed commercial and residential use.

Description:

Potential monthly income , circa £3500-£4000 on completed scheme , giving a gross yield in excess of 20% per annum.



Guide Price:
£110,000 (plus fees)

[Click for more information](#)

Lot **172** 34 Clifton Common, Brighouse, West Yorkshire, HD6 1QW

A two bedroom through terrace house.

Description:

Having a generous back garden overlooking open fields, there is a small courtyard area to front. Situated close to the town centre and all local amenities



Guide Price:
£100,000 (plus fees)

[Click for more information](#)

Lot 173 4 Ellin Close, Jump, Barnsley, South Yorkshire, S74 0QH

A three bedroom townhouse in ideal location.

Description:

This 3-bedroom, 2-bathroom townhouse is now available for sale, presenting a modern living space. The property offers double glazing, ensuring energy efficiency with gas central heating, to ensure comfort all year round.

Whilst being conveniently located near local amenities such as Jump primary school, a post office and a public house. Making this an ideal family home or investment opportunity.



Guide Price:
£105,000 (plus fees)

[Click for more information](#)

Lot 174 236 Great North Road, Woodlands, Doncaster, DN6 7HP

Spacious Commercial Property.

Description:

Shop Floor: Spacious retail area with large front window and electric shutters, including two store rooms, a kitchen, and an external toilet.

Separate Side Entrance: Leads to a rear section comprising two rooms, a kitchen, and a bathroom.

Rear Entrance: Additional separate entry to another two rooms, a kitchen, and a bathroom.

Current Rental Income:

- The vacant shop area previously achieved £650/month.
- The rear and upper areas currently generate £750/month.

Leases: The leases for the rear and upper areas are set to expire in 03/2026.

Guide Price:
£75,000 (plus fees)



[Click for more information](#)

Lot 175 28 New Hey Road, Bradford, West Yorkshire, BD4 7HY

2-Bedroom House in Bradford – Ideal for families or landlords looking for a renovation project

Description:

This property offers great potential for renovation, with a well-sized living room that benefits from plenty of natural light and a flexible layout.

The newly fitted kitchen comes with modern units, ready for personal touches. Fresh plastering throughout provides a solid start to the renovation work, while the two bedrooms, both with new carpets, require only a deep clean, and one has been freshly painted.

A new bathroom suite has been installed, needing just the flooring to complete the space. Additionally, there is a large loft accessed through the second bedroom, ideal for storage or potential conversion.

Guide Price:
£50,000 (plus fees)



[Click for more information](#)

Lot 176 34 Caemawr Road, Morrision, Swansea, SA6 7DX

Bidding opens 14.00 pm

This traditional 4-bedroom detached property offers three spacious reception rooms and two bathrooms, and provides flexible living space to suit a variety of needs.

Description:

The property sits on a generous plot with gardens to both the front and rear. There is also ample off-road parking.

Located just a short distance from Morrision Hospital and the DVLA, this property is ideally positioned for easy access to local amenities and transport links.



[Click for more information](#)

Guide Price:
£180,000 (plus fees)

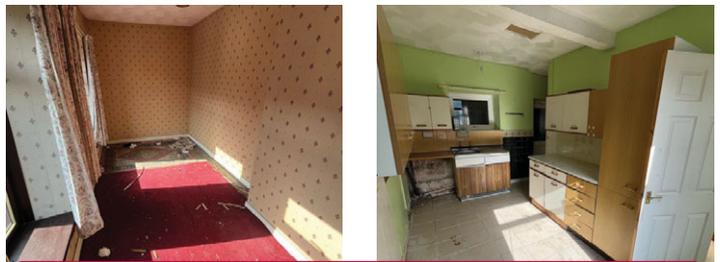
Lot **177** **6 Aberllechau Road, Wattstown, CF39 OPB**

A two-bedroom end-of-terrace house.

Description:

The property requires significant renovation, including addressing an overgrown rear garden and a roof that has been treated with foam insulation.

Notably, it is equipped with solar panels, which could offer energy efficiency benefits post-renovation. Positioned as the end property in the terrace, it offers potential for those looking to invest in a refurbishment project.



Guide Price:
£45,000 (plus fees)

[Click for more information](#)

Lot **178** **49A Ferry Road, Cardiff, South Glamorgan, CF11 7DW**

A fantastic renovation opportunity! Self-contained basement flat/bedsit in a popular location near Cardiff Bay.

Description:

The property requires complete refurbishment but offers great potential for rental income or resale. Comprises open-plan living area with kitchenette space and shower room. Private entrance and excellent transport links nearby.

Ideal project for investors and developers



Guide Price:
£32,000 (plus fees)

[Click for more information](#)

Lot **179** 6 Ewenny Cross, Ewenny, Bridgend, CF35 5AB

A fantastic opportunity to acquire a well-maintained and spacious semi-detached property in the heart of the highly sought-after village of Ewenny.

Description:

This attractive home offers generous living space, including multiple reception rooms, a well-proportioned kitchen, and comfortable bedrooms, making it ideal for families or anyone looking for a property in a desirable location.



Guide Price:
£240,000 (plus fees)

[Click for more information](#)

Lot **180** Plas Dol Llan Mansion, Dol Llan Road, Llandysul, SA44 4RL

Amazing opportunity to purchase a successful mansion and cottage business/family home

Description:

A magnificent, fully refurbished period property set within 1.5 acres of formal gardens and private woodland, Dol-Llan Mansion House overlooks the town of Llandysul and its 12th-century church. Originally built as a statement of wealth and importance, this exceptional property continues to impress, currently operating as a successful 5* Gold Bed & Breakfast with additional self-contained accommodation — yet equally suited as a luxurious multi-generational family home.



Guide Price:
£500,000 (plus fees)

[Click for more information](#)

Lot **181** 1 Hermon Street, Treorchy, Cynon Taf, CF42 6PW

This spacious 4-bedroom end-terrace property is situated in the heart of Treorchy, offering convenient access to a wide range of local amenities and making it an ideal home or investment opportunity.

Description:

This spacious 4-bedroom end-terrace property is situated in the heart of Treorchy, offering convenient access to a wide range of local amenities and making it an ideal home or investment opportunity.

The property benefits from three generous reception rooms and a serviceable Kitchen.



Guide Price:
£69,000 (plus fees)

[Click for more information](#)

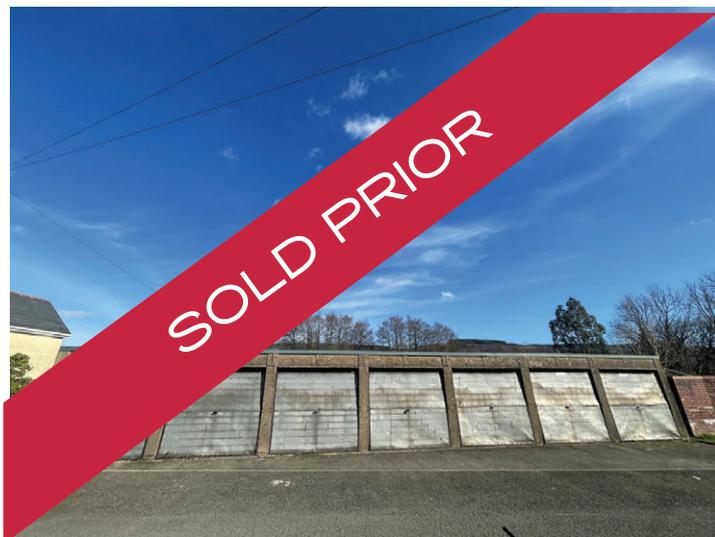


Lot **182** Garages, Ynys Lwyd Road, Aberaman, Aberdare, Rhondda Cynon Taff, CF44 6TS

We are delighted to present for auction an opportunity to acquire 7 garages, along with a parcel of land, surrounded by residential properties in the heart of Aberaman, Aberdare.

Description:

This property offers excellent potential for investors or developers, with the possibility for rental income or future redevelopment (subject to planning permission).



Guide Price:
£25,000 - £35,000 (plus fees)

[Click for more information](#)



Lot 183 14 New Road, Pontardawe, Swansea, West Glamorgan, SA8 4PJ

We are delighted to present a half built 7 bedroom dormer property lot with bags of potential.

Description:

This property is due to become a large detached 7 bedroom house with a big plot at the rear for further development. There are two planning applications, the house has been approved, and the rear development refused. See below and pictures for details

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.



Guide Price:
£91,000 (plus fees)

[Click for more information](#)

Lot 184 The Old Coach House, Glyngarth, Menai Bridge, Gwynedd, LL59 5PA

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:
£315,000 (plus fees)

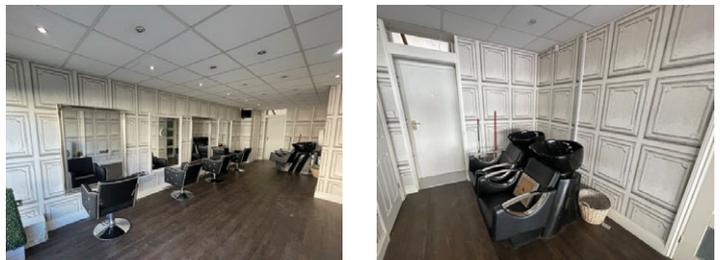
[Click for more information](#)

Lot **185** **122 Port Tennant Road, Port Tennant, Swansea, SA1 8JG**

A exceptional commercial building located in the heart of Swansea.

Description:

This investment currently offers an incredible opportunity for business owners looking for a versatile space with excellent potential for growth and development. Alternatively a bolt on to supplement current business.



Guide Price:
£128,000 (plus fees)

[Click for more information](#)

Lot **186** **38 Maesyderi, Lampeter, Ceredigion, SA48 7EP**

This 3-bedroom house, located in the popular area of Lampeter, presents an excellent opportunity. Currently let but the tenant has served their notice to vacate..

Description:

The accommodation comprises a spacious lounge, well-sized kitchen/diner, three comfortable bedrooms, and a family bathroom. The property is situated in a convenient part of Lampeter, making it an attractive option for both renters and future buyers.



Guide Price:
£85,000 (plus fees)

[Click for more information](#)

Lot 187 64 New Street, Burry Port, Carmarthenshire, SA16 0RT

House for refurbishment.

Description:

3-bedroom terraced property, located in the popular area of Burry Port. Open-plan lounge/ dining area, Kitchen, Downstairs bathroom.

The 1st floor offer 3 Bedrooms

Externally, there is a covered storage area and level garden with lane access.



Guide Price:
£69,000 (plus fees)

[Click for more information](#)

Lot 188 Land opp Tegfan, Talley, Carmarthenshire, SA19 7YL

An ideal opportunity to acquire a freehold building plot with full planning - Planning Ref E/34849

Description:

Consent approval given - 06.09.2022

Proposal: ONE RESIDENTIAL DWELLING (LOCAL NEEDS)

Location: LAND OPPOSITE, TEGFAN, TALLEY, LLANDEILO, SA19 7YN

Application Type: Outline planning consent: all matters reserved

Carmarthenshire County Council HEREBY GRANT OUTLINE PLANNING PERMISSION for the development proposed by you as shown on the application form, plan(s) and supporting document(s)



Guide Price:
£20,000 - £25,000 (plus fees)

[Click for more information](#)

Lot **189** 65 Cross Hands Road, Gorslas, Llanelli, SA14 6RP

A charming four-bedroom semi-detached house that offers a blend of traditional character and modern comfort.

Description:

This freehold property presents an excellent opportunity for families or investors seeking a spacious home in a convenient location.

The accommodation includes an entrance porch leading to a welcoming hallway, a generously sized lounge perfect for relaxation and entertaining, and a modern kitchen equipped with contemporary appliances and ample storage. There is also a utility room providing additional functionality and a dining room with a UPVC door leading to the rear porch.

The landing area connects to three bedrooms, and the family bathroom is fitted with modern fixtures, a bath, and a shower.

Guide Price:

£100,000 - £130,000 (plus fees)



[Click for more information](#)

Lot **190** 11 High Street, Clydach, Swansea, Swansea, SA6 5LG

Three-Storey Building with Planning Approved for Three 1-Bedroom Apartments in a popular High Street location

Description:

This is an exciting opportunity to acquire a three-storey building with planning permission granted for the conversion into three 1-bedroom apartments. The property has been fully stripped back to brick, allowing for a fresh start and the ability to design the apartments to your specifications.

Key structural works have already been undertaken, including a new roof structure to both the front and rear of the property.

Additionally, there are two allocated parking spaces included,

Guide Price:

£50,000 (plus fees)



[Click for more information](#)

Lot 191 The Lawns, Land at Millbrook Road, Pontllanfraith, Blackwood, NP12 2AL

An opportunity to acquire this large parcel of land with full planning permission for four executive dwellings.

Description:

Three 4 bedrooms and one 5 bedroom. Located in an elevated position in Pontllanfraith with private driveway and fantastic views towards Blackwood. 18/0964/FULL 22/0976/FULL

With private driveway leading to the elevated level plot with full planning permission for four detached dwellings with gardens and parking facilities.

Mains drainage on site and other services near-by.

18/0964/FULL
22/0976/FULL

Guide Price:
£330,000 (plus fees)



[Click for more information](#)

Lot 192 Nant Y Wennol, Pencader, SA39 9DA

Three-Storey Building with Planning Approved for Three 1-Bedroom Apartments in a popular High Street location

Description:

This is an exciting opportunity to acquire a three-storey building with planning permission granted for the conversion into three 1-bedroom apartments. The property has been fully stripped back to brick, allowing for a fresh start and the ability to design the apartments to your specifications.

Key structural works have already been undertaken, including a new roof structure to both the front and rear of the property.

Additionally, there are two allocated parking spaces included.

Guide Price:
£350,000 (plus fees)



[Click for more information](#)

Lot **193** **Y Manod, High Street, Blaenau Ffestiniog, LL41 4DB**

Y Manod is a well-established community-led freehouse located in the heart of Blaenau Ffestiniog.

Description:

A historic slate mining town and popular tourist destination within Snowdonia National Park. This welcoming pub has built a strong reputation among locals and visitors, offering a wide selection of ales, lagers, ciders, spirits, wines, and non-alcoholic beverages. Entertainment is a key feature, with Sky and BT Sports, regular quiz nights, karaoke, live music, and discos creating a lively atmosphere.

The pub is both family and dog-friendly, with children welcome until 7 PM. There is significant potential for development, as plans are in place to install a commercial kitchen, opening opportunities to expand into food service.

Guide Price:

£110,000 - £130,000 (plus fees)



[Click for more information](#)



Lot **194** **Llangewydd Court Farm House, Court Colman, Bridgend, Bridgend, CF32 0ET**

A fantastic opportunity to acquire Llangewydd Court Farmhouse, a derelict property set in a serene rural location

Description:

This unique property offers immense potential for renovation or redevelopment (subject to planning permission) and is ideal for those looking to create a dream countryside retreat, a characterful family home, or an investment opportunity in a sought-after location.

Set on a generous plot, just under an acre, amidst picturesque countryside, the property boasts uninterrupted rural views, offering a rare chance to enjoy the peace and tranquility of nature while still being conveniently located near Bridgend and key transport links.

Guide Price:

£60,000 (plus fees)



[Click for more information](#)



Lot **195** 22 Heol Philip, Lower Cwmtwrch, Swansea, SA9 1DP

An exciting opportunity to acquire a property in the sought-after village of Cwmtwrch. In need of full renovation

Description:

Full Renovation Opportunity – A property brimming with potential, ready to be transformed into a bespoke home.

Situated in the heart of a quiet, scenic village, offering a peaceful atmosphere while still being within easy reach of local amenities.



Guide Price:
£59,000 (plus fees)

[Click for more information](#)

Lot **196** Capel Siloam, Llanfair Yn Neubwll, Holyhead, LL65 3LD

A rare opportunity to acquire Capel Siloam, a four-bedroom detached home in a peaceful rural setting, offering stunning views of the Snowdonia Mountains.

Description:

Originally built as a chapel in 1843 and renovated in 1903, this unique property blends historic charm with modern convenience, featuring solar panels for energy efficiency and eleven more years of inflation-increased FIT income, plus and a spacious garden perfect for outdoor living. Additionally, the property boasts a well-equipped and meticulously laid-out garage, offering ample storage or potential for various uses.



Guide Price:
£260,000 (plus fees)

[Click for more information](#)

Lot **197** Kilcredaun House, 51 Ferry Court, Cardiff, CF11 0JG

2-bedroom apartment located on the 5th floor in the desirable area of Cardiff Bay.

Description:

Internally, the apartment features a spacious kitchen with modern fittings and ample storage. A well-maintained modern bathroom with shower over bath, while the master bedroom boasts the added benefit of an ensuite for added convenience and privacy.

Enjoy breathtaking views from the 5th floor, enhancing the appeal of this property. The property is perfectly positioned within Cardiff Bay, an area renowned for its vibrant waterfront, excellent amenities, shops, and restaurants.



Guide Price:

£100,000 - £120,000 (plus fees)

[Click for more information](#)



Lot **198** Flat 2, 77 Cornwall Gardens, Cliftonville, Margate, Kent, CT9 2JE

Bidding opens 15.00 pm

Coastal Ground Floor Flat with Strong Rental Appeal.

Description:

A two-bedroom ground floor flat, ideally located in the heart of Cliftonville—just a 10-minute stroll to Palm Bay Beach and close to local shops, schools, and transport links.

Inside, the property offers two well-sized double bedrooms, one with its own en-suite shower room, and the other enjoying built-in storage and views of the communal gardens. A bright, open-plan living area with a bay window flows into a practical kitchen with plenty of storage and workspace.



Guide Price:

£135,000 (plus fees)

[Click for more information](#)



Lot **199** 137 Canwell Drive, Canwell, Sutton Coldfield, B75 5SG

A 3-bedroom freehold terraced house standing back from the road behind a paved forecourt.

Description:

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:
£325,000 - £375,000 (plus fees)

[Click for more information](#)

Lot **200** 4 Church Street, Clun, Craven Arms, SY7 8JW

Nestled in a prime location with stunning views of the castle ruins, 4 Church Street provides an incredibly cosy and historic setting but retaining incredibly versatile accommodation and potential.

Description:

This charming, property is just a stone's throw from the picturesque 14th-century packhorse bridge over the River Clun – and importantly, outside its flood zone.

Please note: The completion period for this property has been extended to 8 weeks to accommodate buyers seeking mortgage financing.



Guide Price:
£620,000 (plus fees)

[Click for more information](#)

Lot **201** 8 Talbot Street,
Kidderminster, DY11 6QU

Spacious 2-bedroom end terrace with expansive views across Brinton Park and adjacent to Kidderminster Hospital, town centre shops and the railway.

Description:

This charming home comprises two reception rooms, a galley-style kitchen, a cloakroom, large basement cellar, two well-proportioned first-floor bedrooms, and a family bathroom. Outside, the property benefits from a mature garden and a useful brick-built storage shed.

The property is predominantly double glazed and is heated by gas-fired central heating via a combination gas boiler, providing a comfortable living environment throughout.



Guide Price:
£126,000 (plus fees)

[Click for more information](#)



Lot **202** 105B Pasture Street,
Grimsby, DN32 9EE

Bidding opens
15.00 pm

Prime development site spanning 1,406 sqm (0.35 acres) in a fantastic Grimsby location

Description:

With full planning approval, this site offers a lucrative opportunity for investors and developers.

Approved Plans Include:

8 Residential Dwellings with photovoltaics for energy efficiency

2 Commercial Units offering excellent business potential

A Store with 4 Flats Above, also featuring photovoltaics

Designated Parking Spaces & Landscaping for a well-planned community.

Guide Price:
£405,000 (plus fees)



Legend
Proposed Buildings
Existing Buildings

Hodson
ARCHITECTS



Hodson



dson

[Click for more information](#)



Lot
203 71 Apollo Drive, Nottingham,
Nottinghamshire, NG6 7AE

This spacious and well-maintained 3-bedroom semi-detached property located in a highly sought-after area of Nottingham.

Description:

This charming family home offers a perfect blend of comfort, convenience, and potential, making it an ideal choice for families or first-time buyers.



Guide Price:

£190,000 (plus fees)

[Click for more information](#)



Lot
204 5 Rugby Road, Scunthorpe, South
Humberside, DN16 2DD

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, you'll especially love watching the stunning Bonfire Night fireworks from the comfort of your bedroom.



Guide Price:

£150,000 (plus fees)

[Click for more information](#)



Lot **205** 8 Chatsworth Road, Torquay, Devon, TQ1 3BL

Bidding opens 15.00 pm

A family home is centrally positioned on a hillside overlooking Torquay town centre.

Description:

It offers breathtaking, unobstructed views across the neighbouring rooftops toward the wooded Warberries hillside and the spire of Ellacombe Church. Owned and cherished by our client's family since 1966, the property has been a source of happiness for many years. It now requires some thoughtful updates, which is to be expected.



Guide Price:
£235,000 (plus fees)

Click for more information

Lot **206** 3 Deer Park Drive, Teignmouth, Devon, TQ14 9HE

Detached Bungalow with Partly Completed Self-Contained Annex and Stunning Views

Description:

An excellent opportunity to purchase this detached bungalow with two to three bedrooms, offering elevated views in a peaceful area of the popular seaside town of Teignmouth.



Guide Price:
£240,000 (plus fees)

Click for more information

Lot 207 The Choughs, St. Columb Road, St. Columb, Cornwall, TR9 6QR

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.

Description:

Inside, the lounge features a stone fireplace with a wood-burning stove and connects seamlessly to the dining area, both rooms boasting wooden flooring. Double doors in the dining area open to the rear garden.

The high-quality kitchen is equipped with solid countertops, a Belfast-style sink with mixer taps, and a centre island. A dishwasher and a large "countrychef" gas range oven with an extractor fan are included in the sale. The kitchen also has tiled splashbacks and spot lighting. A w/c completes the ground floor.



Guide Price:

£250,000 (plus fees)

[Click for more information](#)



Lot 208 Flat 7, 22 Fore Street, Hayle, Cornwall, TR27 4DY

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.



Guide Price:

£135,000 (plus fees)

[Click for more information](#)



Lot **209** Flat 8, 22 Fore Street, Hayle, Cornwall, TR27 4DY

Offering a prime investment opportunity, this first-floor apartment in the heart of Hayle.

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.



Guide Price:
£135,000 (plus fees)

[Click for more information](#)



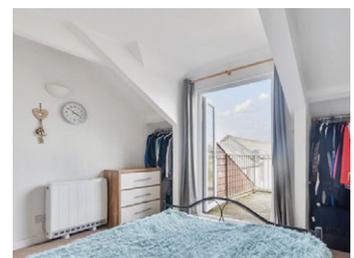
Lot **210** Flat 9, 22 Fore Street, Hayle, Cornwall, TR27 4DY

Offering a lucrative investment opportunity, this unique 2nd-floor apartment comes with the added advantage of tenants already in place

Description:

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 211 16 Greenbank Close, Grampound Road, Truro, TR2 4TD

This two-bedroom home offers an excellent investment opportunity.

Description:

This two-bedroom home offers an excellent investment opportunity, whether you're looking for a rental property or a project with potential for capital appreciation and resale profit. Situated in a desirable location with lovely open views, this property is perfect for investors seeking a smart, low-risk addition to their portfolio.



Guide Price:
£170,000 (plus fees)

[Click for more information](#)

Lot 212 Flat 6 Sunnyside, Back Road East, St. Ives, Cornwall, TR26 1PE

Stunning 2-Bed Apartment in the Heart of St Ives - Breathtaking Views & a Thriving Holiday Let!

Description:

Enjoy uninterrupted, panoramic views over St Ives harbour, the sparkling bay, and the breathtaking Cornish coastline from this exceptional 2-bedroom top-floor apartment.

Situated in one of the most desirable locations in the town, this property offers a rare chance to own a piece of coastal luxury in one of the UK's most iconic seaside destinations.



Guide Price:
£575,000 (plus fees)

[Click for more information](#)

Lot **213** **5 Symons Terrace, Redruth, Cornwall, TR15 1AA**

An architecturally stunning grade 2 listed detached four/five bedroom house with attached one bedroom annexe in a lovely hidden location

Description:

An architecturally stunning grade 2 listed detached four/five bedroom house with attached one bedroom annexe in a lovely hidden location close to the centre of Redruth.

This stunning family home also benefits from a beautiful private and sunny walled garden with ample parking for several vehicles.

The annexe with its own entrance, could be easily separated from the main house if required, it has a spacious bedroom, living room, and bathroom. All in all a stunning property in a peaceful tucked away location, yet just a short stroll into town.

Guide Price:
£240,000 (plus fees)



[Click for more information](#)



Upcoming 2025 National Auction Dates

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



June 25

Closing Date: June 11



August 28

Closing Date: August 15



October 29

Closing Date: October 17



December 10

Closing Date: November 28

Lot
214 Land off, Little London Lane,
Trefonen, SY10 9DH

Bidding opens
17.30 pm

A parcel of pasture land and woodland measuring 12.56 acres.

Description:

An exciting opportunity to purchase 12.56 acres of pastureland and woodland with road access and a natural water supply.



Guide Price:

£60,000 (plus fees)

[Click for more information](#)



Lot
215 Y Bwthyn, Weavers Lane,
Dyserth, Rhyl, LL18 6EU

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.



Guide Price:

£130,000 - £170,000 (plus fees)

[Click for more information](#)



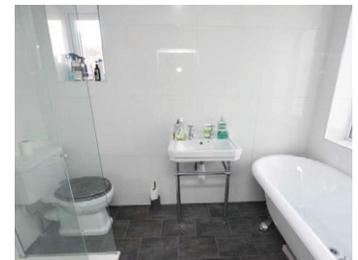
Lot **216** 44 Highfield Crescent,
Rockferry, Wirral, CH42 2DR

This extensive period home offers fantastic potential to add your own stamp.

Description:

Spacious accommodation spread over three floors. The ground floor comprises a lounge, kitchen dining room, utility, and a downstairs WC.

The property features six double bedrooms and a stylish four-piece bathroom. Outside, there is a driveway with off-road parking for numerous cars, as well as a rear garden. Additional benefits include uPVC double glazing and combi-fired gas central heating.



Guide Price:
£195,000 (plus fees)

[Click for more information](#)



Lot **217** Apartment, 21 Eagles Meadow,
Wrexham, LL13 8DG

A two bedroom, two bathroom leasehold top floor apartment.

Description:

Situated in the Eagle's Meadow development in Wrexham city centre. An ideal first-time home or investment property. Allocated undercroft parking space.



Guide Price:
£80,000 - £90,000 (plus fees)

[Click for more information](#)



Lot 218 61a, High Street, Criccieth, LL52 0HB

A compact mid terrace property ideal investment property.

Description:

With room to the ground floor, kitchen with living space to first floor and bedroom with en-suite to second floor.

Conveniently located on the High Street opposite Butchers and newsagent plus bus stops close by. On street parking available as well as a pay & display / permit parking in the nearby Council car park.



Guide Price:
£45,000 - £55,000 (plus fees)

[Click for more information](#)

Lot 219 Hen Felin, Llanarmon Dyffryn Ceiriog, LL20 7LD

A Grade II listed stone three storey former mill.

Description:

Potential for conversion into a stunning holiday residence (Subject to the necessary planning consent).

Nestled in the heart of the beautiful village of Llanarmon Dyffryn Ceiriog we offer Hen Felin, a grade II listed stone three storey former mill steeped in history and offering a superb opportunity to create something wonderful or to retain its heritage and history as one of the oldest buildings in the village. Potential for conversion into a stunning holiday residence (subject to the necessary planning permissions). A true gem not to be missed!



Guide Price:
£30,000 (plus fees)

[Click for more information](#)

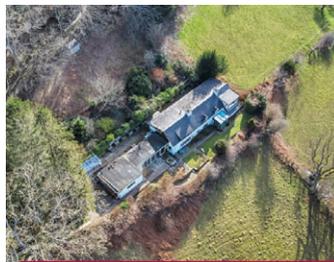
Lot **220** Ty Newydd Bach,
Glyndyfrdwy, LL21 9BN

A charming extended 5/6 bedroom detached house.

Description:

An elevated position above the River Dee with superb views down the Dee Valley, and benefitting from gardens and a paddock.

A superb opportunity to create a stunning family home, having easy access to the A5. Accessed off a private drive. uPVC double glazing and oil-fired central heating.



Guide Price:

£250,000 (plus fees)

[Click for more information](#)



Lot **221** Hen Bryn Iolyn,
Conwy, LL32 8UX

Traditional double fronted detached house.

Description:

Convenient and popular hamlet setting. Affording entrance porch, small hallway, living room, dining room, kitchen, rear porch, landing, bedroom 1, bedroom 2, bedroom 3, bathroom. Central heating and double glazing, hard-standing for parking, rear courtyard and sizable outside lean-to store and shed.



Guide Price:

£175,000 - £225,000 (plus fees)

[Click for more information](#)



Lot **222** Lynwood, High Street,
Johnstown, Wrexham, LL14 2AL

A three bedroom detached house, sitting on a good sized plot, being in need of a scheme of refurbishment.

Description:

Popular village centre location, being close to local schools and shops. An opportunity to create a stunning family home.

A bay window fronted detached house requiring a full scheme of refurbishment, set within gardens that extend to the front and rear, together with a driveway to the rear that leads to an old garage.



Guide Price:

£130,000 (plus fees)

[Click for more information](#)



Lot **223** Lyndon, Sarn Lane, Caergwrle,
Wrexham, LL12 9AG

Three Bedroom Detached Property, nestled within the village of Caergwrle with breathtaking panoramic views of picturesque farmland, fields, and beyond with the occasional horse grazing the land.

Description:

Accommodation Comprises - This well maintained property is approached via an open aspect graveled driveway providing ample parking for three vehicles.

The property is secured via an attractive wooden gate leading into the garden where you will find the upvc double glazed door with frosted windows.



Guide Price:

£200,000 - £230,000 (plus fees)

[Click for more information](#)



Lot **224** Pennant Lodge, Maenan, Llanrwst, Gwynedd, LL26 OYA

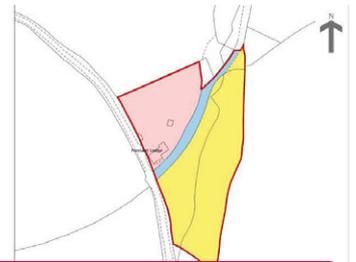
A detached three bedroom chalet style bungalow set in approximately 1.88 acres.

Description:

A countryside setting surrounded by open farmland. In need of complete renovation. A superb opportunity to create a stunning property in an idyllic location. Cash buyers only.

A renovation opportunity located in an idyllic countryside setting on the Eastern side of the beautiful Conwy Valley.

The property stands in approximately 1.88 Acres, made up of approximately half an Acre of gardens and 1.3 Acres of woodland. The property is in need of complete renovation.



Guide Price:
£90,000 (plus fees)

[Click for more information](#)



Lot **225** Bryn-Y-Mor, Bryn Road, Fairbourne, LL38 2HX

An opportunity to purchase a superbly presented predominantly furnished three bedroom cottage.

Description:

Located in an elevated position overlooking Fairbourne with views towards the coast and the Llyn Peninsula beyond. Located within Eryri National Park.

A three bedroom cottage, immaculately presented, built approximately 100 years ago in a superb coastal location.



Guide Price:
£200,000 (plus fees)

[Click for more information](#)



Lot 226 Old Rossett Pharmacy, Chester Road, Rossett, Wrexham, LL12 0HN

This two storey detached property was occupied for a number of years by Rossett Pharmacy.

Description:

Could be used for a number of purposes, subject to appropriate consents being granted. The premises comprise retail space, a rear area and wc at ground floor level, together with an office/store at first floor level. Planning Consent has been granted to extend the ground floor accommodation to the rear.



Guide Price:
£110,000 (plus fees)

[Click for more information](#)



Lot 227 Lawrenny Lodge, Aberamffra Road, Barmouth, Gwynedd, LL42 1SU

A one-off opportunity to purchase a superbly presented fully furnished and established 8 Bedroom B&B by the sea, together with a newly built modern 2 Bed Private Owner's Annexe adjoined to the main building.

Description:

Immense potential to grow and expand an existing business in a stunning coastal location. This well-established B&B has plenty of repeat business, high customer satisfaction/reviews, and a strong set of bookings from June 2025 onward already.



Guide Price:
£475,000 (plus fees)

[Click for more information](#)



Lot **228** 64 Main Street, Frodsham, Cheshire, WA6 7AU

A substantial three storey double fronted property.

Description:

Comprising a former restaurant at ground floor level together with three apartments above. Located in a prominent position in the centre of Frodsham. Planning for change of use of ground floor to two apartments also granted. A potential to create a fantastic investment property.

Frodsham is a thriving Cheshire market town, located 3 miles south of Runcorn, 8 miles south west of Warrington and 10 miles east of Chester. It has grown into an affluent commuter base for its' residents, with a population of approximately 10,000 residents.

Guide Price:

£350,000 (plus fees)



[Click for more information](#)



Lot **229** 40 Rhosddu Road, Wrexham, LL11 2NS

A substantial two storey commanding a superb corner position on one of the main routes into Wrexham city centre.

Description:

cClose to the commercial centre of the city. Comprising two commercial units having exclusive entrances at ground floor level together with a two bedroom house adjoining. A potential to create a gross income of circa £39,500 per annum.



[Click for more information](#)



Guide Price:

£220,000 (plus fees)

Lot
230 Christchurch, Llewelyn Avenue,
Llandudno, Gwynedd, LL30 2ER

A detached Grade II listed former church building.

Description:

Converted and reconfigured over the past 15 years to provide a children's play centre with day nursery.

Currently let under a 10-year lease from October 2023 at a rent of £16,000 per annum exclusive on tenant's internal repairing and insuring terms. Provision for a rent review at the end of the fifth year of the term.

The ground floor has been sub-let as a day nursery. A superb opportunity to purchase an investment property with potential for future growth, producing a current gross yield of circa 11.5%.



Guide Price:

£100,000 - £130,000 (plus fees)

[Click for more information](#)



Lot
231 Coach House Rear of, 437 Abergele Road,
Old Colwyn, Colwyn Bay, LL29 9PR

A superb opportunity to purchase a two storey former coach house/garage.

Description:

Could be suitable for a number of uses, subject to consents. Located just off Abergele Road in Old Colwyn. Cash buyers only.

An old coach house which has the potential to be converted into two one bedroom apartments, or other uses, subject to the necessary consents being granted.

The accommodation comprises open accommodation on the ground floor including an inspection pit. A staircase gives access to the open space first floor.



Guide Price:

£35,000 (plus fees)

[Click for more information](#)



Lot **232** 23 Bluebell Close, Huntington,
Chester, CH3 6RP

Studio Apartment in desirable location of Huntington in Chester.

Description:

This partly renovated first-floor studio apartment comprises an entrance hall, living room/bedroom with a space-saving fold-away bed, and a separate newly fitted, part-finished kitchen and bathroom.

The majority of the major works have been completed by the vendor. Outside, the property has designated parking and communal gardens. This property would make an ideal first-time buyer or investment property.



Guide Price:

£75,000 - £95,000 (plus fees)

[Click for more information](#)



Lot **233** 20 Linwood Road,
Tranmere, Wirral, CH42 5PY

This 2 Bedroomed mid-terraced house presents an excellent renovation opportunity.

Description:

This mid-terraced house presents an excellent renovation opportunity. The property benefits from uPVC double glazing and combi-fired gas central heating.

This property is ideal for buy-to-let landlords or investors.



Guide Price:

£65,000 - £75,000 (plus fees)

[Click for more information](#)



Lot **234** Flat 4 Victoria Apartments,
3 Bastion Road, Prestatyn, LL19 7ES

A spacious well-maintained one bedroom leasehold ground floor apartment.

Description:

Close to the high street shops and amenities and also the beach front in Prestatyn.

An ideal opportunity to purchase a superb investment property or first-time home.



Guide Price:

£50,000 - £70,000 (plus fees)

[Click for more information](#)



Lot **235** 55 Egerton Street, Chester,
Cheshire, CH1 3ND

A large 4 bedroom terraced Grade II listed house.

Description:

Potential to be used as a family home or as an investment with potential to create a significant annual income.

Previous use as a house in multiple occupation. Benefits from gas central heating and off-road parking to the rear. Potential gross yield 10% plus.



Guide Price:

£250,000 - £300,000 (plus fees)

[Click for more information](#)



Lot **236** Tyn Y Morfa Cottages, 3 Tyn Y Morfa, Gwespyr, Holywell, CH8 9JW

A lovely three bedroom semi-detached cottage.

Description:

Far reaching views and being within walking distance of the North Wales coast. Close to excellent road links.

.Three Bedroom Semi Detached Cottage
 Within Walking Distance Of North Wales Coast
 Surrounded By Open Countryside
 Close To Local Road Network
 Air Source Heating And Solar Panels
 Superb Family Home Or Investment Property

An ideal family home or investment property.



Guide Price:
 £150,000 - £180,000 (plus fees)

[Click for more information](#)

Lot **237** 89 High Street, Runcorn, Halton, WA7 1JF

A two storey converted wharf building, currently let under an assured shorthold tenancy expiring 31 April 2025 at a rent of £700 per month plus bills.

Description:

The property is located in the heart of Runcorn Old Town, being immediately adjacent to the canal and opposite a large central free car park.

This location is superb for easy access to Liverpool and all surrounding areas via the M56 Motorway



Guide Price:
 £80,000 - £100,000 (plus fees)

[Click for more information](#)

Lot 238 93A Dicksons Drive, Newton, Chester, Cheshire, CH2 2BT

A 2 Bedroom Leasehold Maisonette.

Description:

In The Popular Area Of Upton, Within Easy Reach Of Chester City Centre. Vacant Possession On Completion.

A Superb Investment Property On First Time Property. Potential Gross Yield 9% Plus.

- Superb Investment Property
- Popular Residential Area
- Vacant Possession
- Leasehold



Guide Price:
£100,000 (plus fees)

[Click for more information](#)



Lot 239 70 High Street, Connah's Quay, Flintshire, CH5 4DD

This mid-terraced commercial property was previously used as office space.

Description:

It offers huge potential, with the option to extend and convert into two separate flats, or continue use as commercial premises (subject to relevant permissions).

This mid terraced commercial property has previously been used as an office space.

There is huge potential here with the option to extend and convert into two separate flats or use as commercial premises (subject to relevant permissions).



Guide Price:
£60,000 - £80,000 (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 **240** 186 Borough road,
Wallasey, CH44 6NU

Mixed - Use Building: Commercial shop use class on the ground floor, with a part converted uppers to a 3 bed residential flat.

Description:

Requires physical separation with a stud wall from commercial to residential.

ERV: £17,400 pa



Guide Price:

£130,000 - £160,000 (plus fees)

[Click for more information](#)

Lot **241** 102 Brook Street, Chester,
Cheshire, CH1 3DU

A substantial two storey property, being close to Chester station and convenient for Chester city centre.

Description:

The ground floor accommodation comprises one let and one vacant commercial unit.

There is further accommodation at first floor level, which is in need of refurbishment internally and could be used as a single flat or individual rooms to let, subject to appropriate works and consents being granted. Being sold with commercial tenant in situ.



Guide Price:

£200,000 (plus fees)

[Click for more information](#)

Lot 242 Ffridd Elen and Y Llety, Deiniolen, Caernarfon, Gwynedd, LL55 3LU

An opportunity to purchase a 3 bedroom detached property together with a separate 2 bedroom cottage, standing in approximately 1.3 acres

Description:

Stunning views down to the North Wales coast and bordering Eryri (Snowdonia) National Park, 4 miles north of Llanberis.

An opportunity to create a stunning family home or homes, or a potential significant investment opportunity. Some cosmetic upgrading required.

The properties are set back off a main road with gated access and stand in approximately 1.3 Acres of land which are mainly grassed. Substantial car parking to side of properties. Two outhouses. LPG tank.



Guide Price:
£290,000 (plus fees)

[Click for more information](#)

Lot 243 Marine House, High Street, Barmouth, Gwynedd, LL42 1DS

A substantial three storey stone-built property, being located on Barmouth High Street.

Description:

comprising a ground floor commercial unit occupied at a rent of £5,040 per annum exclusive, together with extensive upper floor accommodation with the potential to provide up to 8 bedrooms.

Potential to create a stunning investment property in a beautiful North Wales coastal town.

Previously the old ambulance station and maternity home, the property has a wealth of history and original features to include the original fire escape hatch and wooden ladder.



Guide Price:
£210,000 (plus fees)



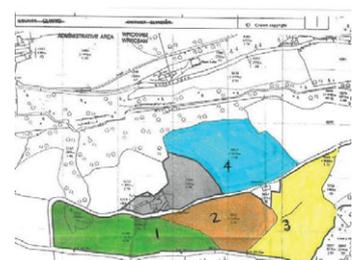
[Click for more information](#)

Lot **244** Tyn Y Cestyll Road, Glyn Ceiriog, Llangollen, Wrexham, LL20 7NL

A parcel of sloped farmland extending to approximately 4.71 acres with road access suitable for a number of uses.

Description:

Set on the edge of the village of Glyn Ceiriog. The land has good gated access onto the main lane and has well fenced boundaries.



Guide Price:
£60,000 (plus fees)

[Click for more information](#)



Lot **245** Ivy House, Tan Y Lloc Lane, Lloc, Holywell, Clwyd, CH8 8RW

A 3 bedroom detached cottage standing in approx 1 acre inc paddock.

Description:

The accommodation comprises of:

Ground Floor:

- Utility Room
- Kitchen - Range of wall base and drawer units. Window to side.
- Lounge - Window to front.
- Bathroom - 3-piece suite.
- Bedroom 1 - Window to front.
- Study - Window to front.



Guide Price:
£240,000 (plus fees)

[Click for more information](#)



Lot **246** 15 Erskine Road, Colwyn Bay, LL29 8EU

A spacious three bedroom semi-detached house, being located in Colwyn Bay town and convenient for all local amenities.

Description:
In need of a scheme of cosmetic improvement and benefitting from gas central heating and uPVC double glazing.



Guide Price:
£128,000 (plus fees)

[Click for more information](#)

Lot **247** Crescent Chambers, South Cres, Llandrindod Wells, LD1 5DH

A charming Victorian mid-terrace over 5 floors is now for sale with a huge development opportunity.

Description:
This vacant building is located in the heart of mid Wales in Llandrindod Wells surrounded by its beauty scenery with a lake and old town charm feeling.



Guide Price:
£100,000 - £150,000 (plus fees)

[Click for more information](#)

Lot **248** **3 Garth Terrace, Silwen Road, Bangor, LL57 2SU**

A Three Bedroom Terraced Property Located Within Walking Distance Of Bangor City Centre.

Description:

Having Stunning Views To The Rear Across The Menai Straits To Ynys Mon. Currently Occupied Under A Periodic Converted Contract From 9 February 2023 At A Monthly Rent Of £850 per calendar month. Benefitting From UPVC Double Glazing And Gas Central Heating.



Guide Price:
£190,000 (plus fees)

[Click for more information](#)



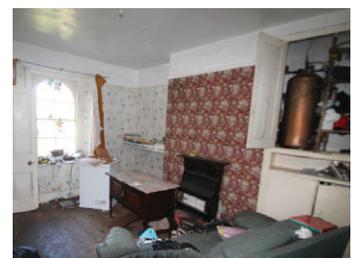
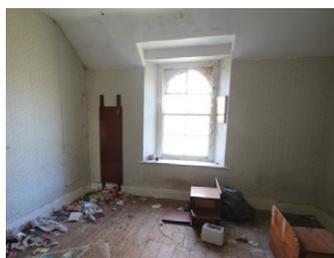
Lot **249** **226 Conway Road, Mochdre, Colwyn Bay, Conwy, LL28 5AA**

A Three Bedroom Detached Stone Cottage, Standing On A Good Sized Plot.

Description:

Being In Need Of A Scheme Of Refurbishment. Close To All Local Amenities And The A55 Expressway.

A Superb Opportunity To Create A Stunning Family Home Or Investment Property.



Guide Price:
£90,000 (plus fees)

[Click for more information](#)



Lot 250 33 Keysbrook, Tattenhall, Chester, Cheshire, CH3 9QP

A deceptively spacious and skillfully extended four bedroom semi-detached.

Description:
mature home making it an ideal for a family, couple or first time buyers. Originally on market £369,950.

- *Key features
- Extended Semi-Detached Home
- Generous Sized Plot
- Popular Cheshire Village Location
- Four Bedrooms
- Gas Central Heating
- Double Glazing
- Three Reception Areas
- Howdens Modern Kitchen
- Two Bathrooms
- Ample Parking



Guide Price:
£275,000 - £300,000 (plus fees)

[Click for more information](#)

Lot 251 Chapel Bank, 1, Pentraeth, Anglesey, LL75 8BZ

A Fully Furnished Three Bedroom Semi Detached House Including Off Road Parking And A Large Garden

Description:
Being Positioned In The Village Of Pentraeth On The Island Of Ynys Mon, Within Easy Reach Of Local Amenities, Tourist Areas And Stunning Beaches. The Property Has Been Utilised For Holiday Lets, Having Forward Bookings For 2025. Previous Gross Income For The Year Ended 31 October 2024 Of £24,000. A Lovely Property With Potential To Provide A Significant Income. UPVC Double Glazing. Oil Fired Central Heating. Complies With All Regulations Concerning Holiday Lettings.



Guide Price:
£135,000 (plus fees)

[Click for more information](#)

Lot **252** Erw Deg, Lon Groes, Gaerwen, Anglesey, LL60 6DF

A Detached 3 Bedroom Dormer Bungalow Together With A Converted 3 Bedroom Cottage On The Beautiful island Of Ynys Mon.

Description:

This detached 3 bedroom dormer bungalow is situated in the village of Gaerwen, and was formerly a much smaller farm house before a later extension was built.

In addition, the former outbuilding has been converted into a 3 bedroom cottage with views over the neighbouring fields.

Accessed via a driveway, with ample off-road parking, this delightful home has been lovingly renovated by the current owners. Both properties feature countryside and distant mountain views.

Guide Price:

£450,000 (plus fees)



[Click for more information](#) 

Lot **253** Field Four, Tyn Y Cestyll Road, Glyn Ceiriog, Wrexham, LL20 7NL

This parcel of sloped farmland extending to approximately 4.98 acres with road access ideal for a number of uses.

Description:

Set on the edge of the pretty village of Glyn Ceiriog offering all amenities.



[Click for more information](#) 

Guide Price:

£70,000 (plus fees)

Lot 254 63, Rush Hall, Mountrath, Laois, R32CX40

Spacious family home in Mountrath with charm, convenience, and potential.

Description:

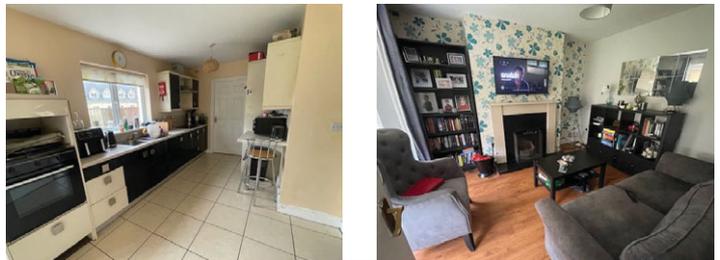
Spanning approximately 1,600 sq. ft., this spacious and light-filled property offers a well-balanced layout. The ground floor features a modern kitchen, a bright and inviting living room, and a practical utility room. The home boasts four generously sized bedrooms, including two with en-suite bathrooms. Three of the bedrooms are located upstairs, alongside a well-appointed main bathroom.

To the rear, the property enjoys a sizable garden with great potential, while private parking adds further convenience.

Located in the vibrant town of Mountrath, this home is within easy reach of essential amenities, including both primary and secondary schools. Portlaoise is just a 10-minute drive away.

Guide Price:

€195,000 (plus fees)



[Click for more information](#)



Upcoming 2025 National Auction Dates

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



June 25

Closing Date: June 11



August 28

Closing Date: August 15



October 29

Closing Date: October 17



December 10

Closing Date: November 28

TOWN + COUNTRY
PROPERTY AUCTIONS

New Lots Added...

**Lots
255 - 304**

tcpa.co.uk

Lot **255** Station House, Gordon Street, Newhey,
Rochdale, Lancashire, OL16 3SL

Extended detached 3-bedroom home with massive potential.

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.



Guide Price:
£180,000 (plus fees)

[Click for more information](#)



Lot **256** Willow Cottage, 5 Bath Road,
Hungerford, Berkshire, RG17 0HE

A large 5 bedroom detached property.

Description:

The accommodation includes good hall space, a sitting room with a fireplace and a conservatory with fabulous views across the meadow. There is also a very useful study and downstairs cloakroom/utility. The kitchen has ample space for a table and there is a fireplace with a woodburner.

There is a cosy dining room and a snug/playroom. On the first floor there is a generous landing and five bedrooms in all, together with a family bathroom. The master bedroom has a fireplace, an en-suite shower room and a walk-in wardrobe. Outside there are extensive grounds laid to grass with a natural pond, a wide driveway and a fabulous backdrop across water meadows.



Guide Price:
£700,000 (plus fees)

[Click for more information](#)



Lot
257

Flat 22 York Towers, 383 York Road, Leeds, West Yorkshire, LS9 6FB

Two bed two bath apartment - 22%
yield on guide price

Description:

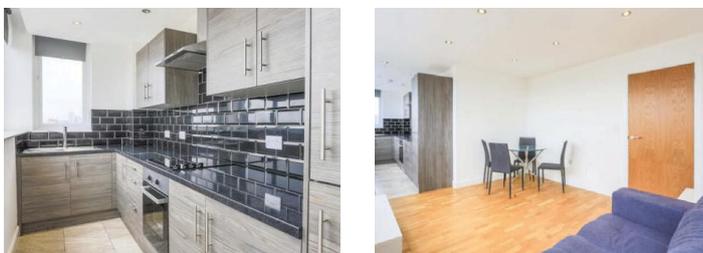
This investment is currently generating an income of £11,400 per annum on an AST. York Towers is located 10 mins commute to Leeds city centre.

£950 per month rent

£21 per month ground rent

£404 per month service charge

£524 Net Rental Income = 12.5% Yield on Guide Price



Guide Price:

£50,000 (plus fees)

[Click for more information](#)



Lot
258

Flat 106 Brixton Hill Court, Brixton Hill, London, SW2 1QZ

A long lease studio apartment now
vacant.

Description:

Ideally located a spacious studio apartment on the first floor of this sought after private 1930's mansion block very close to Brixton town centre. The flat is located at the rear of the block so its remarkably quiet and very bright thanks to a SOUTH WEST facing aspect!



Guide Price:

£200,000 (plus fees)

[Click for more information](#)



Lot
259 7 Mead Lane, Buxted, Uckfield,
East Sussex, TN22 4AS

This very well presented light and spacious 2 bed apartment.

Description:

Leasehold Information - 112 years remaining on the lease

Ground rent: £263.56 per annum

Maintenance charge: £3,976.76 per annum

Buxted is a charming village steeped in history and natural beauty. Residents enjoy easy access to stunning countryside, with scenic walking trails, cycling routes, and outdoor pursuits right on their doorstep.

The village boasts excellent amenities, including a mainline train station providing direct links to London, making it an ideal location for commuters. Families appreciate the proximity to a local primary school.

Guide Price:

£140,000 (plus fees)



[Click for more information](#)



Lot
260 Flat 1 The Mews, Green Street,
Ryde, Isle Of Wight, PO33 2QT

One bed ground floor apartment.

Description:

The property is just a short level walk to the high street which offers a variety of shops, including a supermarket, banks, hairdressers, restaurants and coffee shops.

The main bus route is close by and Ryde St John's train station is at the bottom of the hill which offers links to the rest of the island and mainland passenger connections.



Guide Price:

£40,000 - £60,000 (plus fees)

[Click for more information](#)



Lot 261 34 Marsh Lane, Winteringham, Scunthorpe, South Humberside, DN15 9PA

Two bedroom house in need of renovation.

Description:

Renovation required throughout. Substantial river side plot with scope to extend (subject to PP)

Sought After Village location with extensive gardens and field views. A field gate gives access to the yard providing plenty of off road parking and access to the double garage.

Situated in the picturesque village of Winteringham, this property offers a tranquil lifestyle surrounded by natural beauty. Situated within reach to local schools and amenities, the village's serene ambiance enhances the quality of life, providing a relaxing environment for families and individuals alike.

Guide Price:
£120,000 (plus fees)



[Click for more information](#)

Lot 262 132 Holcombe Drive, Burnley, Lancashire, BB10 4BH

Income generating buy to let opportunity.

Description:

Landlord retirement sale - opportunity to add a fully managed asset to your portfolio.

Situated just a short walk away from local amenities, including shops, schools, and parks, plus easy access to main transport links throughout the North West.

Guide Price:
£50,000 - £70,000 (plus fees)



[Click for more information](#)

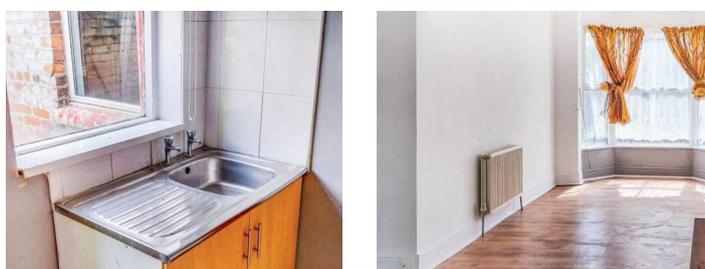
Lot 265 16 Brooklyn Terrace, Worthing Street, Hull, HU5 1PY

Income generating 2 bed terrace property

Description:

This 2 bed mid terrace property is let on an AST at £4,800 pa

Situated in the popular Newland area, the property is close to a number of local amenities, including supermarkets, shops, restaurants and pubs. Excellent transport connections can be found from the A1165, A1079, A63, A164, the M62 and Hull rail station.



Guide Price:
£50,000 - £70,000 (plus fees)

[Click for more information](#)



Lot 266 27 Smithdown Road, Liverpool, L7 4JB

Four bedroom income generating investment.

Description:

This large 4 bed semi is generating an income as a student multi let, generating £21,984 per annum gross income.

Situated in the vibrant Wavertree area, this property benefits from strong rental demand, excellent transport links, and proximity to local amenities, making it a fantastic choice for investors looking for high yield potential.



Guide Price:
£145,000 (plus fees)

[Click for more information](#)



Lot **267** 37 Sussex Street, Scarborough,
North Yorkshire, YO11 1BJ

Buy to let investment or serviced accommodation (Airbnb) opportunity.

Description:

The property has been recently refurbished throughout and the accommodation is spread over three floors and includes four bedrooms; four bathrooms; a living room and kitchen diner.

The current layout of the property means it is ideal for BTL investors looking for impressive returns by operating the property as A HMO (subject to the necessary approval) or AirBnb short term rental.



Guide Price:
£90,000 (plus fees)

[Click for more information](#)



Lot **268** Fox House Farm, Upper Foxhouse
Lane, Holmfirth, HD9 2TF

Traditional farmhouse with equestrian facilities.

Description:

This large 5 bedroom farmhouse also includes a two bedroom cottage / annex and is to be sold at auction.

The property is accessed via new electric gates at the end of the 0.2 km driveway and is set within 10 acres of fully fenced land.

6 stables – block of 4 timber and 2 stone stables
40 x 20m sand and rubber arena

Only 4 miles from the centre of Holmfirth, which is in the heart of the breathtaking Holme Valley. This picture-postcard town has all the daily amenities and is popular with walkers and wildlife lovers alike.



Guide Price:
£1,000,000 - £1,500,000 (plus fees)

[Click for more information](#)



Lot
269 Ja-Ivan Silver Street, Wethersfield,
Braintree, Essex, CM7 4BP

Four bedroom detached bungalow.

Description:

This 4 bed detached bungalow offers investors and homeowners a great refurbishment opportunity. Situated on a 0.2 acre plot, there are options to extend (STPP).

The bungalow offers a peaceful village setting in close proximity to the local primary school, with convenient access to transportation and the M11 direct to London—making it an ideal choice for those seeking tranquility alongside easy commutes to nearby towns like Braintree. It also provides quick routes to the A120, offering links to Stansted Airport.

The large driveway has parking for 6+ vehicles and benefits from a 1½-length garage. To the rear of the property, you enjoy right of way access from Saffron Gardens along a private pathway.

Guide Price:

£375,000 (plus fees)



[Click for more information](#)



Lot
270 3 Medway House, Samuel Street,
Preston, Lancashire, PR1 4YJ

Two bed ground floor apartment.

Description:

The property comes with a tenant in situ generating £5,868 pa, making it an ideal investment opportunity for discerning investors seeking a high yield income.

The property is located just a short drive away from Preston town centre, known for its superb local schools, shops, and amenities. With fantastic travel links provided by nearby train stations and easy access to the M6 and M61 motorways.



Guide Price:

£20,000 - £30,000 (plus fees)

[Click for more information](#)



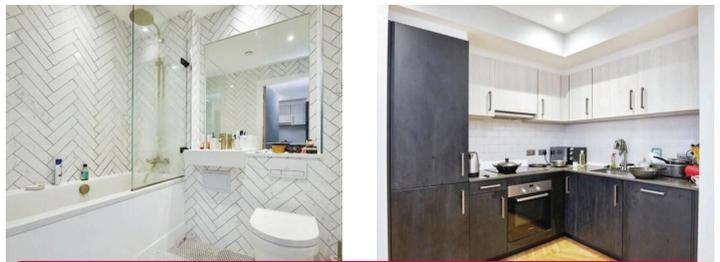
Lot 271 Apartment 410 Beaufort House, 94-98 Newhall Street, Birmingham, B3 1PB

One bed apartment generating an income of £12,000.

Description:

This apartment is ideal for young professionals or couples looking for a convenient and stylish urban lifestyle. Therefore has a high rental demand making this a great addition to any portfolio.

Beaufort House is just two minutes on foot from the action at Colmore Row, the city's business district, an area teeming with fantastic architecture, popular landmarks, and all the amenities and facilities to enable modern city centre living in comfort.



Guide Price:
£100,000 - £125,000 (plus fees)

[Click for more information](#)



Lot 272 Unit 107, 19 Wright Street, Liverpool, Liverpool, L5 8SB

Vacant studio in Young village.

Description:

Built circa 2011 of standard bricks and mortar construction the Studio is a great Student Rental Unit given its location is so close to Liverpool City Centre. A long lease this unit was originally sold in 2013 for £39,950. The building has 24-hour CCTV in operation, along with coded doors for your safety and security as well as a caretaker who manages the communal areas.

Ground Rent £150 per annum
Service Charge £640 per quarter



Guide Price:
£3,000 (plus fees)

[Click for more information](#)



Lot 275 COO21 Seaview Holiday Park, St. Johns Road, Kent, CT5 2RY

Two Bedroom Holiday Home Available.

Description:

This ABI Arizona 36ft by 12ft hosts a spacious lounge and dining area, perfect for couples or families, located in the lovely seaside town of Whitstable it sleeps 6, with amenities including beach front access, swimming pool, wifi and on site parking.

Seaview Holiday Park is the perfect holiday home destination offering miles of coastal footpaths and a range of on-park amenities. Conveniently located close to famous castles and stunning landscapes, all of which are within a short drive, making it an ideal base for exploring the Kent coastline.

Estimated Site fees for 2025 (Inc pitch fee, electric and water) £7550, paid over 9 months at £839 PM

Guide Price:

£22,000 (plus fees)



[Click for more information](#)

Lot 276 Flat 2, 4 Long Street, Tetbury, Gloucestershire, GL8 8AQ

Two-bedroom town centre apartment.

Description:

Two-bedroom town centre apartment with vacant possession available by Auction 16th April 2025

This second floor property enjoys sash windows and generous ceiling heights, as well as hard flooring throughout the open-plan reception, kitchen area and bedrooms.

Tetbury is a historic town within the Cotswold Area of Outstanding Natural Beauty. The town centre has many amenities including cafes, shops, pubs and restaurants. Along with amenities such as a supermarket and both primary and secondary schools.

The property also includes a one third share in both the freehold and the management company.

Guide Price:

£140,000 (plus fees)



[Click for more information](#)

Lot **277** **111 Birdham Road, Brighton, East Sussex, BN2 4RY**

3 bed semi to be sold with vacant possession

Description:

The property benefits from modern double glazing and recently installed (2024) air source heat pump heating system.

Ideal for families with local schools nearby and especially those with pets, as it boasts a well proportioned lawned garden with deck.

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.

The property is ideally located near local amenities, including supermarkets and transport links that provide quick access to the city centre and university campuses.

Guide Price:

£270,000 (plus fees)



[Click for more information](#)



Upcoming 2025 National Auction Dates

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



June 25

Closing Date: June 11



August 28

Closing Date: August 15



October 29

Closing Date: October 17



December 10

Closing Date: November 28

Lot 279 Land adjacent to 44, School Lane, Brereton, Sandbach, CW11 1RN

Nestled in the charming village of Brereton, this prime plot of land presents an exceptional opportunity to build a stunning five-bedroom detached family home.

Description:

Boasting full planning permission, the proposed residence is designed to offer spacious and contemporary living, blending seamlessly with its picturesque surroundings.

Tucked away in a secluded position adjacent to 44 School Lane, this exclusive setting ensures both privacy and tranquillity while remaining within easy reach of local amenities, excellent schools, and convenient transport links.



Guide Price:
£180,000 (plus fees)

[Click for more information](#)

Lot 280 5 Queen Street, Stoke-on-Trent, Staffordshire, ST6 3EL

Located in the heart of Stoke-on-Trent, 5 Queen Street, ST6 3EL, presents a fantastic mixed-use investment opportunity generating approximately £62,000 per annum approx 15% yield.

Description:

The property comprises a fully tenanted ground-floor bar, which benefits from a steady customer base, and a fully licensed five-bedroom HMO above, providing consistent rental income. With both elements securely let, this property offers investors a strong and reliable return from day one.



Guide Price:
£400,000 (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.

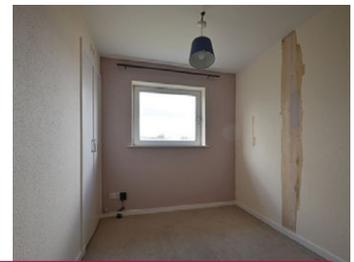
Lot **281** 18 Warrand Road, Inverness, Inverness-Shire, IV3 5SH

This is an incredible opportunity is presented over 1 level. Top floor comprises of entrance hallways, lounge and kitchen, hallway, three bedrooms and bathroom.

Description:

This property is perfect for an investor looking to take on a new project or a 1st time buyer. Similar properties in the area are renting for over £1,000 P/M.

This opportunity benefits from a wide range of local amenities that include a primary school, public transport and easy access to shops.



Guide Price:
£75,000 (plus fees)

[Click for more information](#)



Lot **282** 21D Kirk Street, Campbeltown, Argyll and Bute, PA28 6BL

An excellent rental investment.

Description:

Tenanted: £375PCM

This is an incredible opportunity comprises of entrance hallway, lounge, kitchen, hallway, one bedroom and bathroom.

This property perfect for an investor looking to take on a new project or a 1st time buyer. Similar properties in the area are renting for £450 PCM .

This opportunity benefits from a wide range of local amenities that include a primary school, public transport and easy access to shops.

****THIS IS BEING SOLD AS PART OF AN 18 UNIT PORTFOLIO****

Guide Price:
£20,000 (plus fees)



[Click for more information](#)



Lot 283 2B Burnside Street, Campbeltown, Argyll, PA28 6JE

An excellent investment opportunity.

Description:

This is an incredible opportunity comprises of entrance hallways, lounge and kitchen, hallway, two bedrooms and bathroom.

Externally there are front and back garden, with on street parking.

This property perfect for an investor looking to take on a new project or a 1st time buyer.

This opportunity benefits from a wide range of local amenities that include a primary school, public transport and easy access to shops.

THIS IS BEING SOLD AS PART OF AN 18 UNIT PORTFOLIO

Guide Price:
£15,000 (plus fees)



[Click for more information](#)

Lot 284 49D Longrow, Campbeltown, Argyll and Bute, PA28 6ER

An excellent rental investment.

Description:

Vacant, potential rental income of £500.

This is an incredible opportunity comprises of entrance hallways, lounge and kitchen, hallway, two bedrooms and bathroom.

This property perfect for an investor looking to take on a new project or a 1st time buyer.

This opportunity benefits from a wide range of local amenities that include a primary school, public transport and easy access to shops.

** THIS IS BEING SOLD AS PART OF AN 18 UNIT PORTFOLIO**

Guide Price:
£20,000 (plus fees)



[Click for more information](#)

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Lot **285** 2 Burnside Street,
Campbeltown, Argyll, PA28 6GE

An excellent investment opportunity.

Description:

Vacant, rental income potential of £500 p/m.

This is an incredible opportunity comprises of entrance hallways, open plan lounge and kitchen, hallway, three bedrooms and bathroom.

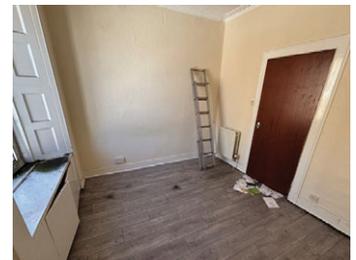
This property perfect for an investor looking to take on a new project or a 1st time buyer.

This opportunity benefits from a wide range of local amenities that include a primary school, public transport and easy access to shops.

THIS IS BEING SOLD AS PART OF AN 18 UNIT PORTFOLIO

Guide Price:

£15,000 (plus fees)



[Click for more information](#)

Lot **286** 54A Longrow, Campbeltown,
Argyll and Bute, PA28 6DD

An excellent rental investment.

Description:

Tenanted: £475PCM

This is an incredible opportunity comprises of entrance hallway, lounge and kitchen, hallway, two bedrooms and bathroom.

This opportunity benefits from a wide range of local amenities that include a primary school, public transport and easy access to shops.

THIS IS BEING SOLD AS PART OF AN 18 UNIT PORTFOLIO

Guide Price:

£20,000 (plus fees)



[Click for more information](#)

Lot 287 2A Burnside Street, Campbeltown, Argyll, PA28 6JE

An excellent investment opportunity.

Description:

Vacant, potential rental of £500 p/m.

This is an incredible opportunity comprises of entrance hallways, lounge and kitchen, two bedrooms and bathroom.

This property perfect for an investor looking to take on a new project or a 1st time buyer.

This opportunity benefits from a wide range of local amenities that include a primary school, public transport and easy access to shops.

THIS IS BEING SOLD AS PART OF AN 18 UNIT PORTFOLIO

Guide Price:

£15,000 (plus fees)



[Click for more information](#)

Lot 288 Flat 1, 33 Longrow, Campbeltown, Argyll and Bute, PA28 6ER

An excellent rental investment.

Description:

Tenanted: £336PCM

This is an incredible opportunity comprises of entrance hallways, lounge and kitchen, hallway, two bedrooms and bathroom. Externally there are front and back garden, with on street parking.

This property perfect for an investor looking to take on a new project or a 1st time buyer. Similar properties in the area are renting for £450 PCM .

This opportunity benefits from a wide range of local amenities that include a primary school, public transport and easy access to shops.

THIS IS BEING SOLD AS PART OF AN 18 UNIT PORTFOLIO

Guide Price:

£20,000 (plus fees)



[Click for more information](#)

Lot **289** 8C Shore Street, Campbeltown, Argyll, PA28 6BS

An excellent investment opportunity.

Description:

VACANT, potential rental income of £500 p/m.

This is an incredible opportunity comprises of entrance hallway, lounge and kitchen, two bedrooms and bathroom.

This property perfect for an investor looking to take on a new project or a 1st time buyer.

This opportunity benefits from a wide range of local amenities that include a primary school, public transport and easy access to shops.

THIS IS BEING SOLD AS PART OF AN 18 UNIT PORTFOLIO

Guide Price:

£22,000 (plus fees)



[Click for more information](#)

Lot **290** 49E Longrow, Campbeltown, Argyll and Bute, PA28 6ER

An excellent rental investment.

Description:

Vacant potential rental income of £500.

This is an incredible opportunity comprises of entrance hallway, lounge and kitchen, two bedrooms and bathroom.

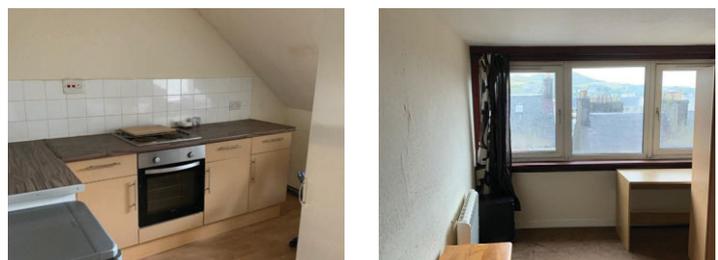
This property perfect for an investor looking to take on a new project or a 1st time buyer.

This opportunity benefits from a wide range of local amenities that include a primary school, public transport and easy access to shops.

THIS IS BEING SOLD AS PART OF AN 18 UNIT PORTFOLIO

Guide Price:

£20,000 (plus fees)



[Click for more information](#)

Lot 291 8E Shore Street, Campbeltown, Argyll, PA28 6BS

An excellent investment opportunity.

Description:

Tenanted: £400PCM

This is an incredible opportunity comprises of entrance hallways, lounge and kitchen, hallway, two bedrooms and bathroom.

This property perfect for an investor looking to take on a new project or a 1st time buyer. Similar properties in the area are renting for £450 PCM .

This opportunity benefits from a wide range of local amenities that include a primary school, public transport and easy access to shops.

THIS IS BEING SOLD AS PART OF AN 18 UNIT PORTFOLIO

Guide Price:

£21,000 (plus fees)



[Click for more information](#)

Lot 292 Flat 4 Mafeking Place, Burnbank Street, Campbeltown, Argyll, PA28 6JD

An excellent rental investment.

Description:

Tenanted: £425PCM

This is an incredible opportunity comprises of entrance hallways, lounge and kitchen, one bedroom and bathroom.

This opportunity benefits from a wide range of local amenities that include a primary school, public transport and easy access to shops.

THIS IS BEING SOLD AS PART OF AN 18 UNIT PORTFOLIO

Guide Price:

£20,000 (plus fees)



[Click for more information](#)

Lot **293** 8F Shore Street, Campbeltown, Argyll, PA28 6BS

An excellent investment opportunity.

Description:

Tenanted: £450PCM

This is an incredible opportunity comprises of entrance hallways, lounge, kitchen, hallway, two bedrooms and bathroom.

This opportunity benefits from a wide range of local amenities that include a primary school, public transport and easy access to shops.

****THIS IS BEING SOLD AS PART OF AN 18 UNIT PORTFOLIO****



Guide Price:

£21,000 (plus fees)

[Click for more information](#)



Lot **294** 54C Longrow, Campbeltown, Argyll and Bute, PA28 6DD

An excellent rental investment.

Description:

Tenanted: £395PCM

This is an incredible opportunity comprises of an entrance hallway, lounge, kitchen, hallway, one bedroom and bathroom. Externally there are front and back garden, with on street parking.

This property perfect for an investor looking to take on a new project or a 1st time buyer. Similar properties in the area are renting for £450 PCM .

This opportunity benefits from a wide range of local amenities that include a primary school, public transport and easy access to shops.

****THIS IS BEING SOLD AS PART OF AN 18 UNIT PORTFOLIO****



Guide Price:

£19,000 (plus fees)

[Click for more information](#)



Lot 295 79 High Street, Sanquhar, Dumfriesshire, DG4 6DT

This stunning newly refurbished 3-bedroom mid-terraced house in Sanquhar.

Description:

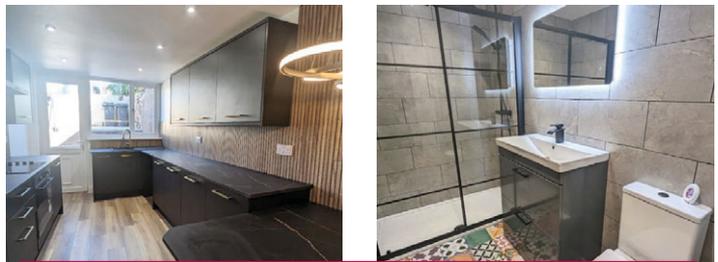
Home Report Value – £120,000

Massive £25,000 discount from Guide Price!

This beautifully presented home is set over two levels. The ground floor features an entrance vestibule with Artisan tiles, a bright bedroom (which could serve as a second living space), a modern shower room, and an open-plan kitchen/living area with stylish fittings, marble-effect worktops, and integrated appliances. Upstairs, there are two further bedrooms, including a spacious master with built-in storage, and a second shower room.

Guide Price:

£95,000 (plus fees)



[Click for more information](#)

Lot 296 8-9 Junction House, Waver Green, Pudsey, West Yorkshire, LS28 7BG

Junction House offers modern office accommodation situated in the heart of Pudsey Town Centre neighbouring Virgin bank and Pudsey Market.

Description:

The property benefits from the following:-

- Newly fitted out
- Good security
- IT / Data hard wired
- Gas heating
- LED lighting
- On-site car parking with electric charging bay
- Office furniture available if required
- Fully operational kitchen Facilities

Location - The property is situated in the heart of Pudsey Town Centre neighbouring Virgin bank and Pudsey Market.

Pudsey is a thriving commercial town and home to a number of national and local retailers and banks.

Guide Price:

£350,000 (plus fees)



[Click for more information](#)

Lot **297** 24 Troydale Gardens, Pudsey,
West Yorkshire, LS28 9JZ

Immaculate 4 bedroom terraced house.

Description:

This beautifully presented 4-bedroom terraced home is located in the highly sought-after area of Pudsey and offers stylish, modern interiors ideal for family living.

Outside, a private rear garden provides excellent outdoor space, while a driveway offers convenient off-road parking.

Situated in a prime location close to shops, supermarkets, restaurants, and pubs, the home also benefits from excellent transport links, including the A6110, M621, and frequent bus routes. With proposed extension plans available for just a £290 approval charge, this is a rare opportunity to secure a stunning home with fantastic potential in one of Pudsey's most desirable areas.

Guide Price:
£195,000 (plus fees)



[Click for more information](#)

Lot **298** 168 Lichfield Road, Brownhills, Walsall,
West Midlands, WS8 6JB

Exceptional Mixed-Use Investment Producing £69,000 p.a. with Further Income Potential.

Description:

An outstanding investment opportunity to acquire a substantial freehold mixed-use property in a prominent position on Lichfield Road. This is a rare asset combining residential, commercial, and yard income — currently generating £69,000 per annum with scope to increase to over £76,000 p.a. when fully let.

Ideal for investors seeking a high-yielding, diversified income stream, with the added benefit of future planning potential and optional continuation of two profitable motor trade businesses.

Superbly situated on the A461 (Lichfield Road), just outside Brownhills town centre with easy access to the M6 Toll, A5 and Walsall.

Guide Price:
£565,000 (plus fees)



[Click for more information](#)

Lot 299 2D Schooner Street, Barrow-in-Furness, Cumbria, LA14 2SQ

Excellent investment opportunity.

Description:

This one-bedroom apartment on Schooner Street, Barrow-in-Furness presents an excellent opportunity for investors looking to expand their portfolio. Currently occupied by tenants paying £550 per month, this property generates an attractive gross yield of 13.2%, making it a compelling investment prospect.

The property’s layout includes a generously-sized living room, compact kitchen, double bedroom, and bathroom.



Guide Price:

£40,000 (plus fees)

[Click for more information](#)

Lot 300 Cornerstone Cottage, Sweetshouse, Bodmin, Cornwall, PL30 5AW

A detached 3-bedroom character cottage in a sought-after Cornish setting, with garage and separate parcel of land offering development potential (STPP). Suitable as a family home, second home or income-generating investment

Description:

Cornerstone Cottage presents a rare opportunity to acquire a well-maintained, detached stone-built cottage full of character, located in a peaceful semi-rural position just outside Bodmin.

The property includes a detached garage and a parcel of land directly opposite the house — with scope for development of an additional dwelling or annexe, subject to planning permission.



[Click for more information](#)

Guide Price:

£250,000 (plus fees)

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
301 27 North Street, Coventry,
West Midlands, CV2 3FP

A 2 bedroom end terrace home set in Coventry.

Description:

This is an incredible opportunity is presented over 2 levels and comprises of entrance hallways, lounge and kitchen, hallway, two bedrooms and bathroom.

Externally there are front and back garden, with on street parking.

This property perfect for an investor looking to take on a new project or a 1st time buyer.

This opportunity benefits from a wide range of local amenities that include a primary school, public transport and easy access to shops.

Guide Price:
£99,000 (plus fees)



[Click for more information](#)



Lot
302 28 Ceri Avenue, Prestatyn,
LL19 7YN

The auctioneers are acting for mortgagees not in possession so have not inspected the property.

Description:

The auctioneers understand that the property is a two-bedroom detached bungalow. Cash buyers only. Internal viewings not possible.

The subject property is located within the popular North Wales coastal town of Prestatyn and has the potential for someone to create a lovely family home or investment property. The Auctioneers are acting for Mortgagees Not In Possession so an internal inspection of the property has not taken place. The Auctioneers have assumed that a scheme of refurbishment will be required both internally and externally.

Guide Price:
£90,000 (plus fees)



[Click for more information](#)



Lot **303** 13 Benjamin Road, Wrexham, LL13 8EE

A 2/3 bedroom semi-detached house, being in need of some upgrading.

Description:

Located on the outskirts of Wrexham city centre. An opportunity to create a lovely family home or investment property. Benefitting from gas central heating. Good sized area to rear. Cash buyers only.



Guide Price:
£80,000 (plus fees)

[Click for more information](#)

Lot **304** Flat 3, 1 St Cybi Street, Holyhead, Isle of Anglesey, LL65 1DS

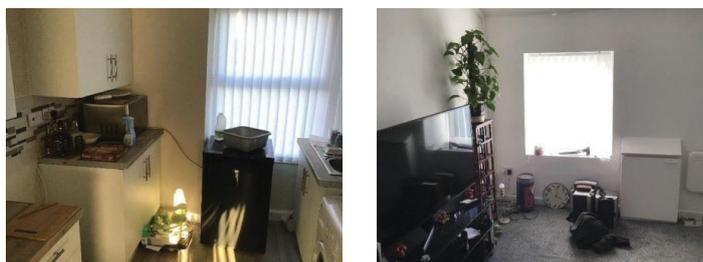
An excellent investment opportunity.

Description:

A Leasehold 1-bedroom flat on the second floor, producing a rental income of £6,000 per annum. 999 Year Lease From 1 January 2021. Ground Rent £500 pa

Located in the centre of Holyhead with convenient access to amenities including shops, train station, ferry port and schools.

The auctioneers have not inspected the property.



Guide Price:
£22,000 (plus fees)

[Click for more information](#)

TOWN + COUNTRY
PROPERTY AUCTIONS

Our next

National Auction

is on

25 June 2025

Closing Date for Entries: 11 June

tcpa.co.uk

Seller's FAQs

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)

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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;
- reproduces the compulsory sections of the CAC without any changes, except as stated in the text;
- acknowledges that the CAC are reproduced with the consent of the RICS; and
- 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 SALE 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 objection 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.

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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. Parts 2 and 3 of this CONDITION G11 do not apply to ARREARS of current rent.

Part 2 - BUYER to pay for ARREARS

- G11. 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

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(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 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.

Irish Terms & Conditions

Any intending purchaser(s) shall accept that no statement, description, or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication published by the vendor or by Town & Country Property Auctions Ireland, as the vendor's agent, in respect of the premises shall constitute a representation inducing the purchaser(s) to enter any contract for sale, or any warranty forming part of any such contract for sale.

Any such statement, description, or measurements, maps, plans, or photographs whether in writing or in oral form, given by the vendor, or by Town & Country Property Ireland as the vendor's agent, are indicative only and are not to be taken as matters of fact and do not form part of any contract for sale.

Any intending purchaser(s) shall satisfy themselves by inspection, survey or otherwise as to the correctness of same. No omission, incorrect measurement, or error of any description, whether given orally or in any written form by the vendor or by Town & Country Property Ireland as the vendor's agent, shall give rise to any claim for compensation against the vendor or against Town & Country Property Ireland, nor any right whatsoever of rescission or otherwise of the proposed contract for sale.

Please note we have not tested any apparatus, fixtures, fittings, or services. Any intending purchasers must undertake their own investigation into the working order of these items and fully satisfy themselves in relation to all such matters. The information provided is issued on the strict understanding that all negotiations will be conducted through Town & Country Property Ireland and that all bids are (Subject to Contract / Contract Denied).

2025 National Auction Dates

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



April 30

Closing Date: April 18



June 25

Closing Date: June 11



August 28

Closing Date: August 15



October 29

Closing Date: October 17



December 10

Closing Date: November 28

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