

National Auction

28 August 2025

ONLINE AUCTION - 9.00 am

Featuring
OVER 250 LOTS

TOWN + COUNTRY
PROPERTY AUCTIONS

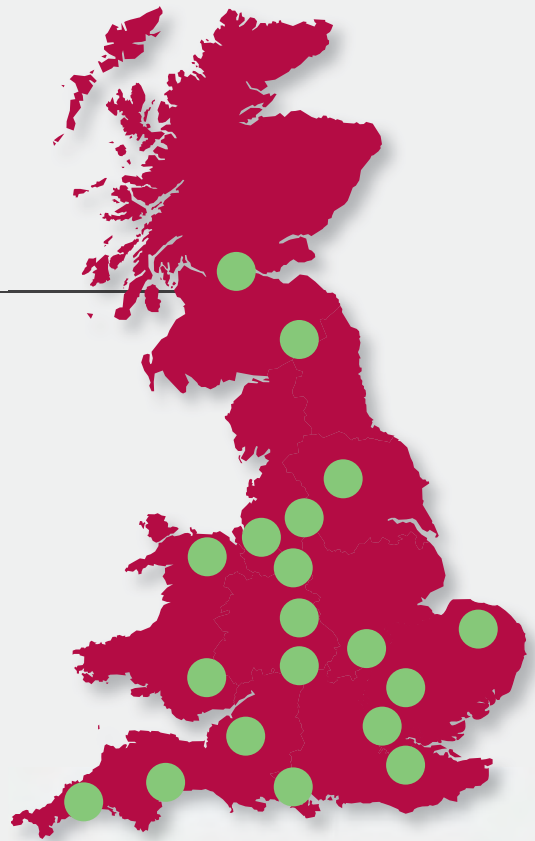
tcpa.co.uk

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.



August 28

Closing Date: August 15



September 24

Closing Date: September 12



October 29

Closing Date: October 17



November 26

Closing Date: November 14



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 **August 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 **250 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 July auction of 2025 saw a 27% 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.

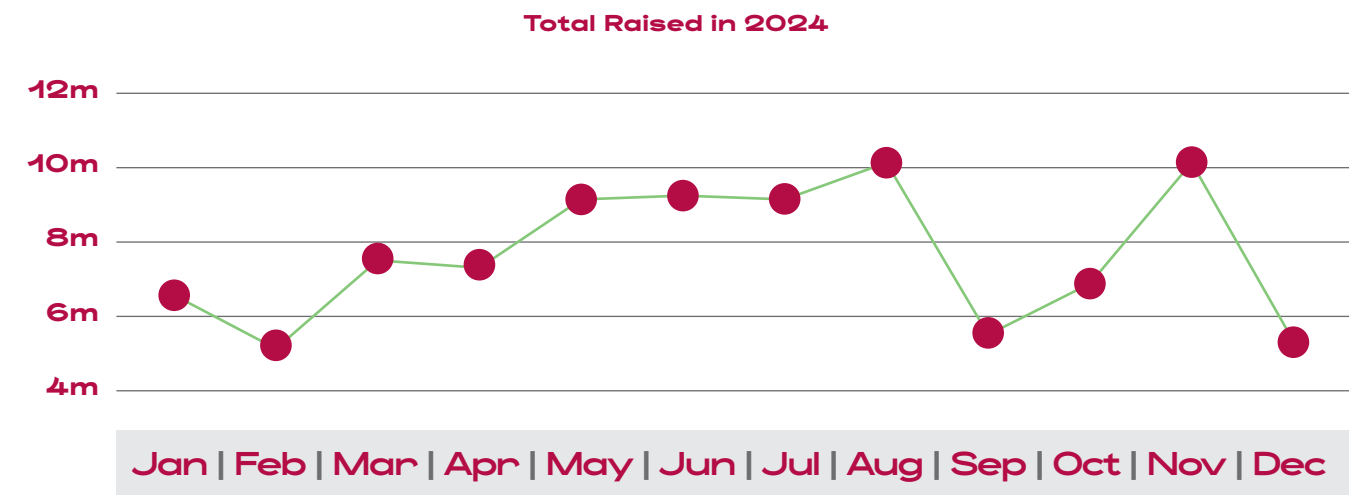
£10.3 Million

Total Raised Last Auction

77

Lots Sold

Stats from 2024 Auctions



£93,000,000+

Total Raised in 2024

651

Lots Sold in 2024

Recently Sold at Auction

SOLD

30-34 High Street, Carshalton, Surrey, SM5 3AG

A mixed use investment for sale via auction treaty, in a prime location on the high street in Carshalton. The property is set over three floors and comprises of a commercial premises to the ground floor and basement. Sold for £628,000 with a total of 299 bids.



SOLD

Portfolio of 9 Terraced Properties (2-4 Bedrooms) in Lancashire

Marketed by our North West office, this exciting portfolio of terraced houses included both renovation projects and tenanted properties. It was sold to an investor prior to auction, with guide prices ranging from £35,000 to £50,000.



SOLD PRIOR

Plas Newydd, Pont Adam, Ruabon, Wrexham, LL14 6DU

A Superb Plot Located In A Popular Residential Area Of Wrexham And Comprising The Grade II* Listed Plas Newydd together with a number of later buildings and outbuildings and large grounds.



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 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.

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

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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 for any losses, damages, or abortive costs incurred in respect of lots that are withdrawn or sold prior to auction. Information relating to Rating matters has been obtained by verbal enquiry only. Prospective purchasers are advised to make their own enquiries of the appropriate authorities. Prospective purchasers are deemed to verify for themselves whether tenanted properties are occupied, and rents are being paid. All measurements, areas and distances are approximate only. Potential buyers are advised to check them. No representation or warranty is made in respect to the structure of any properties nor in relation to their state of repair. Prospective buyers should arrange for a survey of the particular lot by a professionally qualified person. If you choose to make an offer based solely on a virtual viewing, then 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

Hurst Place Woldingham Road, Caterham, Surrey, CR3 7LT

Bidding opens 9.00 am

Site With Full Planning Approval For 12 apartments a mix of 3, 2 and 1 beds with 1 studio.

Description:

Site with full planning approval granted (Ref: 2023/1154/PA) for the demolition of the existing building and construction of 12 apartments a mix of 3, 2 and 1 beds with 1 studio. For sale via auction treaty.

Further Upside: Potential to add 4 additional units to the rear studio buildings (subject to planning)

Located in a strong residential area in Woldingham, with great access to transport and amenities.



Guide Price:

£1,350,000 (plus fees)

[Click for more information](#)



Lot
2

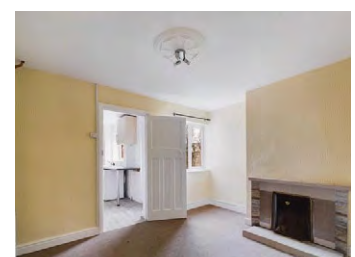
2 Priory Place, Hereford, Herefordshire, HR4 9ND

2 Bed Terrace With Potential To Convert (STPP)

Description:

Situated on Priory Place approximately 1.3 miles north of Hereford city centre is this immaculately presented 2 bedroom terraced house. The property, ideal for first time buyers or as an investment, has plenty of charm and retains its original period features. The property previously had planning permission to convert to a 4 bedroom property (now expired).

The area benefits from nearby amenities including shops, fuel station and pub and playing field. The property is also within walking distance of two primary schools and has a regular bus service to Hereford city.



Guide Price:

£190,000 (plus fees)

[Click for more information](#)



Lot
3

Fernbank House Jacobs Lane, Rochester, Kent, ME3 9NL

4 Bed Detached House With Separate 1 Bed Annex.

Description:

A spacious detached family home, offering in excess of 3000 sq ft of superb family living accommodation plus additional one bedroom detached annex.

The main house offers substantial entrance hall, principal bedroom with en-suite bathroom, 3 further bedrooms upstairs and shower room, on the ground floor; reception room, conservatory, well appointed kitchen / diner and utility room.

The annex boasts a lounge, dining room, kitchen, utility room, bathroom and 1st floor double bedroom.

Guide Price:

£675,000 (plus fees)



[Click for more information](#)



Lot
4

Flat 4 Innova Court, 1A Leslie Park Road, Croydon, Surrey, CRO 6AT

2 Bedroom Flat With Private Courtyard Garden

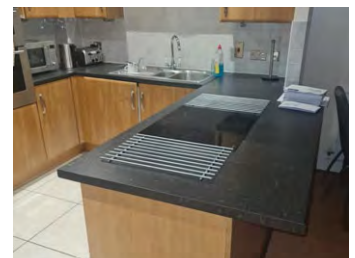
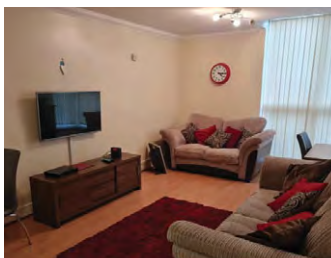
Description:

Two double bedroom, ground floor property for sale, with a long lease for sale via auction treaty. Ideally located for easy commuting, accommodation comprises: hallway, bathroom, open plan kitchen living room, two spacious bedrooms, one with ensuite and a private courtyard garden. This modern block also boasts gated residents parking. With commuters in mind the property is situated in an ideal location, within walking distance of main East Croydon station. More information can be found in the legal pack

Lease Details: 999 years from 1 January 2003

Guide Price:

£240,000 (plus fees)



[Click for more information](#)



Lot
5

157 Mansfield Road, Sutton-In-Ashfield, Nottinghamshire, NG17 4HG

An excellent opportunity to purchase this former pub.

Description:

Planning to convert existing building into four dwellings, and the erection of four 4-bedroom dwellings to the rear. Planning app: V/2022/0748.

Location offers great access to local schools, shops and transport links, lying between Mansfield and Sutton and has access to the M1.



Guide Price:

£310,000 (plus fees)

[Click for more information](#)



Lot
6

Land on the West Side of Hawkins Road, Colchester, Essex, CO2 8JX

Residential Development Opportunity.

Description:

Outline planning permission for up to 42 residential apartments, ground floor commercial and public open space in an area up and coming with existing residential apartment blocks.

There is currently a 500m2, vacant warehouse on the site. Permission includes 22 one bed flats and 20 two bed flats.



Guide Price:

£910,000 (plus fees)

[Click for more information](#)



Lot
7

Holdfast, The Ridgeway, Cranleigh, Surrey, GU6 7HR

4 Bed Detached Chalet Style Home - 2300 sq ft!

Description:

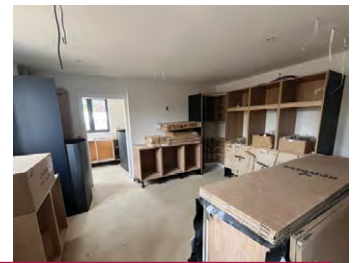
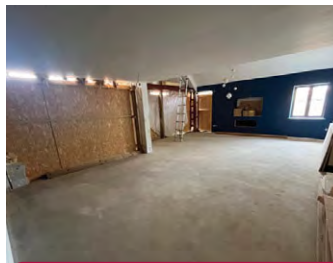
A nearly complete development with implemented planning permission for a 4 bedroom, detached, contemporary chalet style home.

Approximately a third of an acre situated in an established residential locality on the edge of the village. Holdfast, is located on the eastern fringe of the village on The Ridgeway, within a short walk of wooded countryside and level walk to the High Street.

The area is made up of mainly detached properties on generous plots. Detailed planning permission has been implemented for the construction of a detached chalet style home, extending to approximately 2,300 sq. ft.

Guide Price:

£700,000 (plus fees)



[Click for more information](#)



Lot
8

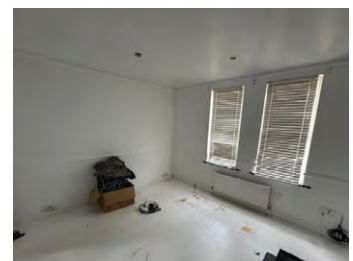
Flat B 29 Edith Road, London, SE25 5PG

3 Bed Duplex Apartment.

Description:

Three bedroom duplex apartment for sale via auction treaty. 3 double bedrooms, with kitchen, bathroom and lounge plus a study room. First floor has kitchen, bathroom, bedroom 1, lounge and study room. Second floor has bedroom 2 and bedroom 3.

Will suit working professionals as transport links to city are excellent. Train station is 5 minutes walk. Trains take 25 min to London Victoria and London Bridge.



[Click for more information](#)



Guide Price:

£225,000 (plus fees)

Lot
9

14 Market Place, Margate, Kent, CT9 1ES

Mixed use Commercial Building with 3 Flats Above!

Description:

Commercial Unit (Ground Floor)
Retail space (25 sq.m) with separate entrance
lobby and communal access to upper floors.
Currently let at £6,000 p.a.

Flat 1 (Lower Ground & Ground Floor)

One/two-bedroom flat (48 sq.m).
Vacant – subject to improvement notice and
prohibition order.

Flat 2 (First Floor)

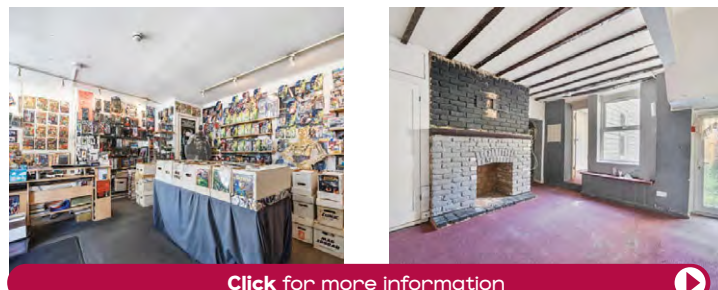
Two-bedroom flat (65 sq.m).
Previously let at £9,000 p.a.

Flat 3 (Second Floor)

Two-bedroom flat (60 sq.m).
Currently let at £9,300 p.a.

Guide Price:

£300,000 (plus fees)



[Click for more information](#)



Lot
10

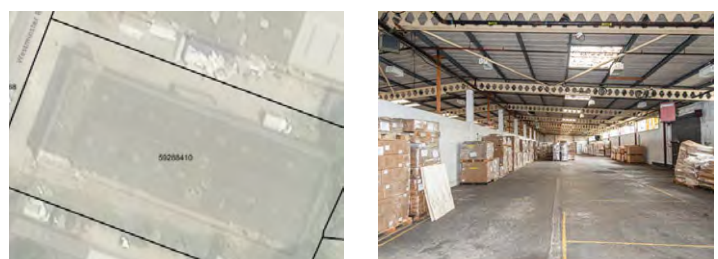
2-3 Westminster Road, Wareham, Dorset, BH20 4SW

Warehouse and Offices with Development Potential

Description:

Fantastic opportunity to purchase this
detached, circa 19,000 sq ft, warehouse and
office building located just outside of
Bournemouth (17 miles).

The property is in need of refurbishment and
also offers potential for residential development
subject to the relevant planning permissions.



[Click for more information](#)



Guide Price:

£1,000,000 (plus fees)

Lot
11

Flat 25 Commodore Court, Nottingham, NG8 5DH

Two Bedroom Apartment.

Description:

this modern apartment occupies a second floor position, and provides accommodation including; an entrance hall, an open plan kitchen dining/living area with patio doors opening to a Juliette style balcony, plus two bedrooms and a fitted bathroom.

Benefitting from double glazing, electric storage heating, and a security intercom entry system, the property also has one allocated car parking space.

Currently rented at £750pcm = £9,000 pa. This provides a yield of 15% of the guide price.

Guide Price:
£60,000 (plus fees)



[Click for more information](#)



Lot
12

Flat 27 Commodore Court, Nottingham, NG8 5DH

Two Bedroom Apartment.

Description:

this modern apartment occupies a second floor position, and provides accommodation including; an entrance hall, an open plan kitchen dining/living room, plus two bedrooms and a fitted bathroom.

Benefitting from double glazing, electric storage heating, and a security intercom entry system, the property also has one allocated car parking space.

Currently rented at £750pcm = £9,000 pa. This provides a yield of 15% of the guide price.

Guide Price:
£60,000 (plus fees)



[Click for more information](#)



Lot 13 Flat 3, 699 Commercial Road, London, Tower Hamlets, E14 7LA

Ideal Investment Opportunity.

Description:

A 1 bedroom apartment on the second floor of this charming Georgian townhouse conversion, in need of renovation.

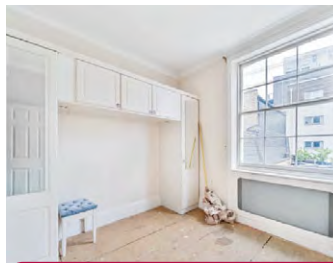
The seller has extended the lease to 999 years subject to certain works being completed.

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. Surrounded by transport links, Limehouse DLR is just a 5 minute walk away with bus links, schools and parks in the direct vicinity.

Guide Price:

£220,000 (plus fees)



[Click for more information](#)



Lot 14 20 - 22 Upper Ham Road, Richmond, Surrey, TW10 5LA

Two Commercial Premises with Air Space Development Potential! Fantastic Opportunity.

Description:

Unique Freehold Investment with fantastic long term potential.

The only two single storey commercial properties directly overlooking the famed Ham Common in this prominent position.

This prestigious location in Richmond is within a short walk/close to Royal Richmond Park, Rivera Thames Ham Polo. On the main road and numerous buses stop within a few metres. Both units are currently under let at a total of £20,000 pa. Number 22 brings in £8,000 pa and is due a rent review on 25th August 2025, which is currently returning £12,000 pa. Both leases are until 2029. Potential for redevelopment, STPP.

Guide Price:

£360,000 (plus fees)



[Click for more information](#)



Lot
15

Land at Station Road, Shepperton, Middlesex, TW17 8AU

**Plot Of Land With Planning Potential For
Resi / Commercial / Yard! Fantastic
Opportunity.**

Description:

Brownfield land, prime for either commercial or residential development, subject to the necessary planning applications. In the marketing is a pre app scheme for 5 Residential Houses, the pre app wasn't put forward, but gives an idea of what a residential development could look like. The vendors previously sold a parcel of land at one end of the plot which had planning approved for a 2 house residential development which is now built and sold.

The other end of the site, a plot similar size to this one, has consented for 17 apartments planning reference of approximately 1100sq meter inline with the governments NPPF of development close to railway stations. Planning ref - 25/00437/PAP



Guide Price:

£360,000 (plus fees)

[Click for more information](#)



Lot
16

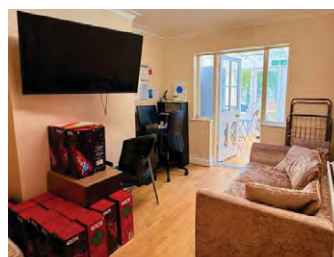
47 Roxeth Hill, Harrow, Middlesex, HA2 0JP

**HMO Let On A Commercial Lease At
£39,000 pa**

Description:

a four-bedroom semi-detached late Edwardian property, the house is well maintained and in good order. It is in a prime location with easy to reach transport facilities and is a short walk from many schools including the famous Harrow School.

Accommodation comprising: two separate reception rooms, an extended kitchen, a large rear garden with patio and off street forecourt parking to the front. First floor, three bedrooms.(two doubles and one single) and a family bathroom. Second Floor: A fourth double bedroom with an en-suite shower room.



Guide Price:

£570,000 (plus fees)

[Click for more information](#)



Lot
17

The Old Methodist Chapel Halstow Lane, Sittingbourne, Kent, ME9 7AB

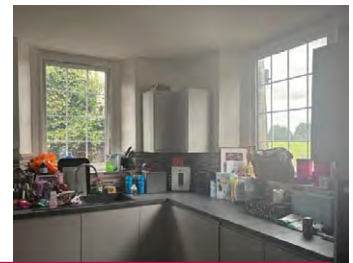
Renovated Former Chapel - 3 x 3 Bedroom Terraced Homes

Description:

A stunning collection of three, 3 bedroom terraced homes created from a fully renovated former chapel in the picturesque village of Upchurch. Seamlessly combining historical charm with modern sophistication, these homes offer a distinctive lifestyle that blends the past and present. All of the properties benefit from 2 bathrooms and open plan kitchen living rooms .
By Order Of LPA Joint Receivers

The properties were previously listed for £1,200,000 with a local agent. They are currently let out at: Flat 1- £1950pcm, Flat 2- £1800 pcm, Flat 3- £1900 pcm

Guide Price:
£675,000 (plus fees)



[Click for more information](#)



Lot
18

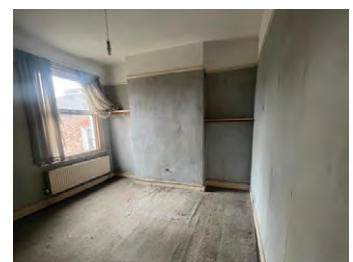
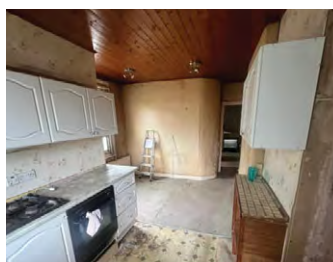
54A Marlborough Road, London, N22 8NN

3 Bed Maisonette - Renovation Opportunity.

Description:

Fantastic opportunity to purchase this 3 bedroom, first floor, maisonette, with access to a rear garden via Auction Treaty. The property is located in Bowes Park, within close proximity to Overland and Bounds Green Piccadilly Line stations, as well as several of the area's most esteemed public schools. Refurbishment is needed making the property an ideal investment. More information can be found in the legal pack.

Lease Details: 99 years from 23 March 1992



[Click for more information](#)



Guide Price:
£350,000 (plus fees)

Lot
19

Flat 77 Nayland Court, Romford, Essex, RM1 3EF

Tenanted Investment Opportunity

Description:

Situated on the first floor of this stunning purpose built development is this well presented two bedroom flat.

The property benefits from a fitted kitchen, two double bedrooms (including one with en-suite), fitted bathroom and balcony, and has been redecorated and new carpets fitted throughout.

The property is currently tenanted on a rolling contract at £1200 pcm. There is a rental increase due in December 2025.



Guide Price:

£170,000 (plus fees)

[Click for more information](#)



Lot
20

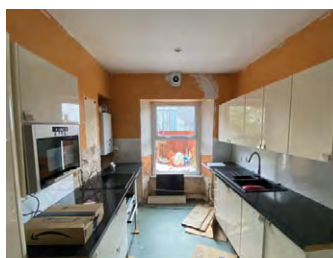
27 Warren Street, Plymouth, Devon, PL2 1RQ

Fantastic Investment Opportunity.

Description:

4 bedroom end of terrace home located on Warren Street, Plymouth. The property is in need of refurbishment works and make an ideal investment.

Accommodation comprises: lounge, dining room, kitchen and bathroom to the ground floor and 4 bedrooms to the first floor. Garden to rear.



Guide Price:

£200,000 (plus fees)

[Click for more information](#)



Lot
21

3 Tumblefield Estate Tumblefield Road, Sevenoaks, Kent, TN15 7PS

A 3 bedroom semi detached.

Description:

3 bedroom semi detached home for sale via auction treaty.

Located on Tumblefield Road, the property is an ideal investment opportunity.

Accommodation comprises: living room, dining room and kitchen to the ground floor, and 3 bedrooms and a bathroom to the first floor.



Guide Price:

£250,000 (plus fees)

[Click for more information](#)



Lot
22

Flat 21 Venice House, Wembley, Middlesex, HA0 1QL

4th Floor Apartment.

Description:

Stunning one-bedroom 4th floor apartment which is located on a sought after establishment in HA0 for sale under auction treaty with an extended completion to Mid September.

The one-bedroom apartment benefits from contemporary open plan living space incorporating a bespoke kitchen, and bathroom. Additional features include fitted wardrobes, a spacious balcony, lift and concierge service.

Sold with vacant possession, the previous rent achieved by the landlord was £1,700pcm.

No cladding issues. The property has a positive EWS1 report.



Guide Price:

£210,000 (plus fees)

[Click for more information](#)



Lot
23

21 Arkwright Road, Marple, Stockport, Cheshire, SK6 7DB

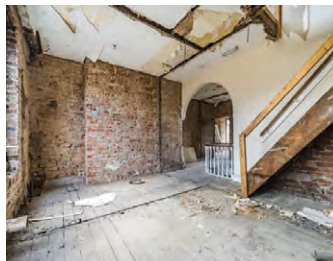
Fantastic Renovation Project.

Description:

A fantastic investment opportunity on one of Marple's most prestigious roads. An imposing property with accommodation spread over four floors.

The property is currently classified as commercial care home, there may be an opportunity to convert the property to a residential single or multi dwelling subject to the relevant planning permissions.

The property benefits from views down towards Marple bridge and being a short walk from Marple Train Station and the pubs, cafes, shops and amenities of Marple Bridge.



Guide Price:

£400,000 (plus fees)

[Click for more information](#)



Lot
24

Land to the side and rear of 37 Farmstead Road, London, SE6 3EE

2 x Two Bedroom Houses.

Description:

Site with approved planning for two 2 bedroom dwellinghouses, for sale via Auction Treaty.

Demolition of the existing garage and the construction of a two-storey, two-bedroom dwellinghouse, together with the provision of a car parking space EV charging point and access on Arnulf Street, new cycle and bin storage on Land to the Rear of 37 Farmstead Road SE6 3EE. DC/25/139409 and Construction of a two-storey, two-bedroom end-of-terrace dwellinghouse to the side of 37 Farmstead Road SE6, together with a hip-to-gable roof extension to 37 Farmstead Road, a new car parking space with access via Arnulf Street, cycle and bin storage and PV panels on the front roof slope. DC/23/134225



Guide Price:

£300,000 (plus fees)

[Click for more information](#)



Lot
25

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

Investment Opportunity.

Description:

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

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
26

49 Twentywell Road, Sheffield, South Yorkshire, S17 4PU

Bidding opens 9.30 am

Fantastic three bedroom detached house full of potential and scope to upgrade.

Description:

The property requires a full scheme of modernisation, making it a perfect blank canvas for anyone keen to put their own stamp on a property.

Set over two floors, the ground floor features a spacious living room that flows into a bright dining area, which in turn leads into a charming conservatory overlooking the rear garden. The fitted kitchen, with an adjoining pantry, provides access to the rear of the property and the generously sized garage.

A welcoming hallway, downstairs cloakroom with WC, and useful front porch complete the ground floor layout.

Guide Price:

£250,000 (plus fees)



[Click for more information](#)



Lot
27

3 Woodhouse Field Lane, Horley, West Sussex, RH6 8NY

Bidding opens 10.00 am

Five Bedroom Detached Property.

Description:

Located in the picturesque Westvale Park development, this property benefits from a village-like atmosphere while being close to Horley's amenities and transport links.

For families, the on-site nursery and primary school make school runs a breeze, and there are plenty of play areas and green spaces nearby, perfect for children and outdoor enthusiasts.

With its proximity to Gatwick Airport and easy access to the M23 and Horley's mainline station, this home offers excellent connectivity for both commuting and leisure travel.



Guide Price:

£500,000 - £600,000 (plus fees)

[Click for more information](#)



Lot
28

41 (5-01) Stanley Court, 19-23 Stanley Street, City Centre, Liverpool, L1 6AA

Vacant studio apartment.

Description:

Stanley Court is located in a lively area of the city centre, with easy access to shops, bars and restaurants, including the nearby Liverpool ONE shopping centre. This development is perfect for student life in Liverpool, so it is no surprise that the development sees market-leading tenancy rates every academic year.

All the apartments include their own kitchen, bathroom and study area - ideal for tenants looking for their own living space, free from distractions. Residents can also enjoy access to the building's great communal facilities, including an onsite gym and games room.



Guide Price:

£5,000 - £10,000 (plus fees)

[Click for more information](#)



Lot 29 23 (3-01) Stanley Court, 19-23 Stanley Street, City Centre, Liverpool, L1 6AA

Vacant studio apartment.

Description:

Stanley Court is located in a lively area of the city centre, with easy access to shops, bars and restaurants, including the nearby Liverpool ONE shopping centre. This development is perfect for student life in Liverpool, so it is no surprise that the development sees market-leading tenancy rates every academic year.

All the apartments include their own kitchen, bathroom and study area - ideal for tenants looking for their own living space, free from distractions. Residents can also enjoy access to the building's great communal facilities, including an onsite gym and games room.



Guide Price:

£5,000 - £10,000 (plus fees)

[Click for more information](#)



Lot 30 182A-184 Poulton Road, Wallasey, Merseyside, CH44 4BZ

Former Cranes Garage Site, excellent investment opportunity.

Description:

The former MOT Garage and site of approx 500 sqm is to be sold at auction.



Guide Price:

£135,000 (plus fees)

[Click for more information](#)



Lot
31

11, 13, 13a Lewin Street, Middlewich, Cheshire, CW10 9BG

Shop and Uppers with additional 3 bed house.

Description:

A part tenanted mixed used combination investment opportunity.

11 Lewin Street is a Take-away food shop. Comprises of shop, server side and customer side. 13A Lewin Street (one bed flat) is a First floor Above the shop. Entry to rear of shop. These two properties are currently tenanted at £1250 PCM

13 Lewin Street is a (two bedroom terraced). There is the added benefit of a generous, private and enclosed garden to the rear, which is mainly laid to lawn with a large paved patio area.

13 Lewin Street is currently vacant.

Guide Price:

£240,000 (plus fees)



[Click for more information](#)



Lot
32

4 Grosvenor Court, Regent Street, Wellington, Telford, TF1 1PD

Charming 2-Bedroom Terraced House in Telford.

Description:

Two-bedroom terraced home is ideal for first-time buyers, investors, or those looking to downsize.

The property features double glazing, gas central heating throughout, and the added benefit of off-street parking.

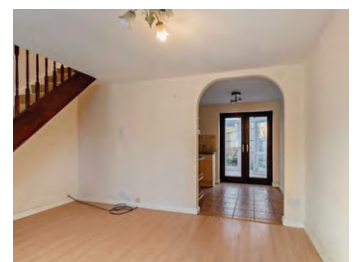
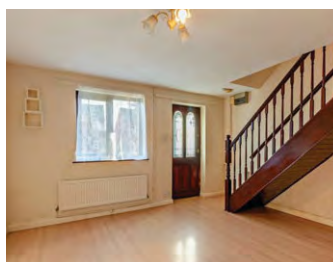
Council Tax Band: B

Inside, the ground floor comprises a spacious living room and a modern fitted kitchen. Upstairs, you'll find two good-sized bedrooms and a contemporary family bathroom.

Outside, a private rear garden provides the perfect space for relaxing or entertaining during the warmer months.

Guide Price:

£110,000 (plus fees)



[Click for more information](#)



Lot
33

Candleford, Malvern Road, Sidmouth, Devon, EX10 9EY

A 3 bed semi detached in a popular location.

Description:

A most attractive, three bedroom, semi-detached house enjoying a southerly aspect and conveniently situated in a popular residential area.

Walking distance to the beach and seafront. Double car parking space. It is well placed for local bus services and shopping facilities along with the local schools. Also nearby is an entrance into The Byes, a delightful riverside walk and cycle track leading to the town centre which is within three quarters of a mile and offers an excellent range of facilities, along with the esplanade and seafront.



Guide Price:

£400,000 (plus fees)

[Click for more information](#)



Lot
34

Allt Fawr, Llanaber Road, Barmouth, Gwynedd, LL42 1YP

Impressive 5 bed property with sea views.

Description:

Idyllically situated in an elevated position on the outskirts of Barmouth, Allt Fawr is a distinctive detached family home, boasting panoramic coastal views. Built of substantial stone, dressed stone elevations and red sandstone ornamentation under a welsh slated roof. The property sits within approximately 1.34 acres of land.

Allt Fawr, built by the Greener family, maintains many of its original features to include the impressive stain glass windows, brass precision door locks and various brass fittings throughout the property. During the current vendors ownership, they have carried out a scheme of updating and refurbishment works and the property is now ready for a new owner to place their own mark on the property.



Guide Price:

£550,000 (plus fees)

[Click for more information](#)



Lot 35 8 Violet Road, Liverpool, Merseyside, L21 6NZ

Two bedroom mid terrace.

Description:

This income generating property is to be sold with tenant in situ - generating £6,900 per annum on an ast.

The home features an open-plan living and dining area, a fitted kitchen, with access to an external utility/storage room, and a family bathroom. Situated in a popular investor/landlord area, this property presents excellent potential for rental income and strong yields. The location is well-regarded for its convenient amenities, such as nearby shops, restaurants, and leisure facilities. The proximity to public transportation links ensures easy access to the wider Liverpool area, making it an attractive proposition for potential tenants

Guide Price:

£70,000 (plus fees)



[Click for more information](#)



Lot 36 Fair Winds, Goatsfield Road, Tatsfield, Westerham, Kent, TN16 2BU

Large four bed home offering a refurbishment opportunity.

Description:

This detached home situated on a large 1-acre plot, including outbuildings and a double garage, offers buyers a lot of potential options, subject to planning permission (STPP).

Tatsfield is one of the highest villages on the Surrey/Kent borders, the village has its own shop, tea rooms, village club with sub post office, restaurant, pub, village hall and well regarded primary school. Just outside the village you will find the parish church and Park wood Golf Club.



[Click for more information](#)



Guide Price:

£650,000 (plus fees)

Lot 37 12 St. Johns Avenue, Liverpool, Merseyside, L9 2BS

Four bed terrace property.

Description:

The property is situated in the Orrell Park area of Walton, off Rice lane (A59) and to the north of Liverpool city centre which provides a comprehensive range of amenities, recreational and shopping options or leisure opportunities. Transport options include local bus routes, Orrell Park Mersey Rail and Northern Line rail station or road links via the A59, M57 and M58.



Guide Price:
£145,000 (plus fees)

[Click for more information](#)



Lot 38 42 Castle Street, Ryde, Isle Of Wight, PO33 2EP

Unbroken title block of 4 apartments.

Description:

In a prime central position less than 2 minutes from the Esplanade, the apartments are run as a well-established holiday let business and will appeal to a wide range of buyers and investors.

Flat 1, 42 Castle Street GFF 27sqm

Flat 2, 42 Castle Street GFF 26sqm

Flat 3, 42 Castle Street TFF 27sqm

Flat 4, 42 Castle Street TFF 29sqm

4 x self-contained apartments, all very well presented and each having an open plan living area, with separate kitchens and bathrooms.



Guide Price:
£300,000 (plus fees)

[Click for more information](#)



Lot
39

Victoria Court, 207 Victoria Street, West Bromwich, B70 8BW

One bedroom vacant apartment.

Description:

This one-bedroom apartment is in a popular modern block and comes with a long lease.

The apartment offers a bright and modern open-plan kitchen and lounge, creating a welcoming and functional living space. The spacious double bedroom is flooded with natural light, and there's a well-appointed shower room, along with a practical entrance hallway featuring built-in storage.

Located in a sought-after area with good transport links and local amenities, this property will be popular with landlord and first time buyers.



Guide Price:

£80,000 (plus fees)

[Click for more information](#)



Lot
40

3.66 Acre Site by Little Orchard Farm, Wanborough, Guildford, Surrey, GU3 2JR

3.66 Acres of Land.

Description:

Lying to the North Side of A31 Hogs Back Road, Puttenham, Guildford, the Land is bordered by Wansborough Wood and shielded from the A31, which joins the A3 and links to the M25.

This is a fantastic opportunity to own a parcel of Land between the affluent villages of Puttenham and Wanborough. The property prices here are some of the highest in the UK, reflecting the desirability of the area as a place to own property, including land.

The Land benefits from private track access, is flat, of good pasture and ideally suited for grazing, a small holding, hobby farm or other recreational use, subject to the necessary consents.



Guide Price:

£105,000 (plus fees)

[Click for more information](#)



Lot
41

The Beeches, 1A Worksop Road, Swallownest, Sheffield, S26 4WD

Stunning 4 bed detached house.

Description:

This property offers proximity to the brand new Gullivers Valley children's theme park, promising endless family enjoyment just a short drive away. Nearby, you'll find a host of local shops, amenities, and reputable schools, making everyday convenience a breeze. For professionals seeking seamless commuting, the property's advantageous location places you within easy reach of the motorway network, ensuring effortless travel.

This exceptional property presents a unique opportunity to embrace a lifestyle defined by contemporary design, comfort, and convenience. Don't miss out—contact us today to arrange a viewing and experience the epitome of refined living firsthand.

Guide Price:

£400,000 (plus fees)



[Click for more information](#)



Lot
42

3.41 acres Land On, Ruthin Road, Minera, Wrexham, LL11 3UT

BMV Opportunity in Northden with opportunity to add value.

Description:

Situated on The A525 Ruthin Road A quite idyllic countryside setting towards the outskirts of this popular Welsh village being convenient for near by village local amenities and facilities, together with easy access to the Town Centre of Wrexham with a comprehensive range of facilities and amenities, and there are excellent road links allowing for commuting to all the major business conurbations in the surrounding area.



Guide Price:

£100,000 - £200,000 (plus fees)

[Click for more information](#)



Lot
43

North Lodge, 21 North Street, Carshalton, Surrey, SM5 2HW

Rare Opportunity to Acquire A Substantial 4 Bed Period Home

Description:

North Lodge is an impressive four bedroom Grade 2 listed property with separate annex, stable block with hayloft all within walled gardens.

Situated on the West side of North Street, in Carshalton – North Lodge is a Unique Period Home in the Heart of the Village.

This unique property features a refronted, cement-rendered façade with accommodation arranged over two storeys and a loft conversion. The front elevation boasts sash windows and a distinctive cart entrance below two sashes at the southern end, providing a nod to its historic use.

Guide Price:

£800,000 (plus fees)



[Click for more information](#)



Lot
44

Residential 4 Stonham Barns, Pettaugh Road, Stonham Aspal, IP14 6AT

Atlas Debonair Lodge.

Description:

Atlas Debonair Lodge 40ft x 20ft, 2 bed, 6 berth The Debonair Lodge 5, Atlas's flagship model, offers pure luxury. In the lounge, freestanding sofas and an electric stove-effect fire create a cozy ambiance. The dining area features a stylish table with four upholstered chairs and a glass-fronted dresser for storage.

The rustic kitchen includes wood-effect worktops, a Belfast sink, and a range cooker, complemented by integrated appliances. The master bedroom boasts a king-size bed, walk-in wardrobe, and dressing table. The twin bedroom offers ample storage and comfort.

The lodge features a large ensuite bathroom with a full-size bath, while the main bathroom contains a shower cubicle.

Guide Price:

£50,000 - £100,000 (plus fees)



[Click for more information](#)



Lot
45

Land Adj Allt Fawr, Llanaber Road, Barmouth, Gwynedd, LL42 1YP

1.5 Acres with pre-application, the proposal for a residential development of 1 detached dwelling.

Description:

Rhif Ymholiad / Enquiry Number: Y23/0287

pre-application, the proposal is for a residential development of 1 detached dwelling.

The site measure 1.5 acres is located within the development boundary for Barmouth. It is located within a Special Landscape Area and within the Mawddach Landscape of Outstanding Historical Interest.



Guide Price:

£100,000 (plus fees)

[Click for more information](#)



Lot

46

53 Castlegate, Tickhill, Doncaster, DN11 9QP

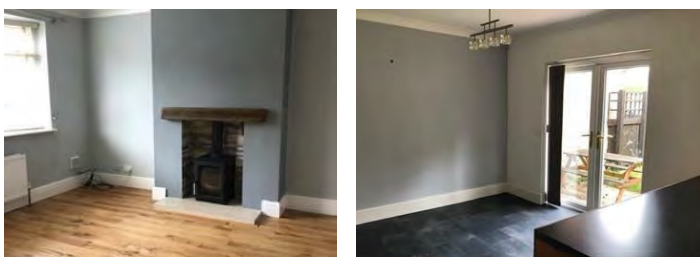
Four Bedroom Semi Detached House.

Description:

The property is situated in Tickhill, a sought-after small town with excellent local amenities including primary schooling, a doctors surgery, pubs and restaurants, mini market, butchers, bakers and other shops.

Located around 4 miles to the West of Bawtry and 7 miles from Doncaster, Tickhill is also well placed for the highly regarded private schools in the area.

The commuter is well served by the excellent main line rail link from Doncaster station into London Kings Cross, or the motorway network with the A1(M) and M18 within easy reach.



Guide Price:

£265,000 (plus fees)

[Click for more information](#)



Lot
47

35 Front Street, Sunnyside, Bishop Auckland, DL13 4LP

Large four bed detached property.

Description:

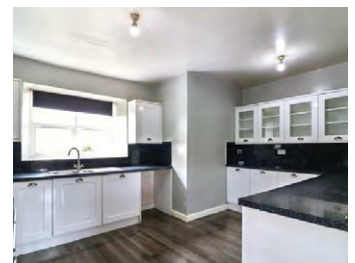
This large detached property, with a spacious yard to the side and rear, is to be sold with vacant possession.

The property which in its history was the village public house has been well maintained to a high standard by its current owner, this property will appeal to a wide range of buyers.

The property is well positioned in the semi-rural village of Sunnyside and is surrounded by an abundance of countryside views and walks. Just a short drive away is Tow Law and Crook which have a wide range of shopping amenities and schooling. Durham City centre is approximately 30 minutes drive away which has major train links, hospital and highly regarded schools.

Guide Price:

£170,000 (plus fees)



[Click for more information](#)



Lot
48

Willow Cottage, 5 Bath Road, Hungerford, Berkshire, RG17 0HE

Large five bed 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.



[Click for more information](#)



Guide Price:

£795,000 (plus fees)

Lot
49

Apartment 41 Cathedral View, Full Street, Derby, DE1 3AF

Modern Apartment in popular location.

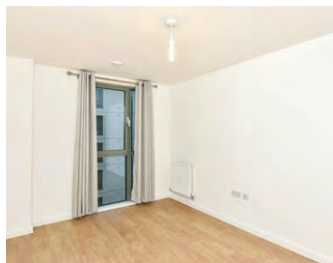
Description:

It benefits from gas central heating, double glazing, and secure electric gates with intercom access from Full Street. The property features an entrance hallway with two useful storage cupboards, a bright and spacious lounge with a Juliet balcony and floor-to-ceiling window, and a modern fitted kitchen complete with a built-in oven and integrated fridge/freezer.

The bathroom is finished with a contemporary white three-piece suite and includes a shower over the bath. The bedroom offers fitted wardrobes, providing ample storage space. Laminate flooring runs throughout the apartment, adding to its modern feel. A secure, gated parking space is included.

Guide Price:

£60,000 (plus fees)



[Click for more information](#)



Lot
50

14 & 14A Stockbridge Road, Winchester, Hampshire, SO23 7BZ

Investment Opportunity in Winchester.

Description:

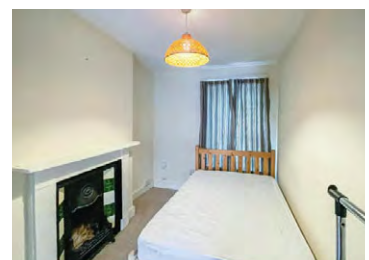
Mixed-use commercial/residential investment.

This attractive freehold property presents an excellent investment opportunity, offering a mixed-use arrangement with both residential and commercial elements. The ground floor is currently occupied by Rost, a well-established coffee shop and café operating under a lease that runs until 30th June 2030, generating a reliable rental income of £9,600 per annum.

We have been advised the upper floors have previously produced a monthly income of £2,000 through four individual bedrooms let on 12-month Assured Shorthold Tenancy agreements, demonstrating strong rental potential.

Guide Price:

£270,000 (plus fees)



[Click for more information](#)



Lot
51

24 The Cross, Beith, North Ayrshire, KA15 1BS

Income-generating retail investment opportunity.

Description:

This retail unit is generating £3,900 per annum on a rolling yearly lease and is currently used as a beauty salon.

Beith is a charming town in North Ayrshire, Scotland, known for its picturesque surroundings and welcoming community. With a blend of local amenities, shops, and a rich historical background, Beith offers a serene setting with excellent connectivity to larger cities.



Guide Price:

£10,000 - £20,000 (plus fees)

[Click for more information](#)



Lot
52

Clare House, 12 Whittlebury Road, Silverstone, Towcester, NN12 8UD

Clare House – 700sqm former care home offering various development opportunities (STPP).

Description:

The Property is a detached former care/retirement home which will be sold with vacant possession. The property currently has 24 client rooms, three lounges, dining room, kitchen, laundry and specialist wash facilities. The premises have a secure entrance system via answerphone and keypad.

There is a lift between ground and first floor and between the ground and lower ground floor a pair of stair chair lifts. The dining room has air conditioning. Externally there are enclosed gardens. There are conservatory extensions to both the north (the entrance foyer and office) and west elevations.



Guide Price:

£1,000,000 - £1,300,000 (plus fees)

[Click for more information](#)



Lot 53 5 Stutton Close, Stutton, Ipswich, Suffolk, IP9 2SG

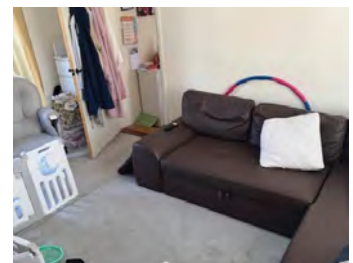
Four/five bed detached house with annex.

Description:

4/5 Bedroom Detached family home, available for sale with vacant possession via auction 28TH August 2025

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 54 19 Cyril Bell Close, Lymm, Cheshire, WA13 0JS

Over 55's two bedroom apartment.

Description:

The property is an end terrace, and laid out with a communal area, modern fitted kitchen and bay fronted bedroom to the ground floor, with three further bedrooms and a bathroom to the first floor. There is a yard to both front and rear.



Guide Price:

£80,000 - £130,000 (plus fees)

[Click for more information](#)



Lot 55 8a Oak Way, Croydon, Surrey, CR0 7ST

Prime Development Opportunity.

Description:

With a Proposed development to include a pair of semi detached houses along with a detached bungalow, this represents a carefully considered and balanced solution that avoids the pitfalls of overdevelopment.

Presently, this substantial detached bungalow with exceptional plot presents a rare opportunity for discerning buyers, developers, and investors alike.

Tucked away in a peaceful cul-de-sac and perfectly positioned close to excellent transport links and local amenities, this spacious detached bungalow is set on an unusually generous plot, the property boasts an expansive rear garden — a true highlight offering exceptional potential for substantial redevelopment (subject to the necessary consents).

Guide Price:

£500,000 (plus fees)



[Click for more information](#)



Lot 56 Riddings House, Park Lane, Hartford, Northwich, CW8 1NE

Bidding opens 11.00 am

An opportunity to acquire two long leasehold flats with a share of the freehold.

Description:

Riddings House is located in the heart of the sought after area of Hartford, Cheshire.

The lot comprises Flat 1 (ground floor) and Flat 3 (first floor) on the right side of this impressive Grade Two Listed period property, which is steeped in character and history.

The flats are registered on separate leasehold titles with approximately 990 years remaining. The sale also includes a share of freehold.



[Click for more information](#)



Guide Price:

£300,000 - £400,000 (plus fees)

Lot
57

73 Hazelhurst Street, Stoke-on-Trent, ST1 3HG

**Two-bedroom terrace with
refurbishment potential.**

Description:

This generously sized mid-terrace property features two double bedrooms, a large through lounge/diner measuring over 27 feet, a fitted kitchen, and a first-floor bathroom. It benefits from a forecourted front and a rear yard, with no upward chain, making it an excellent buy-to-let opportunity.

Located in a popular area close to Hanley town centre, local amenities, and transport links, the property offers fantastic scope for refurbishment and value add, ideal for those looking to modernise and maximise potential.



Guide Price:

£50,000 - £60,000 (plus fees)

[Click for more information](#)



Lot
58

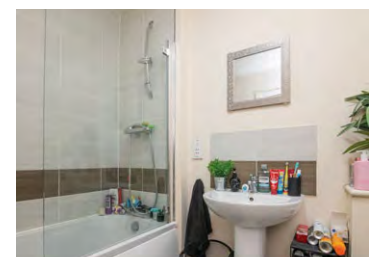
Flat 8 Mill Bank Court, Mill Street, Kidderminster, Worcestershire, DY11 6GA

**One of four identical two-bedroom
apartments.**

Description:

The property is being sold with tenants in situ, providing an immediate income stream, with rental details available upon request.

It offers a 7.5% annual income with potential for growth. Included is an allocated parking space, a highly desirable feature in this area. Inside, there are two spacious and well-proportioned bedrooms, ensuring comfortable living for tenants or future owners. The open-plan living area is bright and airy, seamlessly flowing into a modern kitchen, creating an inviting and functional space for everyday living.



Guide Price:

£95,000 (plus fees)

[Click for more information](#)



Lot 59

Flat 9 Mill Bank Court, Mill Street, Kidderminster, DY11 6GA

One of four identical two-bedroom apartments.

Description:

The property is being sold with tenants in situ, providing an immediate income stream, with rental details available upon request. It currently offers a 7% annual income with potential for increase.

The property includes an allocated parking space, a convenient and highly sought-after feature in the area. Inside, there are two spacious and well-proportioned bedrooms, providing comfortable living for tenants or future owners. The bright and airy open-plan living area flows seamlessly into a modern kitchen, creating an inviting and functional space for everyday living.

Guide Price:

£95,000 (plus fees)



[Click for more information](#)



Lot 60

Flat 10 Mill Bank Court, Mill Street, Kidderminster, DY11 6GA

One of four identical two-bedroom apartments.

Description:

The property is being sold with tenants in situ, providing an immediate income stream, with rental details available upon request. It offers an 8% annual income with potential to increase. Included is an allocated parking space, a convenient and highly desirable feature in this area.

The property comprises two spacious and well-proportioned bedrooms, ensuring comfortable living for tenants or future owners. The bright and airy open-plan living area flows seamlessly into a modern kitchen, creating an inviting and functional space for everyday living.



[Click for more information](#)



Guide Price:

£95,000 (plus fees)

Lot
61

Flat 11 Mill Bank Court, Mill Street, Kidderminster, DY11 6GA

One of four identical two-bedroom apartments.

Description:

The property is being sold with tenants in situ, providing an immediate income stream, with rental details available upon request. It currently yields a 7% annual income, with potential to increase.

The property includes an allocated parking space, a convenient and highly desirable feature in the area. Inside, there are two spacious and well-proportioned bedrooms, offering comfortable living for tenants or future owners. The bright and airy open-plan living area flows seamlessly into a modern kitchen, creating an inviting and functional space for everyday living.

Guide Price:

£95,000 (plus fees)



[Click for more information](#)



Lot
62

25 Henbury Close, Poole, Dorset, BH17 8AU

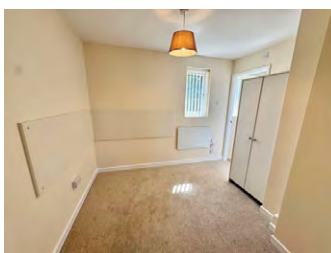
Immaculate one bedroom first floor apartment.

Description:

Immaculate one-bedroom first floor apartment situated in the popular location of Canford Heath, Poole, with allocated off-road parking. Ideal buy-to-let / no chain.

Communal entrance:

Accessed via a shared entrance with stairs leading to the first floor. The building comprises six flats in total—three on each floor. The flat itself is situated on the first floor.



Guide Price:

£75,000 - £100,000 (plus fees)

[Click for more information](#)



Lot 63

The Land at Sidbury, Chineway Road, Sidbury, Devon, EX10 0QQ

25 Acres of Land.

Description:

25 acres of land in a stunning location in Sidbury, Devon (EX10), being sold with vacant possession.

The land benefits from great access and includes toilet and shower blocks, making it suitable for a variety of uses. Offered freehold with 56-day completion, this is a rare opportunity to acquire a substantial parcel of land in a sought-after rural setting.



Guide Price:

£550,000 (plus fees)



[Click for more information](#)



Lot 64

The Pasture Land at, Chineway Road, Putts Corner, Sidbury, EX10 0QQ

A beautiful, fenced and gated 5 acre plot.

Description:

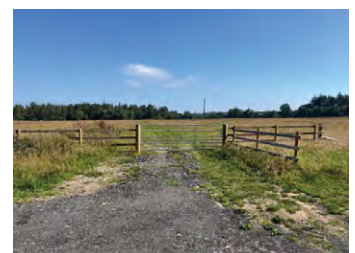
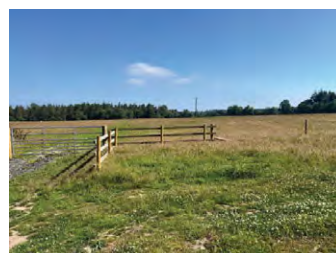
A beautiful, fenced and gated plot with excellent drainage, easy vehicular access, and a reliable water source. This versatile land is ideally positioned adjacent to a popular glamping and touring caravan business, offering unique opportunities for a variety of uses.

Perfectly suited for a festival organiser seeking a flexible event space, an equestrian enthusiast looking to establish stables and grazing, or a rewilding project aiming to restore natural habitats.

With its prime location and strong infrastructure, this plot represents a rare chance to invest in a highly adaptable site with significant potential for growth and development.

Guide Price:

£75,000 - £125,000 (plus fees)



[Click for more information](#)



Lot
65

30 Bland Road, Leicester, Leicestershire, LE3 9PB

Semi Detached Family Home with Large Garage in Need of Renovation.

Description:

three bedroom semi detached family home in need of renovation but boasting spacious living accommodation including open plan lounge/ diner, kitchen/ breakfast room, three bedrooms and large garage which could be used as additional living space subject to planning.

The property is of concrete and steel construction and the property is being sold to cash buyers only as the sale must complete 28 days after the fall of the hammer.



Guide Price:
£100,000 (plus fees)

[Click for more information](#)



Lot
66

37 East Street, Wimborne, Dorset, BH21 1DU

Bidding opens 8.00 am

Vacant Ground Floor Shop with Rear Garden and River Views.

Description:

this versatile leasehold property in the heart of Wimborne town centre. With potential for residential (STP) or commercial use, the layout includes three reception areas, a kitchen, WC, and storage space.

The property also benefits from a generous shop frontage, side access, and a private rear garden with river views. Additional features include double glazing, allocated outdoor space accessed via French doors, and a current rental potential of £1,000 per month. Leasehold with approximately 106 years remaining and no annual ground rent. Completion in 56 days.

Guide Price:
£50,000 (plus fees)



[Click for more information](#)



Lot 67

Woodland Plot Off, Powder Mill Lane, Tunbridge Wells, Kent, TN4 9EG

An exceptional 17.9 acre Ancient Woodland Plot.

Description:

A rare opportunity to acquire approximately 17.9 acres of mature woodland, situated on the peaceful outskirts of the highly sought-after town of Tunbridge Wells.

This expansive and secluded plot offers a serene natural environment, ideal for nature lovers, conservation initiatives, or those seeking a private rural escape. Rich in biodiversity and natural beauty, the land holds significant potential for recreational, environmental, or leisure use (subject to any necessary consents).



Guide Price:

£25,000 - £50,000 (plus fees)

[Click for more information](#)



Lot 68

Parking space, 30 Robert Louis Stevenson Avenue, BH4 8ED

A double parking space situated in a very desirable location.

Description:

A rare opportunity to secure a private double-parking space in the sought-after Robert Louis Stevenson Avenue, ideally positioned just a short walk from Westbourne Arcade and the vibrant local amenities of Westbourne village. This off-road parking solution offers safe, convenient and exclusive access—perfect for local residents seeking peace of mind or business owners in need of reliable vehicle storage near their premises.



Guide Price:

£1,000 (plus fees)

[Click for more information](#)



Lot 69 18 Frampton Road, Bournemouth, Dorset, BH9 1HD

A spacious three or four bedroom detached home.

Description:

Spacious & Versatile Four-Bedroom Detached Home Ideally situated on the ever-popular Frampton Road in Winton. Previously utilised as a student rental, this home offers impressive flexibility, making it equally suited to families or investors looking for a high-yielding income generator.

The layout offers genuine versatility, with the option of a three-bedroom, three-reception room configuration or a four-bedroom layout with a ground floor bedroom and shower room —perfect for multi-generational living or guest accommodation.

Guide Price:

£250,000 - £300,000 (plus fees)



[Click for more information](#)



Lot 70 120 Kinson Road, Bournemouth, Dorset, BH10 4DJ

Detached Family Bungalow in Bournemouth.

Description:

detached bungalow in Bournemouth, Dorset BH10. The Mortgagee is Not In Possession and we are instructed by Yorkshire Building Society TA Chelsea Building Society to sell the property at public auction. Internal viewings are not permitted due to the nature of the sale.

Guide Price:

£175,000 - £225,000 (plus fees)



[Click for more information](#)



Lot
71

Flat 1, 34 St. Thomas Street, Weymouth, Dorset, DT4 8EJ

Two Bedroom 1st Floor Flat Refurb Opportunity with Brand New Lease.

Description:

A two bedroom 1st floor flat situated on the popular St Thomas Street Weymouth. The property is offered as a refurb opportunity with many options for layout available for the new owners.

The property is offered with a brand new lease and will allow holiday lets. The property is situated in a ideal, location for the holiday or residential letting market and viewing is highly recommended.

Guide Price:

£75,000 (plus fees)



[Click for more information](#)



Lot
72

Flat 2, 34 St. Thomas Street, Weymouth, Dorset, DT4 8EJ

Three Bedroom Top Floor Flat with Loft and Freehold Included in Need of Renovation.

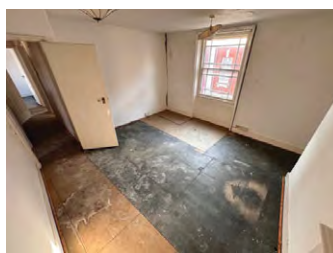
Description:

A three bedroom 1st floor flat situated on the popular St Thomas Street Weymouth. The property is offered as a refurb opportunity with many options for layout available for the new owners.

The property is offered with the freehold for the building included and will allow holiday lets. The property is situated in a ideal location for the holiday or residential letting market and viewing is highly recommended.

Guide Price:

£85,000 (plus fees)



[Click for more information](#)



Lot 73 Land Adjacent to 119 East Howe Lane, Bournemouth, BH10 5JA

Freehold Plot or Storage Yard STP.

Description:

plot of freehold land in East Howe Lane, Bournemouth, Dorset, BH10 5JA.

The land is accessed via a drop kerb coming directly off of East Howe Lane. We suggest all potential bidders make their own enquires as to the uses of the land but we can confirm that the property will be sold, freehold and vacant possession.



Guide Price:

£50,000 - £75,000 (plus fees)

[Click for more information](#)



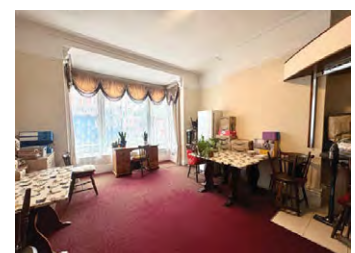
Lot 74 Crescent Royal Hotel 456 Christchurch Road, BH1 4BA

7-Bedroom hotel with 2-Bedroom Flat & Private Garden Prime Location.

Description:

A fantastic opportunity to acquire this substantial 7-bedroom bed & breakfast with a self-contained 2-bedroom flat and private rear garden, ideally located in Boscombe, Bournemouth.

Just a short walk from the vibrant high street and stunning sandy beaches, this property offers huge potential for refurbishment and redevelopment, this is a rare chance to purchase a sizeable building in a highly sought-after coastal location.



Guide Price:

£350,000 - £450,000 (plus fees)

[Click for more information](#)



Lot
75

25A Shaftesbury Road, Bournemouth, Dorset, BH8 8SS

Two bedroom garden flat in a popular location.

Description:

this well-presented two-bedroom first floor apartment is set within a charming period house conversion. Occupying the entire top floor, the property enjoys its own private entrance and exclusive rear garden, offering both space and independence rarely found in apartment living.

Inside the Property: The private front door opens into a long entrance hallway at ground level, with handy understairs storage. Stairs then lead to the main accommodation. To the rear is a well-proportioned double bedroom, along with a modern fitted kitchen offering a good range of wall and base units with ample workspace. The bathroom features a contemporary white suite including WC, pedestal basin, and bath with overhead shower.



Guide Price:

£100,000 - £150,000 (plus fees)

[Click for more information](#)



Lot
76

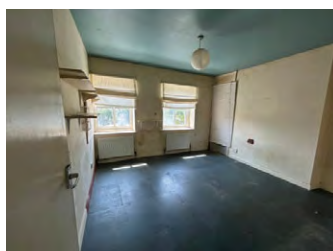
39 Church Street, Brixham, Devon, TQ5 8EZ

A two bedroom Freehold End terraced Fisherman's Cottage in need of total refurbishment.

Description:

An exciting opportunity for buyers or investors to refurbish this charming two-bedroom property.

With a small paved front garden and private tiered rear garden, it offers great potential as a home or rental investment, with an estimated rental income of £1,200 per month once renovated.



Guide Price:

£135,000 - £155,000 (plus fees)

[Click for more information](#)



Lot
77

Flat 1 Cecil Court, Charminster Road, Bournemouth, BH8 9RY

A Delightful and Spacious Ground Floor Apartment.

Description:

this charming and well-proportioned two bedroom ground floor apartment, ideally located in the vibrant centre of Charminster High Street. Surrounded by an array of local amenities—including shops, cafés, restaurants, and excellent transport links—this property offers both convenience and a lively community atmosphere.

Beautifully presented throughout, the flat features bright and airy living spaces, contemporary finishes, and a practical layout, making it an excellent choice for first-time buyers or investors seeking a strong rental yield.



Guide Price:

£100,000 - £150,000 (plus fees)

[Click for more information](#)



Lot
78

Plot 21 Land Off Church Road, Tadley, Hampshire, RG26 3AU

Investment Opportunity, approximately a quarter of an acre of well drained land with potential in a very desirable area.

Description:

Positioned on elevated ground with a gentle slope, this freehold parcel of land offers outstanding drainage and exceptional potential for future development (subject to planning). Located in the desirable and expanding area of Tadley, RG26, this vacant site represents a rare chance for developers and investors alike to unlock value in a prime setting.

While the site currently lacks formal zoning or existing consents, its flexibility invites a range of possibilities—from residential schemes to alternative uses—pending the necessary planning permissions.



Guide Price:

£5,000 (plus fees)

[Click for more information](#)



Lot 79

Plot 2 Land at Battery Hill, Fairlight, Hastings, East Sussex, TN35 4AL

Approx 2 Acres of Land.

Description:

An opportunity to purchase this approximately 1.7 Acres (Approx) Parcel of Land which is offered to the market with UNEXPLORED POTENTIAL. Considered suitable for a variety of uses subject to any necessary consents, positioned with EXTENSIVE Road frontage. We are advised it has mains water on site.

Located on the approach to Fairlight next to an area of outstanding beauty and enjoys far reaching country views.



Guide Price:

£25,000 - £50,000 (plus fees)



[Click for more information](#)



Lot 80

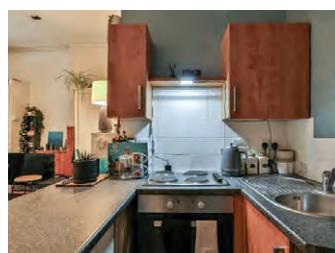
Flat 2, 1 Spencer Road, Bournemouth, Dorset, BH1 3TE

Studio Flat with 178 Year Lease and Parking in Bournemouth BH1 - Tenant In Situ (£8,400 PA in Rental Income).

Description:

well presented studio apartment. Conveniently situated for the near by award winning sandy beaches, Bournemouth train station and town centre.

This property is well maintained and access via a communal hallway. The property comes with a long 178 year lease and offers a living space, kitchen area, bathroom, gas central heating, double glazing, and allocated parking.



Guide Price:

£25,000 - £50,000 (plus fees)

[Click for more information](#)



Lot
81

22 Robertson Street, Hastings, East Sussex, TN34 1HL

Commercial Building Central Hastings.

Description:

3 Storey Commercial Building with planning for an 8 bed with en-suite HMO which is estimated to produce in the region of £70,000 per annum.

The ground floor shop and basement are currently tenanted on a short term contract paying £12,000 per annum, The current tenant can stay if required.



Guide Price:

£250,000 - £300,000 (plus fees)



[Click for more information](#)



Lot
82

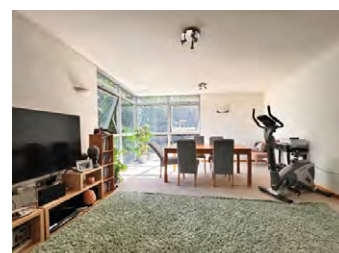
Flat 15 The Pinnacle, 57 St. Peters Road, Bournemouth, Dorset, BH1 2LH

A Very Stylish Two-Bedroom.

Description:

Modern 2-Bed Apartment in Prime Bournemouth. Located in the heart of Bournemouth Town Centre, this spacious second-floor apartment offers 958 sq. ft. of stylish living within a contemporary building.

Boasting a long lease of 976 years, the property features two double bedrooms (one with an en-suite), ample built-in storage, and a bright semi-open-plan kitchen/lounge with floor-to-ceiling windows.



[Click for more information](#)



Guide Price:

£100,000 - £150,000 (plus fees)

Lot
83

Woodland plot C & lakeside Plot V Brokes Wood, Southborough, TN4 9EG

Six Acres of Enchanting Ancient Woodland with a Private Lake.

Description:

Rare Opportunity to purchase six acres of enchanting ancient woodland with private lake near Tunbridge Wells.

Discover a truly magical setting just a stone's throw from Tunbridge Wells with six acres of pristine ancient woodland, wrapped in natural beauty and complete seclusion. At the heart of this captivating landscape lies a stunning one-acre lake, offering a peaceful haven for nature lovers, creatives, and those seeking a private retreat from the everyday.



Guide Price:

£75,000 - £125,000 (plus fees)

[Click for more information](#)



Lot
84

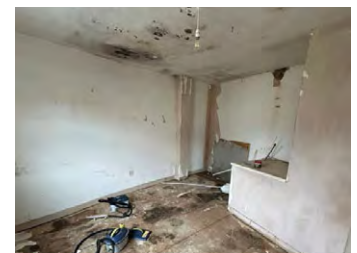
116a Hele Road, Torquay, Devon, TQ2 7PS

Ground and First Floor Maisonette in need of total refurbishment.

Description:

A renovation project in the bustling South Devon Town of Torquay. The property requires a total refurbishment programme but once finished would make an ideal first time buy or buy to let investment.

The property is approached via a private rear courtyard. On the ground floor is a sitting room and space for a small separate kitchen, plumbing for a downstairs wc and potential shower room. Stairs to first floor lead to a good sized bedroom. The property is offered with vacant possession. Rental yields with the flat in good order will be circa £750 pcm. Re-sale values will be circa £85,000.



[Click for more information](#)



Guide Price:

£40,000 - £50,000 (plus fees)

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Lot
85

**Flat 2, 158A Commercial Road,
Bournemouth, Dorset, BH2 5LU**

One-Bedroom Apartment in the Heart of Bournemouth.

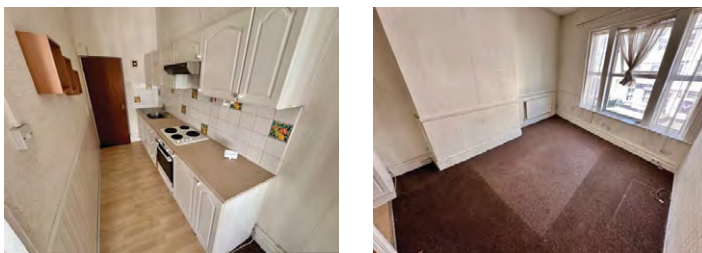
Description:

Situated in the vibrant Triangle area of Bournemouth town centre, this well-presented conversion apartment offers an exceptionally convenient lifestyle with shops, cafes, and transport links just moments away. Located above commercial premises, access is via a discreet archway between two businesses, leading to a private entrance serving this and other neighbouring apartments.

Positioned on the front elevation, the principal rooms benefit from large double-glazed windows offering natural light and views toward the bustling town centre.

Guide Price:

£40,000 (plus fees)



[Click for more information](#)



Lot
86

Flat 36 Honeycombe Beach, Honeycombe Chine, Boscombe, BH5 1LE

Two Double Bedroom Coastal Apartment.

Description:

An exceptional coastal apartment – Prime for Investment, or Second Home.

This spacious two double bedroom, two bathroom, first-floor apartment set within the exclusive Honeycombe Beach development—ideally located on Bournemouth's south coast with direct private access to the promenade and award-winning sandy beaches.



Guide Price:

£100,000 - £150,000 (plus fees)



[Click for more information](#)



Lot
87

Tarragon, Whitekirk, Dunbar, East Lothian, EH42 1XS

Bidding opens 1.00 pm

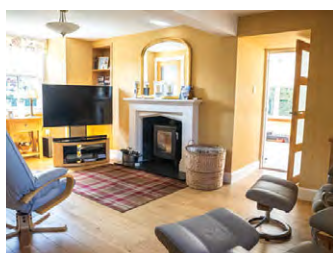
A luxurious semi-detached cottage with conservatory.

Description:

A rare opportunity to own a stunning semi-detached home in Whitekirk, Dunbar. Nestled in a private collection of homes and a stone's throw away from coastal towns, golf clubs, and beaches, this spacious property offers a luxurious, relaxed lifestyle or the perfect investment opportunity.

Home report value - £375,000

£85,000 reduction from guide price.



[Click for more information](#)



Guide Price:

£290,000 (plus fees)

Lot
88

Willowbank Londubh, 3, Poolewe, Achnasheen, Ross-Shire, IV22 2LD

6 Bedroom House in Poolewe.

Description:

This is an incredible investment opportunity for an investor, developer or a family looking for a new home.

This property would make an incredible Serviced Accommodation with expected nightly rates at £250 and should be occupied around 50% of the year, producing £3,800 PCM.

Home Report- £375,000

EPC - D



Guide Price:

£260,000 (plus fees)

[Click for more information](#)



Lot
89

48 Balmoral Road, Dumfries, Dumfriesshire, DG1 3BD

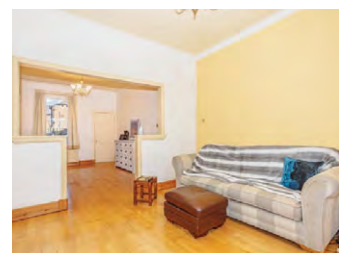
Semi-Detached Home.

Description:

A fantastic opportunity to own a well-presented semi-detached home in Dumfries, ideally suited for first-time buyers, growing families, or investors seeking strong rental potential.

Home report value – £120,000

Situated in a popular residential area less than a mile from Dumfries town centre, this spacious and modern home offers comfortable living, excellent outdoor space, and convenient access to local amenities and transport links.



Guide Price:

£90,000 (plus fees)

[Click for more information](#)



Lot 90

The Moorings, Invertilt Road, Bridge of Tilt, Pitlochry, PH18 5TE

A beautiful 2 bedroom lodge in Perthshire.

Description:

Nestled within the highly sought-after Moorings Riverside Lodge Development, this beautifully presented 2-bedroom lodge offers a rare opportunity to enjoy peaceful, scenic living on the banks of the River Tilt in the picturesque village of Bridge of Tilt, near Pitlochry in Perthshire.

The lodge features two spacious bedrooms with ample storage, a bright open-plan living, kitchen, and dining area, and parking directly outside. Located in a quiet, well-maintained, private owner-only development, it provides a tranquil lifestyle in Bridge of Tilt, a charming village on the northern edge of Pitlochry.

Guide Price:

£40,000 (plus fees)



[Click for more information](#)



Lot 91

11 Calderglen Road, East Kilbride, Glasgow, Lanarkshire, G74 2LQ

5-Bedroom Detached House in East Kilbride.

Description:

We are delighted to offer to auction this impressive 5-bedroom detached property, set over three spacious storeys and located in one of East Kilbride's most sought-after residential areas.

This substantial family home offers a rare combination of space, comfort, and modern upgrades, making it an ideal opportunity for both homebuyers and investors.

Home report Value - £390,000



[Click for more information](#)



Guide Price:

£330,000 (plus fees)

Lot
92

Polcraig Guest House Cruamer, Lochinver, Highland, IV27 4LD

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.

Located in the scenic fishing village of Lochinver, Polcraig offers stunning sea views and easy access to local amenities, coastal walks, and the NC500 route.

Previously run as a successful guest house, Polcraig is a fantastic opportunity for hospitality investors. Its prime location and well-maintained facilities make it highly attractive to tourists exploring the Highlands. Alternatively, its spacious layout offers potential for conversion into a substantial family home.

Guide Price:

£350,000 (plus fees)



[Click for more information](#)



Lot
93

Millhaven, Mill Road, Port Elphinstone, AB51 5UD

Luxurious 5-Bedroom Home with Pool & Entertainment Room.

Description:

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

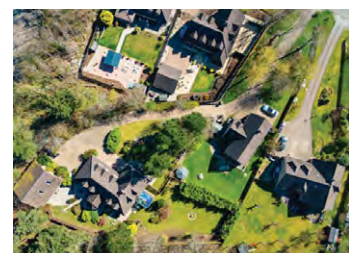
Nestled in a private, gated setting, this spacious property offers exceptional living space, a swimming pool, and a dedicated entertainment wing—perfect for modern family life and hosting.

Situated in a sought-after location, this home combines luxury, space, and convenience. A fantastic opportunity for those looking for high-end family living or a unique investment.

Home report value - £615,000

Guide Price:

£500,000 (plus fees)



[Click for more information](#)



Lot 94 8 Pathhead, Douglas, Lanark, Lanarkshire, ML11 0QJ

1 Bedroom Tenanted ground floor Flat.

Description:

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.

Home Report Value £60,000

EPC - E

Guide Price:

£30,000 - £50,000 (plus fees)



[Click for more information](#)



Lot 95 118 Almond Street, Grangemouth, FK3 8LY

Excellent Residential Property.

Description:

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

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

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

Home Report Value- £100,000

EPC- C

Guide Price:

£80,000 (plus fees)



[Click for more information](#)



Lot 96 79 North Castle Street, Banff, Banffshire, AB45 1HX

A fantastic character townhouse located in the heart of Banff, Banffshire.

Description:

Laid out over three levels, this spacious property offers flexible accommodation ideal for families, investors, or those looking for a coastal retreat.

Ideally situated close to local shops, schools, and transport links, this property represents excellent value and offers strong potential as a family home or investment.

Home Report Value: £130,000

EPC Rating: D



Guide Price:

£115,000 (plus fees)

[Click for more information](#)



Lot 97 5 Seaton Estate, Arbroath, Angus, DD11 5SZ

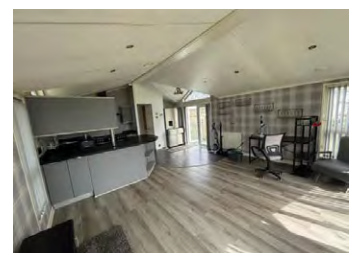
A charming two-bedroom residential lodge, set within a well-maintained holiday park.

Description:

This property provides a superb opportunity for residential living, a holiday retreat, or a rental investment.

The lodge is ideally situated just a 15-minute walk from Arbroath town centre and only 10 minutes from the dramatic cliffside walks the area is famous for. A local bus service picks up directly at the park entrance, offering convenient transport into town and to nearby attractions.

On site, residents and guests can enjoy a welcoming bar and restaurant as well as a children's play area, making this an ideal setting for families or those seeking a relaxed lifestyle.



Guide Price:

£40,000 (plus fees)

[Click for more information](#)



Lot
98

14B Mount Street, Aberdeen, Aberdeenshire, AB25 2RB

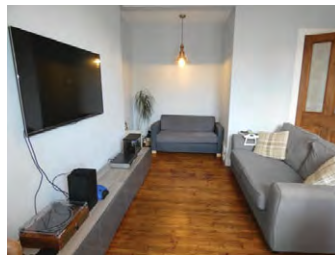
2-Bed First Floor Flat in the sought-after Rosemount area of Aberdeen.

Description:

Tucked away in a peaceful spot just minutes from cafés, shops, and transport links, this turn-key flat is perfect for first-time buyers or investors.

Home Report Value: £125,000

EPC: Band D



Guide Price:

£100,000 (plus fees)

[Click for more information](#)



Lot
99

Flat 6, 34 High Street, Campbeltown, Argyll, PA28 6EA

A charming 1 bedroom ground floor property in Campbeltown.

Description:

This fantastic opportunity comprises of entrance hallway, lounge with open plan kitchen, one double bedroom, and bathroom.

Externally there is on-street parking available nearby

This property is ideal for an investor looking for a manageable project or a first-time buyer.

Vacant, potential rental income of £400.



Guide Price:

£20,000 (plus fees)

[Click for more information](#)



Lot 100 110 High Street, Brechin, Angus, DD9 6HE

An incredible 3 Townhouse property in Brechin.

Description:

This excellent property is set over two levels and comprises: a spacious entrance hallway, Three well-proportioned bedrooms, a family bathroom, a bright lounge, and a generous kitchen.

Externally, the property benefits from rear gardens and on-street parking.

This property is ideal for first-time buyers, investors, or those seeking a serviced accommodation opportunity. Similar properties in the area are achieving rental values upwards of £900pcm, offering a strong potential return. As a serviced accommodation, nightly rates are upwards of £200 per night, with potential monthly income of around £2,400 at 40% occupancy.

Guide Price:

£90,000 (plus fees)



[Click for more information](#)



Lot 101 48 Jura Street, Perth, Perthshire, PH1 3AS

An incredible 2 Bedroom Tenanted Flat in Perth.

Description:

The property would be ideal for an investor with the current tenant paying £650pcm

This is an incredible opportunity presented over 1 level comprising of entrance hall, living room, kitchen, 2 bedrooms and bathroom.

The property is situated in an established and popular residential area of North Muirton Perth. 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:

£75,000 (plus fees)



[Click for more information](#)



Lot 102 Black Loch Resort, Caldercruix Road, Slamannan, FK1 3BT

Development Opportunity in the form of a Full Planning Approved Holiday Resort at Black Loch Fishery in Limerigg.

Description:

Full planning permission in place for a high-potential holiday resort. 7.5 Acre site with particular usage rights of the 124 acre Black Loch water.

Planning Permission Granted For:

- Construction of a restaurant with stunning loch-side views
- Development of 12 luxury holiday lodges
- Upgrading and extension of the existing storage building
- Creation of a children's play area
- New access, parking, internal pathways, and comprehensive landscaping

Guide Price:

£350,000 (plus fees)



[Click for more information](#)



Lot 103 20 Daniel McLaughlin Place, Kirkintilloch, Glasgow, G66 2LH

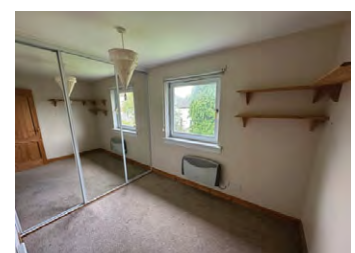
A 2-Bed Flat in a quiet cul-de-sac.

Description:

This well-presented 2-bedroom flat offers a fantastic opportunity for first-time buyers or investors.

Home Report Value: £85,000

EPC Rating: Band D



Guide Price:

£65,000 (plus fees)

[Click for more information](#)



Lot **104** **13 Farrow Drive, Corpach, Fort William, Inverness-Shire, PH33 7JW**

3 Bedroom Semi-Detached House.

Description:

This is an excellent opportunity for an investor, developer, or a family looking for a spacious new home in beautiful surroundings.

An early date of entry is possible as there is no onward chain and vacant possession is available. The property is spread over three floors, offering substantial accommodation throughout. It benefits from double glazing, oil-fired heating supplemented by a feature fireplace in the sitting room, and excellent storage. The majority of white goods and garden furniture can be included in the sale price, adding further value.



Guide Price:

£290,000 (plus fees)



[Click for more information](#)



Lot **105** **2 Harvey's Lane, Burnside Street, Campbeltown, PA28 6GE**

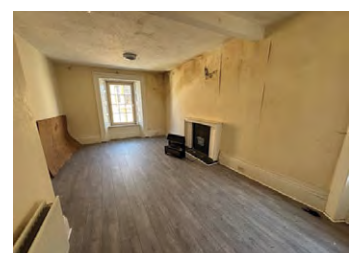
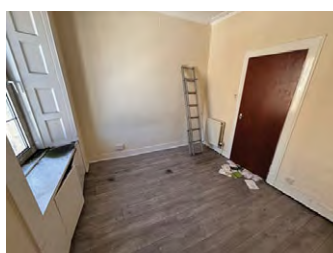
3 bedroom property.

Description:

This is an incredible opportunity comprises of entrance hallways, open plan lounge and kitchen, hallway, three bedrooms and bathroom.

Vacant, rental income potential of £500 p/m.

This is being sold as part of an 18-unit portfolio.



Guide Price:

£15,000 - £30,000 (plus fees)

[Click for more information](#)



Lot 106 Flat 38 Clyde House, 14 Clyde Street, Glasgow, Lanarkshire, G1 5HN

Superb student accommodation investment.

Description:

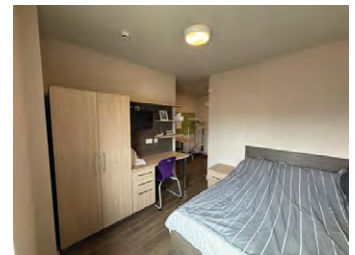
This charming period building is ideally located adjacent to the River Clyde and next to Glasgow Green, offering residents excellent access to the city's vibrant retail, leisure, and arts scene, as well as Glasgow's fantastic transport links.

The property comprises a well-presented, fully furnished student studio with access to exceptional shared facilities, including a free on-site gym, two common rooms, a quiet study room, and a concierge service. The building fosters a friendly and supportive community, ideal for students seeking a safe and social living environment.

Currently tenanted at £650pcm, this property offers a strong and immediate rental income.

Guide Price:

£42,000 (plus fees)



[Click for more information](#)



Lot 107 Flat B, 10A High Street, Paisley, Renfrewshire, PA1 2BS

A 1-bedroom flat.

Description:

This charming flat comprises: an entrance hallway, a bright lounge with kitchen, a well-proportioned double bedroom, and a bathroom.

Situated in a prime High Street location, the property is within walking distance of shops, restaurants, the University of the West of Scotland, and excellent transport links into Glasgow.

This property is ideal for first-time buyers, investors. Similar properties in the area are achieving rental values upwards of £600pcm.

Guide Price:

£55,000 (plus fees)



[Click for more information](#)



Lot 108 92C High Street, Montrose, Angus, DD10 8JE

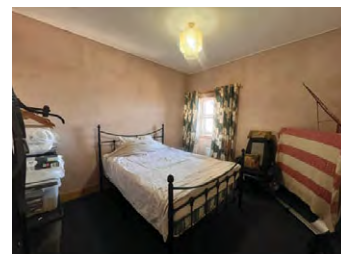
An investment opportunity.

Description:

We are delighted to offer this tenanted 2-bedroom property in Montrose, generating a rental income of £364 per month. As of August 2025 rent will be increase to £378

This property has long-term tenants in situ for over 20 years, providing immediate rental income and a reliable tenancy.

This is being sold as part of a 2-unit portfolio.



Guide Price:

£35,000 (plus fees)

[Click for more information](#)



Lot 109 92B High Street, Montrose, Angus, DD10 8JE

Two Bedroom Top Floor Apartment with River Views.

Description:

We are delighted to offer this tenanted 2-bedroom property in Montrose, generating a rental income of £401 per month. As of August 2025 the rent will be increased to £421

This is an incredible opportunity comprises of entrance hallways, open plan lounge and kitchen, hallway, 2 bedrooms and bathroom.

This is being sold as part of a 2-unit portfolio.



Guide Price:

£35,000 (plus fees)

[Click for more information](#)



Lot **110** **4D Mansion Drive, Dundee, Angus, DD4 9DD**

A 3-Bed Semi-Detached Villa in a sought-after residential area.

Description:

This spacious 3-bedroom semi-detached villa offers an excellent opportunity for families or investors.

The property features a bright and welcoming lounge, a functional kitchen, three well-proportioned bedrooms, and a family bathroom. It benefits from gas central heating, double glazing, and driveway parking, along with a large family-friendly garden.



Guide Price:
£170,000 (plus fees)

[Click for more information](#)



Lot **111** **46 Newton Street, Ferryhill, County Durham, DL17 8PW**

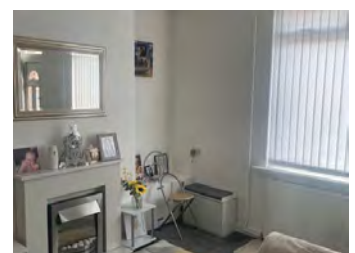
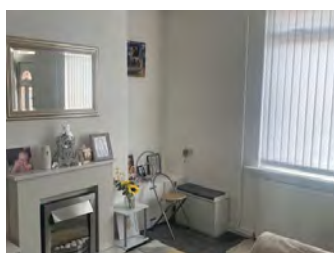
Bidding opens 2.00 pm

2 Bed Terrace Property investment opportunity.

Description:

This 2-bedroom, 1-bathroom terraced house is a freehold property and currently fully let, making it an ideal buy-to-let investment.

Generating a rental income of £450 per calendar month, it offers a strong potential yield of 9.8%.



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

[Click for more information](#)



Lot **112** **46 Davy Street, Ferryhill, County Durham, DL17 8PN**

2 Bed Terrace property investment opportunity.

Description:

This 2-bedroom, 1-bathroom terraced house is a freehold property currently fully let, making it a strong buy-to-let opportunity.

With a current rental income of £475 per calendar month, it offers a potential yield of 10.4%



Guide Price:

£35,000 - £55,000 (plus fees)

[Click for more information](#)



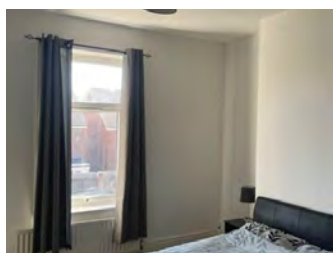
Lot **113** **20 Eden Terrace, Chilton, Ferryhill, DL17 0EJ**

A 2 Bed Terrace Property.

Description:

this 2-bedroom, 1-bathroom terraced house is a freehold property and is currently fully let, making it a solid buy-to-let investment.

The property generates a rental income of £450 per calendar month (£5,400 per annum), offering a potential yield of 9.8%



Guide Price:

£35,000 - £55,000 (plus fees)

[Click for more information](#)



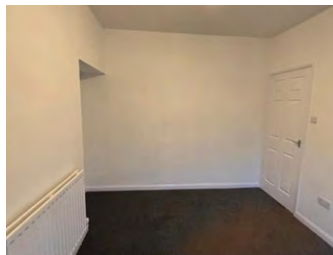
Lot
114 **4 Pinewood Street, Houghton Le Spring, Tyne And Wear, DH4 6AY**

A 2 Bed Terrace Property.

Description:

A 2-bedroom, 1-bathroom terraced house is a freehold property currently fully let on a 2-year lease, making it a secure buy-to-let investment.

The property generates a rental income of £600 per calendar month (£7,200 per annum), offering a potential yield of 9.6%



Guide Price:

£50,000 - £80,000 (plus fees)

[Click for more information](#)



Lot
115 **75 Redcar Road, Guisborough, Cleveland, TS14 6HR**

Partially Let 6 Bed HMO.

Description:

This partially-let six-bedroom House in Multiple Occupation offers both immediate rental income and space to boost returns. Situated in a high-demand area, and with a dedicated letting agent on hand to assist, it's an ideal opportunity for investors looking for guidance and growth potential.

This 6-bedroom, 3-bathroom freehold terraced house is a buy-to-let HMO opportunity currently partially let, with two rooms generating a combined rental income of £1,083 per calendar month. With full occupancy, the property has the potential to generate up to £3,120pcm (£37,440 per annum), offering an impressive potential yield of 14.9%.



Guide Price:

£225,000 (plus fees)

[Click for more information](#)



Lot 116 6 Borrowdale Street, Hartlepool, Cleveland, TS25 1QJ

A 3 Bed Tenanted Terraced House.

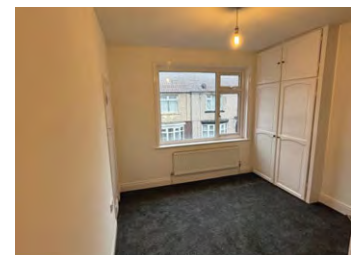
Description:

This fully-let three-bedroom terraced property generates £575 PCM, delivering a yield of over 10%. Offering immediate rental income and sold with tenants in situ, it's a prime turn-key investment opportunity. Pre-auction offers are encouraged—act fast to secure this high-performing asset before the bidding begins.

This 3-bedroom, 1-bathroom terraced house is a freehold property currently fully let, making it a strong buy-to-let investment. Generating a rental income of £575 per calendar month (£6,900 per annum), it offers a potential yield of 10.6%.

Guide Price:

£45,000 - £65,000 (plus fees)



[Click for more information](#)



Lot 117 14 Polopit, Titchmarsh, Kettering, Northamptonshire, NN14 3DL

Stunning 4 Bed Detached Home.

Description:

This detached stone and partially thatched 4-bedroom, 3-bathroom cottage offers vaulted ceilings and exposed timbers, set on approximately 0.45 acres at the edge of a sought-after village with stunning countryside views.

Featuring gas central heating and a septic tank, the property boasts wraparound gardens with mature plantings, multiple seating areas, raised lawn tiers with a summerhouse, timber shed, and chicken run.

Extensive privacy is provided by trees, fencing, and landscaping. Conveniently located just a 40-minute drive from Cambridge City Centre, with rail connections nearby in Kettering and Huntingdon offering links to London

Guide Price:

£550,000 - £610,000 (plus fees)



[Click for more information](#)



Lot 118 59 Moorcock Close, Middlesbrough, Cleveland, TS6 0TS

Superb Buy-to-Let Investment.

Description:

A well-presented three-bedroom end-terraced property, ideal for investors seeking reliable rental income.

This end-terrace 3-bedroom, 1-bathroom house is a freehold property currently fully let, making it a solid buy-to-let investment with a rental income of £650 per calendar month and a potential yield of 10.83%.



Guide Price:

£55,000 - £75,000 (plus fees)

[Click for more information](#)



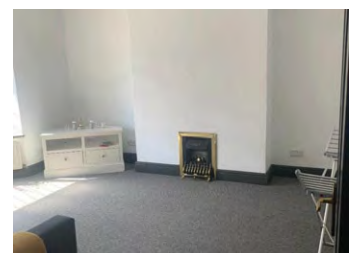
Lot 119 2 Brook Terrace, Darlington, County Durham, DL3 6PJ

Partially Let 4 Bed HMO Property.

Description:

This freehold 4-bedroom, 2-bathroom end terrace house is partially let, providing immediate rental income with a total of £1,200 per month (£400 per room).

Located in a prime area with strong rental demand, it benefits from proximity to key transport links, shops, and amenities.



Guide Price:

£120,000 - £160,000 (plus fees)

[Click for more information](#)



Lot **120** **60 Grisedale Road, Peterlee, County Durham, SR8 5PQ**

Two-Bedroom Mid-Terrace Investment Opportunity.

Description:

This 2-bedroom, 1-bathroom mid-terrace house is a freehold property, fully let and sold with a sitting tenant—offering immediate rental income. Ideal for a buy-to-let investment strategy, the property presents a hassle-free opportunity with a tenant already in place.



Guide Price:

£5,000 + (plus fees)

[Click for more information](#)



Lot **121** **85 Westmorland Rise, Peterlee, County Durham, SR8 2ER**

2-Bed Mid-Terrace with Tenant in Situ.

Description:

This 2-bedroom, 1-bathroom mid-terrace house is a freehold property, fully let and sold with a tenant in situ—making it an ideal buy-to-let investment.

With a tenancy already in place, it offers immediate rental income and a hassle-free addition to any property portfolio.



Guide Price:

£5,000 + (plus fees)

[Click for more information](#)



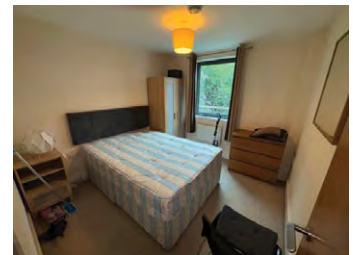
Lot 122 Apartment 22 Merchants Quay, 46-54 Close, Newcastle upon Tyne, NE1 3RF

Stunning 2 Bed Flat Investment Opportunity.

Description:

This 2-bedroom, 1-bathroom flat is a leasehold property currently vacant, offering a great buy-to-let opportunity.

With strong rental demand in the area, the flat has the potential to generate £1,300 per month (£15,600 annually), delivering a projected yield of 9.75%. Ideal for investors seeking a high-return asset in a desirable rental market.



Guide Price:

£120,000 - £180,000 (plus fees)

[Click for more information](#)



Lot 123 2 Gilmonby Road, Middlesbrough, Cleveland, TS3 0AD

Spacious 3 Bed End Terrace House.

Description:

An exceptional vacant 3-bedroom property located on a sought-after corner plot on Gilmonby Road, just a short walk from local schools—ideal for families and high-demand for lettings.

This spacious home offers strong potential for capital growth and attractive rental yields.



Guide Price:

£50,000 (plus fees)

[Click for more information](#)



Lot 124 Land, St. Davids Road, Middlesbrough, TS6 7JW

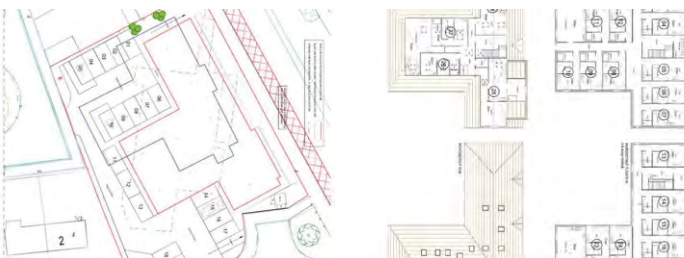
Prime Investment Opportunity –Full Planning Approval Land.

Description:

Presenting a strategically positioned land investment in the heart of the North East's most dynamic industrial hub.

Measuring 0.3 acres (0.12 hectares), this well-located plot is situated next to Tees Works and the Wilton International site—home to major projects such as the new Carbon Renewable site and a cutting-edge furnace development.

With proximity to the largest employment zone in the region, this location is perfectly suited for contractors and businesses looking to capitalise on ongoing infrastructure and industrial expansion.



Guide Price:

£60,000+ (plus fees)

[Click for more information](#)



Lot 125 14 Cherwell Terrace, Middlesbrough, Cleveland, TS3 9DQ

Tenanted With Immediate Rental Income.

Description:

This 3-bedroom, 1-bathroom terraced house is a freehold property currently tenanted, making it a ready-made buy-to-let investment.

Generating a monthly rental income of £650 (£7,800 annually), the property offers a strong potential yield of 11.14%, ideal for investors seeking steady returns from an occupied asset.



Guide Price:

£50,000 - £70,000 (plus fees)

[Click for more information](#)



Lot
126

24 Gurlish West, Coundon, Bishop Auckland, County Durham, DL14 8PN

2 Bed Terraced Property.

Description:

This 2-bedroom, 1-bathroom terraced house is a freehold property currently vacant, offering an excellent buy-to-let opportunity with value-add potential.



Guide Price:

£30,000 - £60,000 (plus fees)

[Click for more information](#)



Lot
127

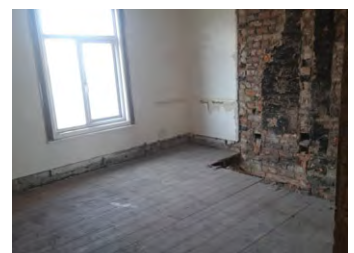
111 Londonderry Road, Stockton-on-Tees, Cleveland, TS19 0ES

2 Bed Terraced House Needing Full Refurb.

Description:

This 2-bedroom, 1-bathroom terraced house is a freehold property currently vacant and in need of full refurbishment—offering a blank canvas for investors or developers.

With the structure as a true empty shell, it provides the opportunity for complete customization. Ideal as a buy-to-let investment, the property has strong rental potential once renovated, making it a promising project for those looking to add value and maximise returns.



Guide Price:

£40,000 - £70,000 (plus fees)

[Click for more information](#)



Lot **128** **17 Ninth Street, Horden, Peterlee,
County Durham, SR8 4LZ**

2-Bed Terraced Property with Full Refurbishment Potential.

Description:

2-bedroom, 1-bathroom terraced house—freehold and currently vacant—offering a fantastic opportunity for investors seeking a full refurbishment project. With two generously sized bedrooms, strong rental demand in the area.



Guide Price:

£4,995 + (plus fees)

[Click for more information](#)



Lot **129** **34 Marsh Lane, Winterringham, Scunthorpe,
South Humberside, DN15 9PA**

Bidding opens 2.00 pm

Two bedroom house in need of renovation.

Description:

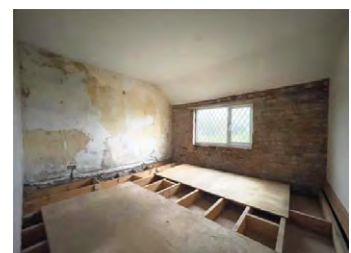
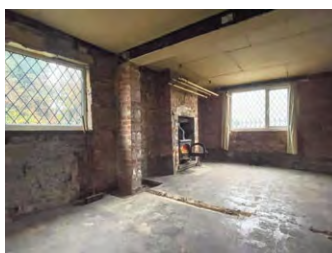
This unique two-bedroom cottage is offered with vacant possession and sits on a substantial riverside plot in the sought-after village of Winterringham.

Requiring full renovation, it presents an excellent opportunity for investors or home improvers. The property benefits from extensive gardens with idyllic field views, offering a peaceful countryside setting and potential to extend (subject to planning permission).

Additional features include field gate access to a yard providing ample off-road parking and a double garage—ideal for vehicle storage or use as a workshop.

Guide Price:

£100,000 (plus fees)



[Click for more information](#)



Lot 130 61 The Lindens, Loughton, Essex, IG10 3HT

Spacious 4-Bedroom Detached Home.

Description:

Situated in a fantastic location with excellent transport links and local facilities, this spacious home features four generously sized bedrooms and two reception rooms ideal for living and dining.

The property boasts a newly fitted modern kitchen, a handy utility room, and an expansive rear garden perfect for families and entertaining. Additional benefits include a large double-width garage, driveway parking for two cars, and extension potential both above and to the rear, as demonstrated by the neighboring property.



Guide Price:

£800,000 (plus fees)

[Click for more information](#)



Lot 131 Studio 53, 88 Low Hill, Liverpool, L6 1AR

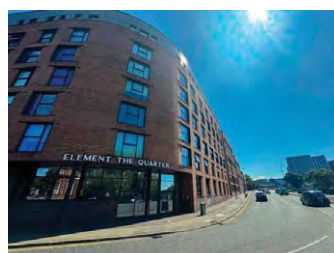
1 Bedroom Apartment.

Description:

Located in Liverpool City Centre's Knowledge Quarter, this premium-spec 1-bedroom apartment is ideal for both buy-to-let investors and owner-occupiers.

Residents enjoy access to excellent amenities including a gym, games room, and remote workspaces.

With high tenant demand from working professionals and close proximity to university campuses, this leasehold apartment offers 250 years tenure with a ground rent of £93.95 and a service charge of £1,658.



Guide Price:

£80,000 (plus fees)

[Click for more information](#)



Lot 132 Flat 4 Ghyll Royd Court, Ghyll Royd, Guiseley, Leeds, LS20 9BP

Spacious 1 bedroom apartment.

Description:

This renovated 1-bedroom apartment is located on the first floor of a charming stone-built block in Guiseley, LS20.

Situated in a sought-after commuter hub with direct trains to Leeds, Bradford, and Ilkley, the property is close to supermarkets, gyms, shops, and schools. Ideal for buy-to-let investors, it benefits from high demand, strong yields, recent double glazing throughout, and a new boiler installed in 2019.



Guide Price:

£80,000 + (plus fees)

[Click for more information](#)



Lot 133 13 / 13 A College Walk, S60 1QB

Two Retail Units.

Description:

The Property comprises two units, 13 (Subway) lies inside the College Walk arcade and benefits from a window frontage to Frederick Street, whilst 13A (Hairdressers) fronts onto Frederick Street.

College Walk serves as thoroughfare between Rotherham Transport Interchange, car park and the town centre

Town centre location close to Bodycare, Home Bargains (adjacent), Boots and Greggs

13 College Walk : 1,587 sq ft; £16,233.33 per annum, 8 years remaining

13a College Walk : 799 sq ft £10,500 per annum, 2 years remaining

Guide Price:

£220,000 (plus fees)



[Click for more information](#)



Lot 134 Bracken Edge Football Ground, Roxholme Road, Leeds, West Yorkshire, LS7 4JG

Residential development opportunity.

Description:

A rare opportunity to acquire approximately 5 acres of prime flat development land in the sought-after Chapel Allerton area of north-east Leeds. This established football ground, known locally as "The Ammers," offers exceptional potential for residential development in a highly desirable location.

Historic Yorkshire Amateurs Football Club Ground - Established 1922..

The Yorkshire Amateurs Football Club is relocating to larger, more modern facilities nearby, making this historic ground available for the first time in over a century.

Guide Price:

£4,000,000 (plus fees)



[Click for more information](#)



Lot 135 Burstone Farm, Langtree, Torrington, Devon, EX38 8NW

Detached Period Farmhouse.

Description:

This detached farmhouse, set on 1.7 acres with stunning rural views, offers spacious accommodation including four bedrooms and two bathrooms, with potential for an annex.

The property includes a converted barn featuring a kitchen and reception rooms, ideal for a holiday let subject to planning (STP). Grounds encompass a deck, orchard, vegetable plot, lawns, and ample gravel parking.

Located just two miles from local amenities and close to the coast and Dartmoor, the home benefits from easy access to the A361/M5 and rail links via Barnstaple, combining peaceful country living with convenient transport connections.

Guide Price:

£650,000 (plus fees)



[Click for more information](#)



Lot 136 Land north of Old Main Road, Old Leake, Boston, PE22 9HR

Approx 5 Acres Of Land With Planning.

Description:

The proposal includes the outline erection of 35no. dwellings together with associated groundworks, landscaping (including +1300sqm of public open space) and infrastructure. Accommodation for the units is split into the following:

- 1 bed – 4no.
- 2 bed – 10no.
- 3 bed – 16no.
- 4 bed – 5no.

As well as for construction of car park for use by Old Leake Primary School.

Guide Price:

£550,000 - £600,000 (plus fees)



[Click for more information](#)



Lot 137 1 Carrington Avenue, Manvers Street, Hull, North Humberside, HU5 2HL

2 Bedroom Investment Opportunity.

Description:

This 2-bedroom through terrace property presents a fantastic investor opportunity.

Featuring two spacious bedrooms and a ground-floor bathroom, it includes a fully equipped kitchen with utilities included. Located in a prime area popular with tenants, the property is close to the university, making it ideal for student lets. It's also surrounded by shops, amenities, cafés, bars, and restaurants, offering excellent rental appeal.



Guide Price:

£60,000 (plus fees)

[Click for more information](#)



Lot 138 69 High Dells, Hatfield, AL10 9JD

Mid Terrace 5 Bedroom HMO Property.

Description:

Mid-terrace 5-bed HMO (approx. 1,163 sq ft) with two receptions and one bathroom. Current rent c. £2,800 pcm (c. £34,000 pa) with the following room rates:

2 x doubles @ £630 pcm
1 x standard @ £570 pcm
2 x smaller @ £550 pcm and £400 pcm

At the current income, the property offers circa 9–10% gross yield depending on final purchase price.

Strong tenant demand area between the two University of Hertfordshire campuses and close to town amenities.

Guide Price:

£330,000 - £350,000 (plus fees)



[Click for more information](#)



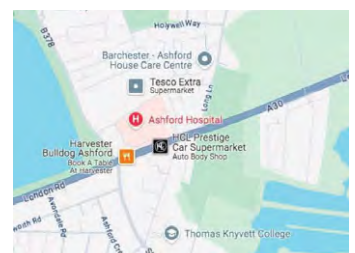
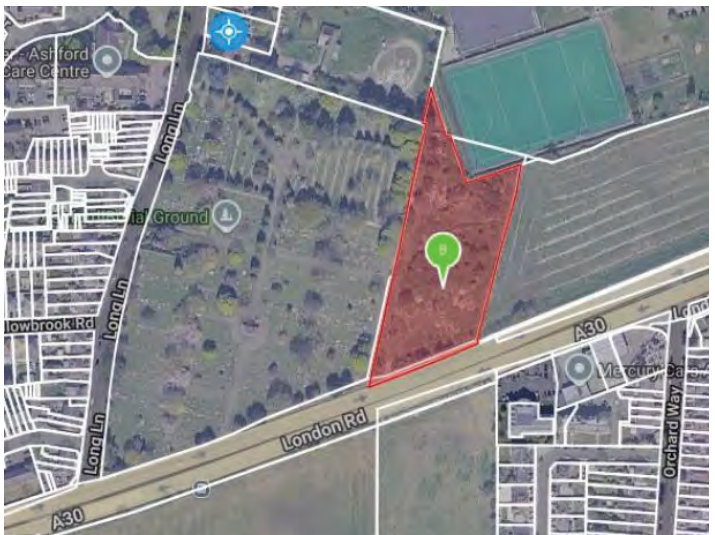
Lot 139 Land East Of Ashford Cemetery, London Road, Ashford, TW19 7AD

1.99 Acres Of Land in popular location.

Description:

This 1.99-acre greenbelt land parcel comes without planning permission, leaving it to the new buyer or developer to consult the council regarding potential build possibilities.

Conveniently located just a 4-minute drive from Ashford International Station, the site offers a promising opportunity subject to planning approval.



Guide Price:

£200,000 - £260,000 (plus fees)

[Click for more information](#)



Lot 140 Providence House, 77 Bartley Way, Hook, Hampshire, RG27 9FG

Modern 2-Bed Apartment.

Description:

Situated in a prime location near the village centre, mainline station, and M3 (Junction 5), this spacious 902 sq.ft apartment features high ceilings, wood flooring, and two generous double bedrooms.

Leasehold – 113 years remaining. Ground rent: £220. Service charge: £2,760 per annum.

Guide Price:

£170,000 (plus fees)



[Click for more information](#)



Lot 141 Flat 30 Homeleigh House, 52 Wellington Road, Bournemouth, BH8 8LF

55+ 1 Bedroom Flat Apartment Building.

Description:

This well-presented apartment features a bright lounge/diner, a modern kitchen with ample storage, a neutral bathroom with clean finishes, and a generous double bedroom complete with fitted wardrobe space.

Residents also benefit from a large communal lounge/reception area ideal for socialising, a well-equipped communal laundry room, and the reassurance of an onsite House Manager.

Ground Rent: £150 per annum
Service Charge: £3,200 per annum
Leasehold - 53 Years Remaining

Guide Price:

£50,000 (plus fees)



[Click for more information](#)



Lot 142 3 Kingswood, Langley Park, Durham, DH7 9WA

Executive 5-Bedroom Family Home.

Description:

This impressive home offers five double bedrooms, including three with en-suites, and a luxurious master suite featuring a private en-suite and dressing room.

Outside, the south-facing rear garden is lawned and enjoys open countryside views. The property also benefits from gas central heating, full double glazing, and an elevated position offering both stunning outlooks and enhanced privacy.

Located with excellent road links via the A691 and A167, it provides easy access to Durham City Centre.

Guide Price:

£750,000 - £800,000 (plus fees)



[Click for more information](#)



Lot 143 22 Cockton Hill Road, Bishop Auckland, County Durham, DL14 6AH

Fully Renovated 6-Bed HMO.

Description:

This fully licensed HMO offers six spacious bedrooms, a main bathroom, separate shower room, and an additional WC, making it ideal for high-occupancy rental.

The property features a modern, fully fitted kitchen, large communal areas, and both front and rear private entrances for added convenience and security.

Additional benefits include a private garage and two large storage units.

With a projected gross monthly income of over £2,700—and scope to increase—this investment offers strong returns, with a potential yield of up to 18% at the guide price.

Guide Price:

£180,000 (plus fees)



[Click for more information](#)



Lot 144 16 Heath View Street, Halifax, West Yorkshire, HX1 2JU

Luxury 6 Bed HMO.

Description:

This luxury 6-bedroom HMO, each room with its own en-suite, has been fully rebuilt from the brick up—formerly a 4-bed, 1-bath home—now offering a turnkey, high-yield investment.

The property has undergone a complete renovation, including a new roof, insulation, double-glazed windows, and upgraded front doors and locks.

Fully let, the property generates a strong income with all six rooms tenanted:

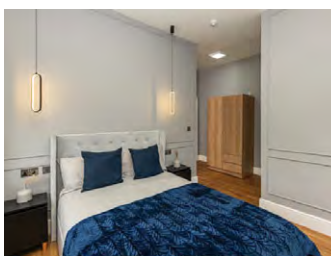
Room 1 (Double): £575 pcm

Room 2 (Double, En-suite): £650 pcm

Rooms 3–6 (Double, En-suite): £795 pcm each

Guide Price:

£290,000 (plus fees)



[Click for more information](#)



Lot 145 Flat 3 Pegasus Court, 890 Green Lanes, London, N21 2RW

1 Bedroom Retirement Property.

Description:

This ground floor 1-bedroom retirement flat offers comfortable living with a private garden patio, ideal for enjoying the outdoors.

Conveniently located with good bus links to Enfield Town, theatre, shops, and cafés, this flat combines independence with supportive community living.

Guide Price:

£115,000 (plus fees)



[Click for more information](#)



Lot **146** **23A Adare Street, Ogmores Vale, Bridgend, Mid Glamorgan, CF32 7HG**

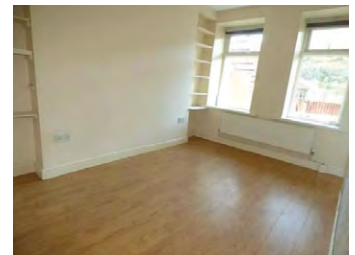
One bedroom Basement flat.

Description:

This basement flat features laminate flooring in both the lounge and bedroom, a fitted kitchen with built-in cooker, and a tiled bathroom with shower.

The property also benefits from a small enclosed rear garden, offering private outdoor space. Ideal for investors or first-time buyers, it presents a great opportunity to add value or step onto the property ladder.

Tenure: Leasehold – 62 years remaining.



Guide Price:

£35,000 - £40,000 (plus fees)

[Click for more information](#)



Lot **147** **22 Heath View Street, Halifax, West Yorkshire, HX1 2JU**

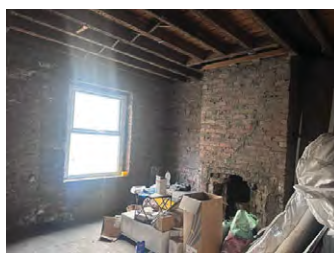
4 bedroom terraced house.

Description:

This 4-bedroom Victorian mid-terrace offers excellent development potential, making it an ideal project for investors or developers.

While the interior requires full renovation, the exterior has already been updated with new windows, doors, and a roof. Spanning four floors, the property boasts spacious rooms with original period character and features three separate entrances—opening up options for conversion into a single dwelling, multiple flats, or an HMO (subject to planning permission).

Existing accommodation includes a lounge, dining room, kitchen, store/workroom, four bedrooms, and a bathroom. Additional benefits include gas central heating, a front garden, and a rear yard.



Guide Price:

£120,000 - £130,000 (plus fees)

[Click for more information](#)



Lot 148 58-60 Spa Lane, Sheffield, S13 7PH

4 bedroom semi-detached house.

Description:

This fabulously presented 4-bedroom family home is located in the highly sought-after area of Woodhouse and offers stylish, versatile living throughout.

Outside, you'll find a low-maintenance enclosed rear garden with artificial lawn, an external workshop, and gated off-road parking.



Guide Price:

£225,000 (plus fees)

[Click for more information](#)



Lot 149 Large plot in, Long Acre, North Cornelly, Bridgend, CF33 4BE

Bidding opens 3.00 pm

Large plot in Long Acre.

Description:

Whether you are looking to build your dream home, embark on a development project, or make a savvy investment, this large plot of land in Long Acre presents a world of possibilities. Don't miss out on the chance to turn this blank canvas into something truly special.

Nestled in the location of North Cornelly, is this unique opportunity for those with a vision. This land, boasting a generous size, presents the chance to create not just one, but two detached bungalow-style properties. Planning reference P/20/302/FUL. Also another piece of land added onto the approved land with room for more development STP.



Guide Price:

£115,000 (plus fees)

[Click for more information](#)



Lot **150** **8 Havens Head, Milford Haven, SA73 3QH**

A traditional 2-storey cottage situated in the quiet residential area.

Description:

The property is of traditional solid masonry construction with rendered elevations underneath a pitched roof that is covered in slate.

The property has been extended to provide a kitchen which is of timber framed construction with fibrous sheet cladding. A second cavity block extension has been added to provide a bathroom.



Guide Price:

£48,000 (plus fees)

[Click for more information](#)



Lot **151** **80 High Street, Tumble, Llanelli, Carmarthenshire, SA14 6HD**

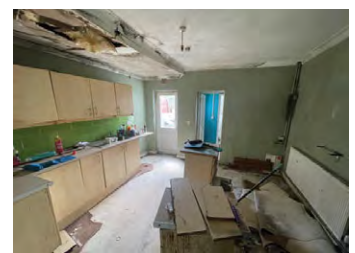
Two-Bed Mid-Terrace Refurbishment Opportunity

Description:

This two-bedroom mid-terraced home is situated in the heart of Tumble and offers an excellent opportunity for those looking to renovate and add value.

In need of improvements, the property benefits from oil-fired central heating, double glazing, and a generous rear garden with a garage accessed via a rear lane.

Ideal for investors, first-time buyers with vision, or anyone seeking a project in a well-connected location.



Guide Price:

£55,000 - £60,000 (plus fees)

[Click for more information](#)



Lot 152 122 Port Tennant Road, Port Tennant, Swansea, SA1 8JG

Superb investment opportunity.

Description:

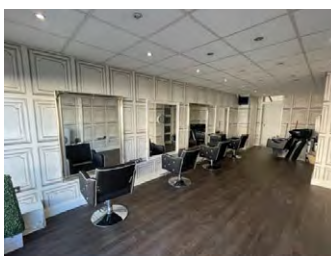
This investment presents an exceptional opportunity for business owners seeking a versatile space with strong potential for growth and development.

Whether you're looking to expand your current operations or add a strategic bolt-on to an existing business, this property offers a range of possibilities.

The premises include a prominent shop front, five letting rooms with the option to convert for owner's accommodation, kitchen and toilet facilities, and a rear courtyard with convenient access.

Guide Price:

£128,000 (plus fees)



[Click for more information](#)



Lot 153 Apartment 1 Clyne Castle, Mill Lane, Blackpill, Swansea, SA3 5BW

Stunning Apartment in exclusive development.

Description:

A rare opportunity to own part of the former Great Hall at Clyne Castle.

This one-bedroom mezzanine apartment combines original Tudor arches, soaring 6m ceilings, and a 7ft marble fireplace with sleek modern interiors and a dramatic open-plan layout. Set within a prestigious gated development with landscaped gardens and parking, just moments from Swansea Bay, Mumbles, and the Gower Peninsula.

Guide Price:

£210,000 (plus fees)



[Click for more information](#)



Lot **154** **26 Maes Golau, Llanelli, SA15 3ST**

Three-bedroom mid-terrace property.

Description:

The property features a bright and welcoming living space with an open-plan lounge and dining area, leading into a contemporary kitchen fitted with integrated appliances. Upstairs, the home offers three good-sized bedrooms and a family bathroom. The house benefits from uPVC double glazing and gas central heating via a combi boiler, ensuring year-round comfort and efficiency.

Externally, the front garden is laid to lawn, while the rear includes a garden with paved area and useful outbuilding, offering potential for outdoor seating or storage.

Guide Price:

£68,000 (plus fees)



[Click for more information](#)



Lot **155** **73 Oslo House, Heol Tredwen, Cardiff, South Glamorgan, CF10 5AX**

Modern ground floor apartment.

Description:

A gated complex with concierge service and onsite leisure facilities. The property offers a private parking space and covers one floor. The apartment briefly comprises of two double bedrooms, one with an en-suite, the second with a balcony space, family bathroom, spacious open-plan reception room and kitchen.

Century Wharf is within minutes walking distance to Mermaid Quay and all its attractions including the Millennium Centre and bars and restaurants. It is also a short walk to Cardiff City Centre.

Investors can look to expect around £1300 pcm.

Guide Price:

£155,000 (plus fees)



[Click for more information](#)



Lot 156 36-37 Feidrfair, Cardigan, Ceredigion, SA43 1EB

Two Former Commercial Units.

Description:

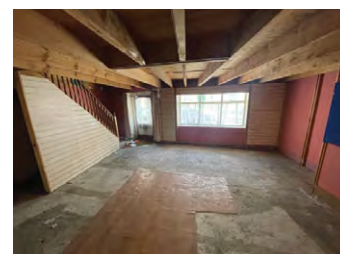
An excellent opportunity to acquire a pair of previous commercial units, each with its own separate entrance, situated in the heart of Cardigan.

Both units offer generously sized ground floor areas, ideal for retail, office, studio, or workshop use (subject to any necessary planning consents). Additional first-floor storage space provides valuable flexibility for a variety of business or development needs.

Located in a prominent and accessible position, these units could suit investors, developers, or business owners looking to establish a presence in this popular and thriving town.

Guide Price:

£65,000 (plus fees)



[Click for more information](#)



Lot 157 London Stores, Mountain Road, Upper Brynamman, Ammanford, SA18 1BT

A former hardware store.

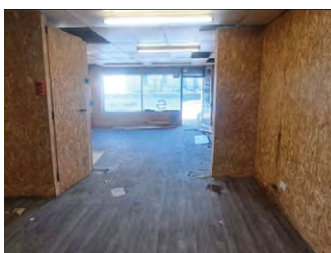
Description:

An opportunity to purchase a former hardware store which benefits from a rear garden and garage situated in the village of Upper Brynamman. The property offers enormous potential to improve and convert (stpp)and would lend itself to various uses also potential for a building plot located to the rear (stpp).

The village of Brynamman is situated on the edge of The Brecon Beacons National Park which is popular with ramblers, cyclists, horse riders and car enthusiasts also a variety of attractions, stunning landscapes, walks, castles, natural caves, waterfalls and more. The main shopping and leisure facilities are located at Ammanford town centre.

Guide Price:

£45,000 - £55,000 (plus fees)



[Click for more information](#)



Lot
158 42 John Street, Nantymoel,
Bridgend, CF32 7SU

Recently refurbished end terrace three bedroom property.

Description:

Located in the popular location of the Nantymoel Valley. Property comprises to the ground floor a refurbished kitchen and lounge/dining room. To the first floor three bedrooms and refurbished bathroom.

Refurbishment includes all new re plastered walls, ceiling,s new boiler, kitchen, bathroom, carpets, electric s and new board to name a few. Beautiful views and access to the garden from rear lane access. The property benefits from street parking and rear garden.

Guide Price:
£90,000 (plus fees)



[Click for more information](#)



Lot
159 Apartment 111 Centenary Plaza, 18 Holliday Street, Birmingham, B1 1TH

Bidding opens 4.00 pm

1-Bed Upper Apartment in Centenary Plaza.

Description:

An excellent investment opportunity in the heart of Birmingham city centre, this well-appointed one-bedroom apartment is situated on an upper floor within the highly regarded Centenary Plaza development.

Offering secure allocated parking and access to premium resident facilities, the property is ideally suited for investors seeking strong rental demand and long-term capital growth.

The apartment comprises a spacious double bedroom, a sleek and modern bathroom, and an open-plan living area with contemporary finishes throughout.

- Strong rental history in the building (Achieves £950–£975 pcm AST).

Guide Price:
£100,000 (plus fees)



[Click for more information](#)



Lot 160 235 Hampton Lane, Catherine-de-Barnes, Solihull, West Midlands, B91 2TD

Prestigious 6-Bedroom Detached Home.

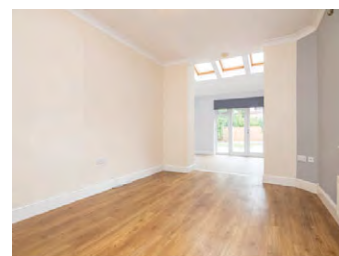
Description:

Set across three spacious storeys, this beautifully presented six-bedroom detached home sits on one of Solihull's most sought-after roads—Hampton Lane, in the desirable village of Catherine-de-Barnes. Privately positioned on a shared drive with just two other properties, the home offers a rare blend of privacy, style, and convenience.

To the front, the property benefits from an extended tandem garage—fitting at least two vehicles—with additional driveway parking for three more. The rear garden is a peaceful haven, featuring a decked area ideal for entertaining. The home also enjoys stunning open views across fields.

Guide Price:

£695,000 (plus fees)



[Click for more information](#)



Lot 161 8 Verbena Drive, Littleover, Derby, DE23 2HS

Detached three-bedroom home

Description:

A well-proportioned, detached three-bedroom home with garage and conservatory, located in a quiet residential setting. Number 8 offers an excellent opportunity for buyers seeking a family home or investment project, with the benefit of being offered for sale via auction.

The accommodation is arranged over two floors and comprises a spacious lounge, separate dining area, and a conservatory to the rear that opens onto the garden. The kitchen is well laid out and offers scope for modernisation.

Guide Price:

£180,000 (plus fees)



[Click for more information](#)



Lot **162** **Atlantic Cottage, 78 Fore Street, Port Isaac, Cornwall, PL29 3RF**

Bidding opens 4.00 pm

Charming coastal cottage with harbour views.

Description:

Atlantic Cottage, located just steps from Port Isaac harbour, is a surprisingly roomy two-bedroom home that has been in the same family for generations. While it has been updated with modern comforts, it still preserves its original charm, including flagstone floors and exposed wooden beams.

Currently operating as a successful holiday rental, the cottage features open-plan living on the upper floor to take advantage of the harbour views. It also includes the rare bonus of private off-road parking for two cars and an attached garage. There is also the potential to add a further bedroom and bathroom to the back of the garage, subject to planning.

Guide Price:

£335,000 (plus fees)



Click for more information



Lot **163** **2, 3 & 4 Alexandra Road, Penzance, Cornwall, TR18 4LY**

Two Prime Ground Floor Commercial Units.

Description:

An exceptional opportunity to acquire two well-positioned ground floor commercial units, just moments from the stunning Penzance seafront. Ideally located in a high footfall area, these units offer excellent potential for a range of businesses – from retail and cafés to creative workspaces or service-based enterprises.

Prime Location: A stone's throw from the beach, promenade, and town centre amenities

Versatile Space: Suitable for a variety of commercial uses - option to apply for change of use (commercial to residential)

Guide Price:

£80,000 (plus fees)



Click for more information



Lot 164 Land at Copper Hill, Hayle, Cornwall, TR27 4LY

Prime plot with outline planning for a bungalow & loft in a sought-after seaside town.

Description:

A rare opportunity to acquire a 280 sq. metre plot in the sought-after town of Hayle, with outline planning permission for a bespoke bungalow with loft conversion.

Set in an elevated position, the land offers stunning estuary views and easy access to local shops, schools, and transport links. Ideal for self-builders, developers, or investors, this peaceful yet well-connected location combines scenic beauty with strong development potential.



Guide Price:

£145,000 (plus fees)



[Click for more information](#)



Lot 165 Wherry Flats, 1, 2 & 3 Alexandra Road, Penzance, Cornwall, TR18 4LY

Fully Tenanted 2 Bed Upper Floor Flat.

Description:

This fully let two-bedroom, one-bathroom upper floor flat presents a profitable and hassle-free buy-to-let opportunity with a strong gross yield of 15.32%.

Located in a high-demand area, the leasehold property is tenanted and generating £600 per month (£7,200 per annum), providing investors with immediate rental income. With competitive rental rates and proximity to transport links, shops, and local amenities, it appeals strongly to renters and ensures continued demand.



Guide Price:

£300,000 (plus fees)

[Click for more information](#)



Lot 166 Flat 6 Sunnyside, Back Road East, St. Ives, Cornwall, TR26 1PE

A Stunning Top-Floor Apartment in the Heart of St Ives.

Description:

Enjoy uninterrupted panoramic views over St Ives harbour and the stunning Cornish coastline from this beautifully maintained 2-bedroom top-floor apartment.

Perfectly located in the heart of St Ives, it's just moments from beaches, the harbour, and the town's vibrant shops, cafes, and galleries—a rare chance to own coastal luxury in one of the UK's most iconic seaside towns

Currently a successful holiday let with strong rental income, this apartment is a fantastic investment or an ideal private retreat in one of Cornwall's most popular coastal locations.

Guide Price:

£550,000 (plus fees)



[Click for more information](#)



Lot 167 4 Ashburton Square, Callington, Cornwall, PL17 7DG

Spacious 3-Bedroom Cottage.

Description:

An excellent opportunity to acquire a characterful three-bedroom cottage offering generous living space, off-road parking, and great potential for modernisation.

Situated in the peaceful and desirable Ashburton Square, just a short stroll from Callington town centre, this well-laid-out property would suit investors looking to refurbish, first-time buyers seeking a project, or landlords targeting strong rental demand.



Guide Price:

£125,000 - £150,000 (plus fees)

[Click for more information](#)



Lot 168 Former Cross Keys Place, High Street, Cefn Mawr, Wrexham, LL14 3AR

Bidding opens 5.30 pm

A plot of land, extending to 0.38 acres or thereabouts.

Description:

Located in the centre of Cefn Mawr, this 0.38-acre plot offers a rare opportunity with potential for a variety of uses, subject to the necessary consents. Its prime village centre position makes it an ideal development site, offering strong potential for residential or commercial use, depending on permissions.



Guide Price:

£45,000 - £55,000 (plus fees)


[Click for more information](#)


Lot 169 Pennant View, Trefriw, LL27 ONX

A well-presented two-bedroom cottage..

Description:

Located on the outskirts of the popular village of Trefriw, this well-maintained property benefits from UPVC double glazing and gas central heating. It presents an ideal opportunity for first-time buyers or as a smart investment property.



Guide Price:

£100,000 (plus fees)

[Click for more information](#)

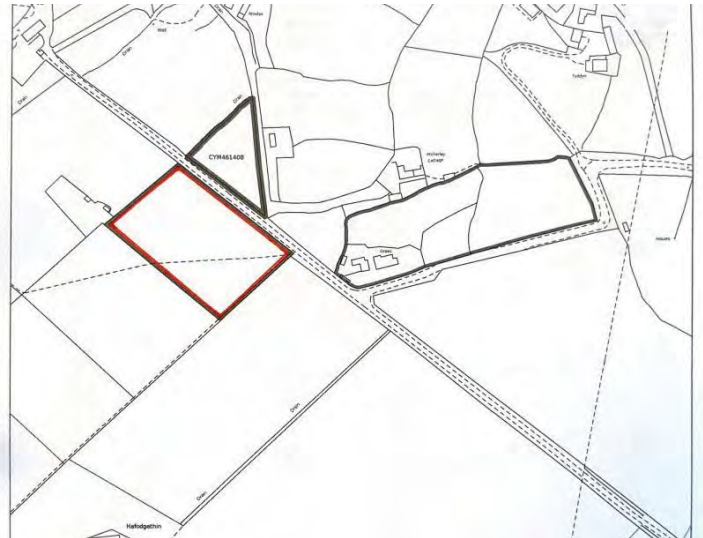

Lot 170 Land Off Bannister Lane, Hope Mountain, Caergwrle, Wrexham, LL12 9HG

A plot of land extending to approximately 7,300 square meters (1.80 acres) or thereabouts.

Description:

Having a significant road frontage to Bannister Lane and being in an elevated position. Currently used to grow Nordmann fir trees but could be suitable for alternative uses, subject to consents being granted.

The auctioneers understand that public rights of way cross the site but have not made any further enquiries in that regard.



Guide Price:

£30,000 - £40,000 (plus fees)



[Click for more information](#)



Lot 171 Crown and Anchor, 41 Long Bridge Street, Llanidloes, Powys, SY18 6EF

Charming historic public house dating from the 17th century.

Description:

Charming historic public house dating from the 17th century and occupying an exceptionally good location in the centre of the historic market and tourist town of Llanidloes.

The Grade II listed property has been in the same family for many generations and has a long history in the mid Wales area.

There is also a stone and timber barn and detached garage at the rear of the property, accessed at the side of the public house.



Guide Price:

£80,000 - £120,000 (plus fees)

[Click for more information](#)



Lot 172 56 Henllan Street, Denbigh, LL16 3PE

A potential redevelopment site extending to approximately 0.11 hectares or thereabouts.

Description:

Located on the outskirts of the historic North Wales town of Denbigh, this site currently comprises a detached building—formerly a shop with living accommodation—a detached two-bedroom bungalow, and additional land.

Planning consent has been granted for the conversion of the shop into a two-bedroom dwelling with associated parking, and for the demolition of the existing bungalow to make way for a replacement dwelling (planning codes O1/2024/1233/PF and O1/2024/1222/PF).

Guide Price:

£180,000 - £210,000 (plus fees)



[Click for more information](#)



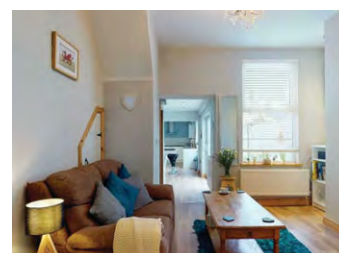
Lot 173 9 Margaret Street, Beaumaris, Anglesey, LL58 8DN

A superb opportunity to acquire an investment property..

Description:

Located in the centre of the historic North Wales coastal town of Beaumaris, this property benefits from UPVC double glazing, gas central heating, and has recently been rewired with a refurbished slate roof. It currently offers a gross yield of over 7.5%, with potential for further growth.

The first floor is currently tenanted on a rolling contract, while the ground floor will be tenanted from the 16th of June on a six-month tenancy.



Guide Price:

£225,000 (plus fees)

[Click for more information](#)



Lot
174 **24 Alexandra Road, Llandudno,**
LL30 2DQ

Good Sized Three Bedroomed Terrace in need of updating.

Description:

Good Sized Three Bedroomed Terrace in need of updating close to local amenities.

The accommodation briefly comprises: entrance hall; lounge; separate dining room; extended kitchen/breakfast room with modern units; first floor landing; three bedrooms and a modern three piece shower room with a door leading to a small balcony.

The property features gas fired central heating and upvc double glazed windows. Outside there is a small rear courtyard.



Guide Price:

£100,000 + (plus fees)

[Click for more information](#)



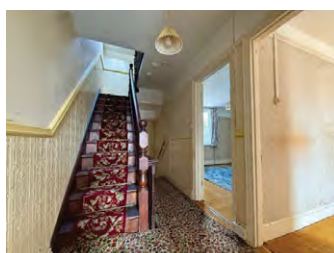
Lot
175 **Minafon, Llwyngwril,**
LL37 2JD

A 5 mid-terraced in need of renovation.

Description:

The property is in need of upgrading and modernisation, but offers spacious and well proportioned rooms, making it an ideal family home providing accommodation over 3 floors. It

retains many character features with its open fireplaces, picture rails, quarry tiled floors and stripped floorboards and is the perfect project for any prospective purchasers wanting to make the property their own.



Guide Price:

£125,000 - £145,000 (plus fees)

[Click for more information](#)



Lot 176 29 Garth Court Abbey Road, Llandudno, LL30 2HF

3 bed apartment with panoramic views.

Description:

This newly modernised three-bedroom apartment offers spacious living located on the second floor with stunning views across Llandudno, Deganwy, and Conwy Mountain. Located in the heart of Llandudno, this property is ready for immediate occupancy and combines comfort with practicality.

The apartment features an entrance hall, a separate WC, a bathroom, three generously sized double bedrooms, a modern kitchen, and a bright lounge/diner where you can enjoy the spectacular scenery. The bathroom is equipped with a convenient three-piece suite.

Guide Price:

£160,000 (plus fees)



[Click for more information](#)



Lot 177 Ty Seren Meyrick Street, Dolgellau, LL40 1LN

A substantial, 8 Bedroomed Grade II Listed property.

Description:

Having previously been run as a B&B, the property benefits from residential status and would make an excellent family home. With accommodation spanning 5 floors, the top floor is a self contained 1 bedroom flat and there is also a former shop premises located at the front of the property, which could have a variety of uses subject to the necessary planning permissions and consents.

Recently on the market at £495,000.



Guide Price:

£190,000 - £210,000 (plus fees)

[Click for more information](#)



Lot
178 8 Bryn Terrace, Gyffin, Conwy,
LL32 8LU

A traditional one-bedroom mid-terraced cottage.

Description:

Including a converted attic room, this property offers convenient access to local amenities and Conwy town centre. In need of modernisation, it benefits from UPVC double glazing and presents an excellent opportunity to create a family home or investment property.



Guide Price:
£78,000 (plus fees)



[Click for more information](#)



Lot
179 Clydfan, 3 Bridge Street, Llanfyllin,
SY22 5AU

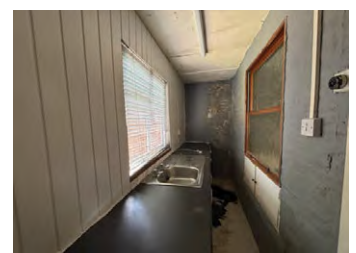
A three storey property.

Description:

Situated in the heart of Llanfyllin, 3 Bridge Street presents a unique opportunity for those seeking a commercial property.

This spacious building boasts four well-proportioned rooms, offering ample space for various business ventures or potential residential conversion, subject to planning permissions.

The property is situated in a prime location, providing excellent visibility and accessibility, making it an ideal spot for retail, office space, or other commercial activities.



Guide Price:
£50,000 (plus fees)

[Click for more information](#)



Lot 180 Hyfrydle, Betws-y-Coed, LL24 0BB

A well presented semi detached house

Description:

Located within close walking distance of all local shops, restaurants and other amenities, in a quiet setting near Pont y Pair Bridge.

Large rear garden enjoying views over open fields. Affording Entrance Hall, Lounge, Dining / Kitchen, Inner lobby to rear Living Room, Utility Room and Cloakroom. Two Double Bedrooms with en-suite facilities. Central Heating, Original Sash Windows, Large level rear garden.



Guide Price:

£175,000 - £200,000 (plus fees)

[Click for more information](#)



Lot 181 Elmwood, Brook Street, Llangollen, Denbighshire, LL20 8LS

A one-bedroom cottage standing on a substantial plot.

Description:

The Lot is located on the edge of the popular Town of Llangollen, which offers an excellent range of amenities including shops, schools and entertainment venues.

There are good road links to surrounding areas on employment. The Town is famous for hosting the annual Llangollen International Eisteddfod

The existing property on the site comprises a lounge, kitchen, bedroom and bathroom, plus outbuildings.



Guide Price:

£110,000 (plus fees)

[Click for more information](#)



Lot 182 Tawelfan Lon Uchaf, Pwllheli, Gwynedd, LL53 6AL

A 4 Bedroomed property on a sizable plot with outbuilding and workshop.

Description:

On the ground floor, you have 2 reception rooms, lobby, kitchen/diner, utility and shower room. To the first floor you will find 4 bedrooms and bathroom.

Outside you have off road parking, gardens to the front and rear, workshop and outbuilding. There is plenty of scope and potential here for the right buyer.



Guide Price:

£220,000 - £240,000 (plus fees)

[Click for more information](#)



Lot 183 19 Montrose Court, Chester, Cheshire, CH4 8BD

A very well appointed modern ground floor two bedroom apartment.

Description:

The apartment is set just off very popular Hough green within walking distance of Chester City Centre and Handbridge.

There are local shops and pubs very close at hand. Access to Chester Business park, A55 and Airbus is simple.



Guide Price:

£75,000 - £85,000 (plus fees)

[Click for more information](#)



Lot **184** **43 Bryn View Road, Penrhyn Bay,
Llandudno, Gwynedd, LL30 3LW**

2/3 bedroom semi detached dormer bungalow.

Description:

The accommodation briefly comprises:- porch; hall; lounge; separate dining room/ground floor bedroom; kitchen with lean to upvc double glazed conservatory; principal bedroom with built-in wardrobe and drawers; modern 3-piece shower room with large shower stall; staircase from the hall leads to first floor landing with built-in wardrobes and another double sized bedroom.

The property features gas fired central heating from a combination boiler; upvc double glazed windows. Outside - easily maintained gardens to the front and rear and drive for off road parking leads to a prefab concrete garage.

Guide Price:

£200,000 (plus fees)



[Click for more information](#)



Lot **185** **Lyndhurst, New Road, Newtown, Powys,
SY16 1AS**

Spacious four-bedroom mid-terraced property requiring renovation.

Description:

The accommodation comprises a porch, hall, lounge, fireplace, dining room, kitchen, cellar, landing, bathroom, four bedrooms, second landing, and a garden.

Directions - From our Oswestry office proceed out of the town and follow the road towards Welshpool and Newtown. Proceed along passing Welshpool towards Newtown. On entering Newtown keep on the main road (New Road) through the centre where the property will be found on the left between the sets of traffic lights.

Guide Price:

£140,000 (plus fees)



[Click for more information](#)



Lot 186 Westwood, New Road, Newtown, Powys, SY16 1AS

Spacious four-bedroom end-terrace property requiring renovation.

Description:

The accommodation comprises a porch, hall, lounge with shower cubicle off, dining room with brick fireplace, shower cubicle and cellar off, kitchen with bay window and sun roof, landing, five bedrooms, bathroom, second landing with cloakroom, top kitchen, shower room off, garage, and outside space.

Directions - From our Oswestry office proceed out of the town and follow the road towards Welshpool and Newtown. Proceed along passing Welshpool towards Newtown. On entering Newtown keep on the main road (New Road) through the centre where the property will be found on the left between the sets of traffic lights.

Guide Price:

£140,000 (plus fees)



[Click for more information](#)



Lot 187 14 Park Road, Rhosymedre, Wrexham, LL14 3EF

A spacious 5 bedroom detached family home.

Description:

A generously proportioned detached family home offers extensive living accommodation and plentiful off-road parking, ideally positioned in the village of Rhosymedre.

The property has recently undergone full redecoration and boasts brand-new carpets throughout the first floor. Benefiting from UPVC double glazing throughout.

Location - Rhosymedre is a well-situated village approximately four miles from the scenic and popular tourist town of Llangollen, known for its idyllic position along the River Dee.

Guide Price:

£150,000 - £200,000 (plus fees)



[Click for more information](#)



Lot 188 Bryn Gwyn, Dulas, Gwynedd, LL70 9PX

A charming detached cottage.

Description:

Located in a semi-rural area being just over one mile to the sea and Lligwy beach, and set in very spacious grounds of approximately quarter of an acre..

Being in need of renovation and modernisation, Bryn Gwyn provides a good opportunity for a buyer to purchase a property in a favoured position and put their own stamp on it.



Guide Price:

£100,000 - £150,000 (plus fees)

[Click for more information](#)



Lot 189 Highcroft Cwlach Street, Llandudno, Gwynedd, LL30 2HR

A spacious 3 / 4 bedroom detached family home.

Description:

This property is full of character with high ceilings and large windows offering spectacular views of the coastline. Some areas would benefit from cosmetic updates or modernisation, providing an exciting opportunity to put your own stamp.

One of the highlights of this property is the self-contained annex, which would be perfect for additional family members or as an AirBnB.

Situated on Cwlach Street on the lower slopes of the great Orme, this property is within walking distance of Llandudno town centre, with a host of amenities.



Guide Price:

£200,000 - £225,000 (plus fees)

[Click for more information](#)



Lot **190** Treforfydd, Maes Mawr Road, Garth,
Denbighshire, LL20 7YW

A three bedroom detached cottage.

Description:

Located in a semi-rural area being just over one mile to the sea and Lligwy beach, and set in very spacious grounds of approximately quarter of an acre..

Being in need of renovation and modernisation, Bryn Gwyn provides a good opportunity for a buyer to purchase a property in a favoured position and put their own stamp on it.



Guide Price:

£180,000 - £200,000 (plus fees)

[Click for more information](#)



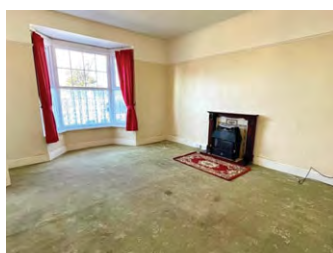
Lot **191** 428 Abergele Road, Old Colwyn, Colwyn
Bay, Conwy, LL29 9AB

A substantial five bedroom double fronted property.

Description:

Being in need of a comprehensive scheme of refurbishment and offering the opportunity to create a stunning family home or investment property.

Situated in a slightly elevated position with views towards the sea and distant hills. Close to local amenities, the A55 expressway and the North Wales coastline.



Guide Price:

£160,000 (plus fees)

[Click for more information](#)



Lot **192** **2 Cambria Road, Old Colwyn, Colwyn Bay, Conwy, LL29 9AB**

A two bedroom semi detached cottage.

Description:

Being in need of some upgrading. Located close to local amenities, the A55 expressway and the North Wales coastline. Potential to create a lovely home or investment property.

Benefitting from UPVC double glazing and gas central heating.



Guide Price:
£50,000 (plus fees)

[Click for more information](#)



Lot **193** **Land Fronting, Wrexham Road, Pentrebychan, Wrexham, LL14 4DT**

A superb plot fronting Wrexham Road in a highly desirable location.

Description:

The plot is situated in the popular area of Pentrebychan, having a road frontage to Wrexham Road with excellent road links to surrounding areas.

Planning consent for the erection of a detached dwelling was granted on 7 October 2024 under Code P/2023/0823. The plans submitted under this application are for a 4 bedroom 3 bathroom detached property.

There is therefore an opportunity to create a superb family home in a desirable location. The plot has open views to the front and is not overlooked to the rear.



Guide Price:
£99,000 (plus fees)

[Click for more information](#)



Lot 194 Tai Newyddion, 4, Llanfachreth, Dolgellau, Gwynedd, LL40 2DY

A charming 4 bedroom semi-detached property.

Description:

The property is well presented throughout, benefitting from LPG gas fired central heating, part UPVC double glazing and a wood burning stove to the sitting room and dining/hallway. Formerly two cottages, the layout is quirky, with two staircases offering access to 2 bedrooms either side of the property.

The accommodation briefly comprises:- entrance door to hallway/dining room, sitting room, breakfast room, kitchen, bathroom, staircase from the breakfast room leading to 2 bedrooms, staircase from the kitchen leading to 2 further bedrooms.



Guide Price:

£225,000 (plus fees)

[Click for more information](#)



Lot 195 Lawrenny Lodge, Aberamffra Road, Barmouth, Gwynedd, LL42 1SU

Established, fully furnished, well appointed 8 bedroom bed and breakfast.

Description:

8 bedroom bed and breakfast, all en-suite. Large car park. Recently built 2 bed owner's annexe, having third floor development potential. 56 day completion available.

The property is located in a tranquil seaside setting by the iconic Barmouth bridge, benefitting from striking sea views over the Mawddach estuary, and the stunning coastal landscape.

Further Potential - 4 large rooms plus a shower room on the third floor and a newly built modern 2 bedroom and 1 bathroom owner's annexe offering opportunity to expand the business further, subject to consents.



Guide Price:

£350,000 - £450,000 (plus fees)

[Click for more information](#)



Lot 196 Pen Yr Erw, Pen-y-Felin, Nannerch, Mold, Flintshire, CH7 5RW

What is understood to be a C19th labourer's cottage.

Description:

Shown on the 1849 tithe map. The detached property stands on a good size plot in a rural setting on the outskirts of the village of Nannerch, having outstanding views.

The property is grade II listed as a rare surviving cube plan rural labourer's cottage.



Guide Price:

£45,000 (plus fees)

[Click for more information](#)



Lot 197 Cartref Bach, Panorama Road, Barmouth, Gwynedd, LL42 1DQ

An outstanding opportunity to create a truly stunning detached property on a fantastic plot.

Description:

Cartref Bach is a four/five bedroom bungalow of non standard construction under a corrugated roof, being in need of a scheme of total refurbishment and having plans to extend to create further accommodation.

Approached via Panorama Road, the property enjoys an elevated position with stunning views over the bay, Mawddach estuary, and Fairbourne.

Situated in a an extensive garden with a variety of mature tree and shrubs, this hidden gem is full of secluded seating areas to make the most of the remarkable and awe-inspiring views over Barmouth Bay.

Guide Price:

£195,000 (plus fees)



[Click for more information](#)



Lot
198 Plas Newydd, Pont Adam,
Ruabon, Wrexham, LL14 6DU

A superb plot located in Wrexham and comprising the Grade II* listed Plas Newydd.

Description:

Plas Newydd comprises a large H-plan house built early-mid C16th consisting of a hall and passage between storeyed wings. The house was altered and remodelled probably in the mid/late C18th when it was partially refaced in brick and altered internally.

The property is Grade II* Listed, notwithstanding later alterations, because of the ornate roof structure and for its importance as a scarce surviving example of a spere truss hall house in this region.



Guide Price:
£120,000 (plus fees)



[Click for more information](#)



Lot
199 Lower Orchard Lodge, Erwood, Builth Wells,
Powys, LD2 3EZ

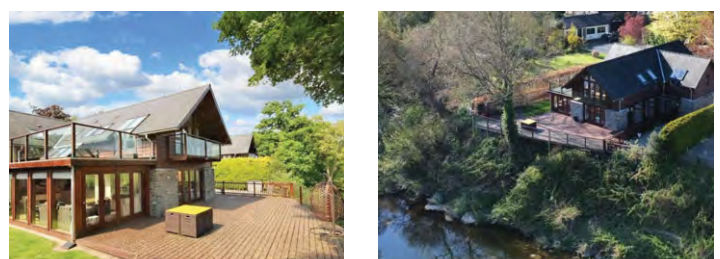
A spacious 5 bedroom house enjoying an enviable situation overlooking the river.

Description:

The master suite has its own balcony and separate roof terrace optimising panoramic views.

The open plan living and kitchen areas provide the ultimate entertaining space, with bifold-doors seamlessly opening onto the large decked seating areas.

Built around 15 years ago by a local builder for his own use the build incorporates many modern and luxury features including extensive glasswork, hardwood timbers and underfloor heating. This modern family home is the envy of many providing some 280 sq m of accommodation.



[Click for more information](#)



Lot 200 Ty Uchaf, Mynydd Bodafon, Llannerch-y-Medd, Ynys Môn, LL71 8BL

A delightful two bedroom semi-detached long stone cottage.

Description:

Enjoying a rural position within an area of outstanding natural beauty, within 2 miles of Lligwy Beach, north of Moelfre on the beautiful island of Ynys Môn. An ideal family home or investment property.

The property retains many original features, including a stone inglenook fireplace, and benefits from gas central heating and double glazing. It stands on a good sized plot with ample off road parking.

The property is in need of some cosmetic improvement and provides an opportunity to purchase a property in a tranquil location whilst being close to local amenities and the stunning beaches and scenery of Ynys Môn.

Guide Price:

£180,000 (plus fees)



[Click for more information](#)



Lot 201 Land Adjoining Bodhyfryd Farm, Frondeg, Wrexham, LL14 4ND

A good parcel of agricultural land, extending to 5.5 acres or thereabouts.

Description:

This parcel of land, which is currently laid to pasture and extends to 5.5 Acres or thereabouts with a road frontage.

The sale of the land will subject to an Overage provision, whereby the Vendor will be entitled to a payment equivalent to 30% of any increase in the value of the land appertaining to the grant of Planning Consent on the land for a period of 30 years from the date of sale.



Guide Price:

£75,000 - £110,000 (plus fees)

[Click for more information](#)



Lot
202 26B Wynnstay Road, Colwyn Bay,
Conwy, LL29 8NB

A two bedroom second floor flat.

Description:

Being located in Colwyn Bay town centre, and in need of a scheme of upgrading. An ideal investment opportunity. Leasehold balance of 999 year lease from 1982.



Guide Price:

£40,000 - £50,000 (plus fees)



[Click for more information](#)



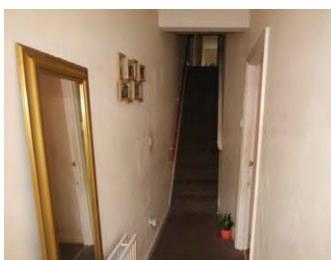
Lot
203 102 Smithfield Road, Wrexham,
LL13 8ER

Residential Development Opportunity.

Description:

Being located on the edge of Wrexham city centre, and being convenient for all amenities. Occupied under a residential tenancy at a current rent of £570 per calendar month.

Excellent investment opportunity. The property benefits from gas central heating and UPVC double glazing.



Guide Price:

£65,000 (plus fees)

[Click for more information](#)



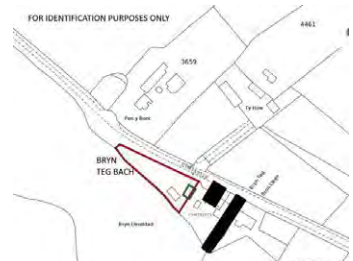
Lot 204 Bryn Teg Bach, Bryncroes, Pwllheli, Gwynedd, LL53 8EG

Static 6 berth caravan on a good sized plot.

Description:

This spacious Triangular plot is conveniently situated off the B4417 not far from Llangwnadl on the North Western side of the Llyn Peninsula.

Approximately 5 miles away is the beautiful Porth Lago and the renowned Porth Oer (Whistling Sands). The plot is close to local amenities and local beaches and includes a 6 berth static caravan which comprises a lounge, kitchen, bathroom and 2 bedrooms.



Guide Price:

£45,000 (plus fees)

[Click for more information](#)



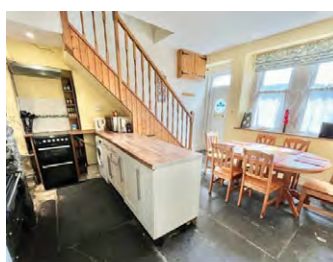
Lot 205 2 Cardiff House, Penmachno, Betws-y-Coed, Gwynedd, LL24 0UA

A three storey one bedroom property.

Description:

A three storey character property with one bedroom, located in a prominent village centre location. Ideal as a first home or investment property.

Located In A Prominent Village Centre Setting Within Eryri National Park. An Ideal First Home Or Investment Property.



Guide Price:

£70,000 - £80,000 (plus fees)

[Click for more information](#)



Lot 206 1 Chester road, Buckley, Flintshire, CH7 3AE

Fanatastic Development Opportunity.

Description:

Proposed conversion, extension and refurbishment of the former butchers shop and abattoir to form 4 no. 1 bed apartments at 1, Chester Road, Buckley.

Full planning details available at Flintshire County Council Planning Portal FUL/000625/24.



Guide Price:

£110,000 - £130,000 (plus fees)

[Click for more information](#)



Lot 207 Glanrafon Hall, Glanrafon, Corwen, Denbighshire, LL21 0HA

Impressive 6 bedroom Detached House.

Description:

Impressive 6 bedroom Detached House in Glanrafon. The property has an independent self contained annex with a separate front door originally dating back to the 1870.

The property benefits from double glazing, LPG Heating and has ample off street parking available via the drive and the garage. The council tax band is E.

This beautifully proportioned main residence offers exceptional space for family living, featuring four generously sized bedrooms and two refined reception rooms. At its heart is an expansive open-plan kitchen and dining area—perfectly designed for both daily life and entertaining—which flows effortlessly into the meticulously landscaped gardens.

Guide Price:

£395,000 (plus fees)



[Click for more information](#)



Lot 208 55 Garth Road, Bangor, Gwynedd, LL57 2SF

A three storey 5 bed house in multiple occupation.

Description:

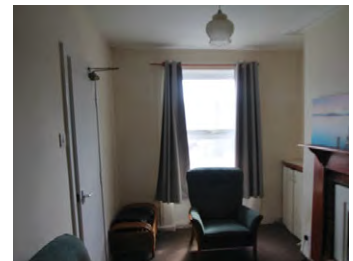
The property is a registered 5 bed HMO and is located in the thriving centre of the University City of Bangor on the North Wales coast. It benefits from gas central heating via a new Worcester boiler and UPVC double glazing and is currently fully let to students.

Being located in Bangor city centre within walking distance of the renowned pier, a local beach, and the university.

The property is currently fully let to students and commands an annual rent in the region of £22,800, with a potential gross yield of over 12%.

Guide Price:

£165,000 (plus fees)



[Click for more information](#)



Lot 209 Land Off, King Street, Mold, Flintshire, CH7 1LA

A prominent plot of land in Mold town centre.

Description:

Having an excellent frontage to King Street and adjoining the town's bus station.

Suitable for a number of uses, subject to planning. Planning consent for the erection of a restaurant previously granted under code 058515.



[Click for more information](#)



Guide Price:

£160,000 (plus fees)

Lot 210 5 Elwy Circle, Kinmel Bay, Rhyl, Denbighshire, LL18 5HF

A good sized four bedroom detached house.

Description:

Standing on a large plot on the outskirts of Kinmel Bay.

An opportunity to create a stunning family home. Benefits from UPVC double glazing and gas central heating.

The accommodation comprises an entrance hall, lounge, family room, two sun rooms, kitchen, dining room, landing, four bedrooms including one with en-suite, and a bathroom. Outside there is a large plot with driveway and hard standing, with potential for extension or redevelopment subject to consents.



Guide Price:

£200,000 (plus fees)



[Click for more information](#)



Lot 211 Plas y Pennant Isaf Cwm Pennant, Nr Porthamdog, Gwynedd, LL51 9AX

A fantastic opportunity to purchase a 25.84 (10.45 ha)acre smallholding

Description:

complete with traditional stone barn which previously had planning permission for a detached 3 bedroomed holiday cottage.

In addition to creating a dwelling there is scope to adapt a pair of modern portal framed agricultural buildings (approx £8,500 sq ft) suitable for variety of purposes subject to planning permission.

The farmstead is adjacent to the lane and beyond which the land is gently sloping falling away to the river with the benefit of fishing rights. The land comprises of productive pasture land adjoining the buildings with rough grazing and stone outcrops against the river.



[Click for more information](#)



Guide Price:

£145,000 (plus fees)

Lot 212 14 Hill Street Cefn Mawr, Wrexham, LL14 3AY

A two bedroom detached cottage.

Description:

A well presented two bedroom detached cottage situated in the village of Cefn Mawr within walking distance to all amenities and primary school. The cottage benefits from UPVC double glazing, gas central heating and fully rental compliant.

The accommodation briefly comprises fitted kitchen, lounge, two double bedrooms and modern shower room.

The Village of Cefn Mawr is situated approximately 7 miles from Wrexham and 5 miles from the popular Tourist Town Llangollen and enjoys excellent linkroads via the A483 by-pass giving access into Wrexham, Chester, Shropshire and the North Wales Coast.

Guide Price:

£65,000 - £75,000 (plus fees)



[Click for more information](#)



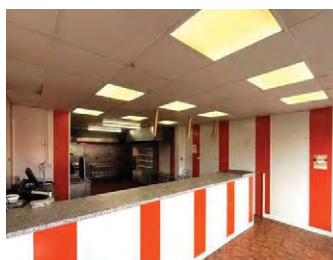
Lot 213 279-281 Southwick Road, Sunderland, Tyne and Wear, SR5 2AB

Fantastic commercial and uppers opportunity.

Description:

A well-positioned property located on the popular Southwick Road in Sunderland. The ground floor comprises an A5 hot food takeaway, while the first floor features 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 £675pcm, producing £17,700 per annum, making a great investment opportunity.



[Click for more information](#)



Guide Price:

£130,000 (plus fees)

Lot 214 3 Preston Grove, Liverpool, Merseyside, L6 4AH

Investment opportunity – licensed 7 bed HMO.

Description:

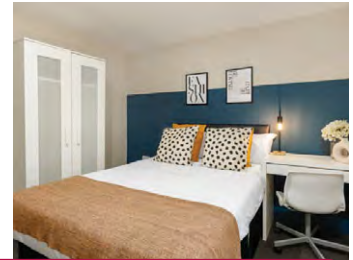
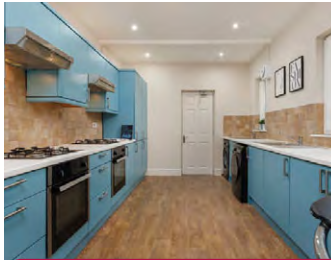
Immediate income generator – Introducing 3 Preston Grove, L6 3AH: a fully licensed and operational 7-bedroom HMO situated in a high-demand rental area near Liverpool city centre, universities, and major transport links.

This well-maintained property is currently fully tenanted and generating a solid annual income of £32,880, offering a turnkey investment for those seeking immediate returns.

With scope to further asset manage and enhance the gross annual income to circa £38,000, this property presents a superb opportunity for savvy investors looking to maximise yield.

Guide Price:

£200,000 - £250,000 (plus fees)



[Click for more information](#)



Lot 215 21 Threshers Drive, Weavering, Maidstone, Kent, ME14 5UA

A well presented, leasehold ground floor flat with tenants in-situ.

Description:

A well-presented leasehold ground floor flat located in a popular, modern development in Weavering, Maidstone..

Offering approximately 55m² (588ft²) of internal living space, the property features three bedrooms and is ideal for first-time buyers or investors. Situated in an established residential neighbourhood, it is offered with no onward chain and tenants in situ, generating a strong annual rental yield of 13.4%..

This makes it a compelling investment opportunity. Leasehold tenure; council tax band C.

Guide Price:

£210,000 (plus fees)



[Click for more information](#)



Lot 216 4 Cross Keys, Bearsted, Maidstone, Kent, ME14 4HR

A 2 bedroom leasehold with tenants in-situ.

Description:

A well-located leasehold property with 87 years remaining on the lease, offering two bedrooms in a central location—ideal for first-time buyers or investors. With tenants in situ and generating a strong 9.7% annual rental yield, this property presents an attractive investment opportunity. Offered with no onward chain, it provides a hassle-free purchase in a high-demand area.

The property is well located for easy access to Maidstone East Railway Station and Maidstone West Railway Station, offering excellent transport links into London and the surrounding areas. The property is also within walking distance of Maidstone's shopping and dining offerings, schools, parks, and local amenities.

Guide Price:
£195,000 (plus fees)



[Click for more information](#)



Lot 217 Flat 19 Homegarth House, 5 Wetherby Road, Leeds, LS8 2JU

A well-presented two-bedroom retirement flat.

Description:

A well-presented first-floor retirement apartment, located within a sought-after over-60s development.

Positioned at the rear of the building with convenient lift access, the property features a spacious lounge with a feature fireplace and storage cupboard, plus a fitted kitchen with integrated oven, hob, fridge and freezer.

Two comfortable bedrooms and a modern shower room with a large walk-in shower.

Lease remaining: 62 years

Annual service charge: £5,827

Annual ground rent: £548

Guide Price:
£20,000 - £30,000 (plus fees)



[Click for more information](#)



Lot 218 Flat 1 Cocoa Court, 21 Pillory Street, Nantwich, Cheshire, CW5 5BZ

A spacious three-bedroom first floor apartment.

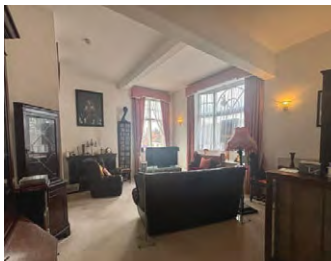
Description:

A charming Grade II listed building steeped in character.

Situated in the heart of historic Nantwich, this spacious three-bedroom first floor apartment forms part of Cocoa Court – a charming Grade II listed building steeped in character. Flat 1 offers well-proportioned accommodation including a generous living/dining area, kitchen, bathroom, and three bedrooms including an en-suite to the master bedroom with a walk in shower, providing flexible living space ideal for homeowners, investors or those seeking a centrally located pied-à-terre.

Guide Price:

£175,000 (plus fees)



[Click for more information](#)



Lot 219 28 Amersham Road, Chalfont St. Peter, Gerrards Cross, SL9 0NZ

Spacious 3 bedroom Apartment.

Description:

A spacious and characterful ground floor apartment situated in an elevated position Available for Sale Via Auction 28th August 2025

With far-reaching views across the Misbourne Valley. Offering generous accommodation and a versatile layout, the property also benefits from a self-contained guest suite with both internal and external access—ideal for extended family, guests, or home office use.

Set within attractive mature gardens and approached by a private in-and-out driveway, this unique home combines peace and privacy with exceptional convenience.

Guide Price:

£500,000 (plus fees)



[Click for more information](#)



Lot 220 New Hanney Spice, 1 School Road, West Hanney, Wantage, OX12 0LA

A 2 bedroom leasehold with tenants in-situ.

Description:

This restaurant and 4 bed apartment are generating an annual income of £32,400 per annum.

25-year FRI lease from 2009 with no break clause (expires 2034). Next rent review in 2029.

Ground floor comprises Kitchen, toilets and restaurant with 52 covers; to the 1st floor is the 4 bedroom accommodation, the freehold detached building is situated on a plot of 0.2 acres giving ample parking for over 18 cars.



Guide Price:

£375,000 (plus fees)

[Click for more information](#)



Lot 221 96 Wigan Road, Ormskirk, Lancashire, L39 2BA

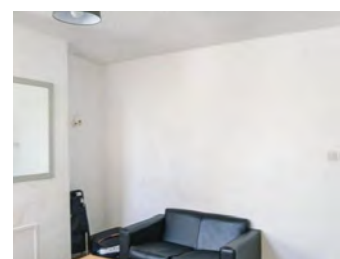
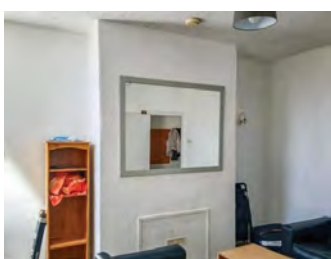
A 4 Bedroom Terraced House in the sought after area.

Description:

The property benefits from double glazing, gas central heating throughout and has ample on street parking available nearby. The council tax band is B.

The interior of this property comprises a spacious living room, the fitted kitchen, the family bathroom and one double bedroom on the ground floor. The first floor consists of three double bedrooms. The exterior boasts of private rear yard area.

Located in the popular town of Ormskirk, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Ormskirk Train Station, the M58, the M6 and many local bus routes.



Guide Price:

£125,000 - £175,000 (plus fees)

[Click for more information](#)



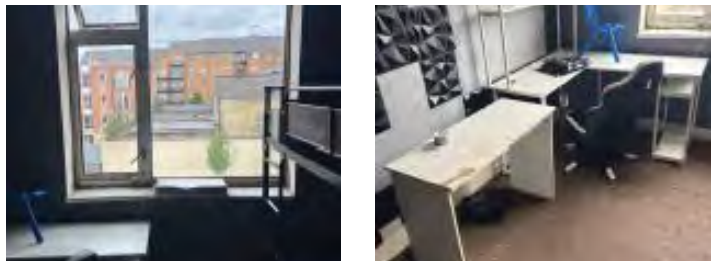
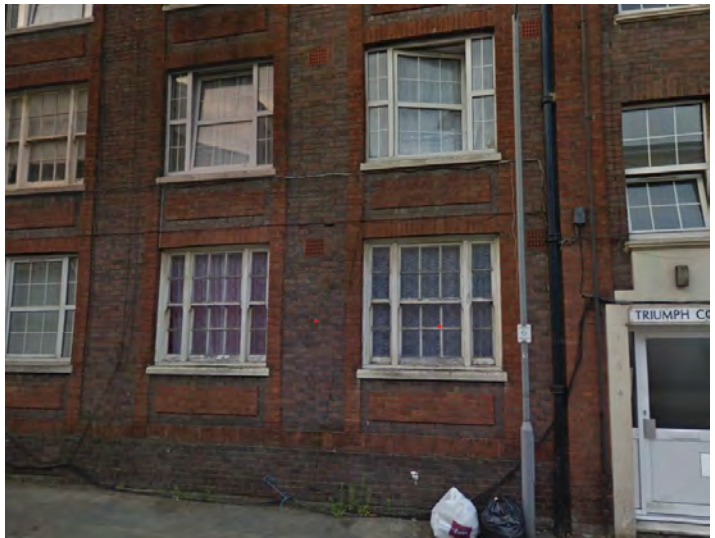
Lot 222 Triumph Court, 3 Union Street, Luton, Bedfordshire, LU1 3AT

A leasehold 2 bedroom apartment.

Description:

A spacious ground floor apartment.

Accommodation comprising of entrance hall, sitting room, kitchen, two good size bedrooms and family bathroom. The apartment has been well maintained but could benefit from some improvements and is currently Vacant. Tenanted could provide an annual income of £10,200 pa.



Guide Price:

£100,000 (plus fees)

[Click for more information](#)



Lot 223 1B Napier Road, Luton, Bedfordshire, LU1 1RF

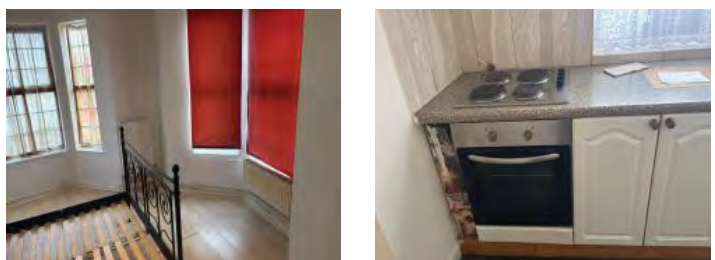
Vacant Freehold 1 bed flat with parking.

Description:

We are delighted to bring to the market this 1 bed apartment situated within walking distance to the town centre. This apartment is perfect for a first time buyer or a buy to let investor. Tenanted the income would be £10,200 per annum.

Briefly comprising an entrance hall, lounge, bedroom, kitchen, bathroom and parking.

The property is ideally located within walking distance to The University of Bedfordshire, Luton mainline train station and the Mall where you can find an array of shops and restaurants as well as the popular Galaxy Centre which has a cinema, bowling alley and a 24 hour gym.



Guide Price:

£100,000 (plus fees)

[Click for more information](#)



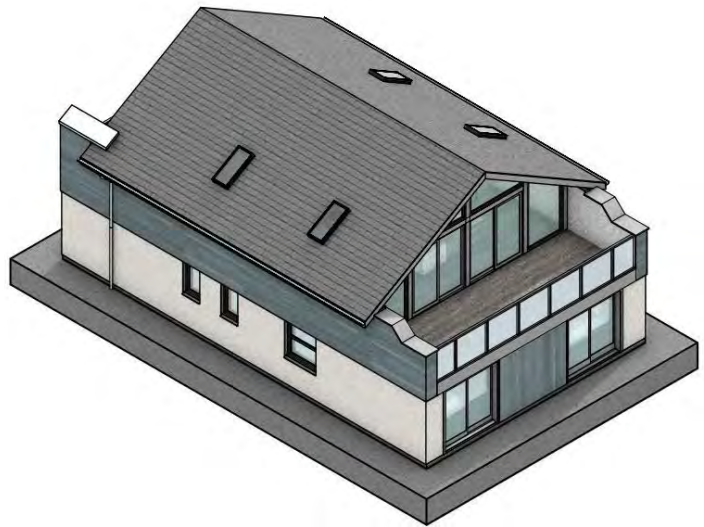
Lot 224 Holmleigh, Golf Links Road, Westward Ho, Bideford, Devon, EX39 1HH

Detached Property With Planning Consent For 4 Bed, 3 Bath New Build.

Description:

Unique Self-Build Opportunity with Planning Permission to be Sold via Auction 24th September 2025

The property comes with full planning consent, granted in May 2023 and valid until May 2026, to demolish and replace the current home with a contemporary reverse-level four-bedroom, three-bathroom house with balconies designed to maximise the exceptional coastal views. This is a rare opportunity in a prime location just a stone's throw from the beach and close to all village amenities.



Guide Price:

£300,000 (plus fees)

[Click for more information](#)



Lot 225 70 High Street, Winsford, Cheshire West and Chester, CW7 2AP

An exceptional investment opportunity in the heart of Winsford.

Description:

An exceptional investment opportunity in the heart of Winsford. This substantial property benefits from full planning permission (Ref: 23/02930/FUL) for conversion into a seven-bedroom, fully compliant HMO (House in Multiple Occupation).

Once completed, the property is projected to generate a gross annual income of approximately £38,000–£42,500, depending on the quality of finish, offering an attractive yield for investors seeking strong and sustainable rental returns.



Guide Price:

£150,000 (plus fees)

[Click for more information](#)



Lot 226 113 Frankwell, Shrewsbury, Shropshire, SY3 8JU

An impressive Grade II listed period property in the heart of Shrewsbury.

Description:

Severn Tudor House is a beautifully preserved character property dating back to the 1600s, offering a wealth of historic charm combined with significant investment potential.

Severn Tudor House has been successfully operated for over a decade as both a licensed HMO and guesthouse, offering strong and stable rental income.

Up to 20% gross annual return (based on 2022/23 guesthouse performance)

Estimated 9.6% gross yield as a fully-let 5 room HMO (based on local averages)

Guide Price:

£395,000 (plus fees)



[Click for more information](#)



Lot 227 10 Arran Court, Alloa, Clackmannanshire, FK10 1DQ

This excellent 3-bedroom terraced home.

Description:

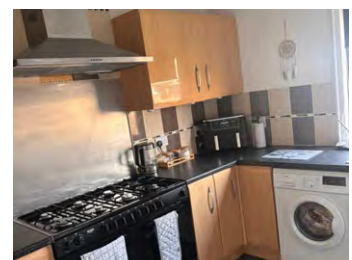
This well-proportioned property is currently tenanted, generating a rental income of £525 per month, with potential to increase to £600–£625, offering an attractive yield for investors.

The accommodation comprises: entrance hallway, spacious lounge, fitted kitchen, three double bedrooms, and a family bathroom with white 3-piece suite. The property benefits from gas central heating, double glazing, and a westerly facing rear garden.

This property is well-located close to local shops, schools, and transport links, making it an appealing choice for both homeowners and landlords.

Guide Price:

£85,000 (plus fees)



[Click for more information](#)



Lot
228 G/L, 10 Raeburn Place, Aberdeen,
Aberdeenshire, AB25 1PS

A 1 bedroom ground floor flat.

Description:

This well-presented flat is set within a traditional granite tenement and comprises: secure entry system, entrance hallway with storage, spacious lounge with space for dining, modern fitted kitchen with oven, gas hob, fridge and freezer, double bedroom with ample space for furnishings, and a bathroom with white 3-piece suite and over-bath shower.

This opportunity benefits from a prime location near shops, cafes, bars, public transport, His Majesty's Theatre, the Central Library and is just a short walk to Aberdeen College (NESCOL).

Home Report Value: £85,000

Guide Price:
£45,000 (plus fees)



[Click for more information](#)



Lot
229 6 Crossfields, Coulby Newham,
Middlesbrough, Cleveland, TS8 0TS

Investment Opportunity - One Bedroom Flat In High Rental Demand Area.

Description:

Located in the heart of Coulby Newham, this one-bedroom leasehold flat in the sought-after Crossfields development presents a fantastic opportunity for buy-to-let investors.

Currently vacant, the property features one good-sized bedroom and one bathroom, and is within walking distance of Parkway Shopping Centre—an area known for its strong rental demand. With in-house letting and management services available, this flat offers both convenience and excellent potential for strong rental yields and long-term growth.



Guide Price:
£40,000 (plus fees)

[Click for more information](#)



Lot 230 9 Rydal Avenue, Grangetown, Middlesbrough, Cleveland, TS6 7QG

3-Bed Semi with Reliable Sitting Tenant.

Description:

This three-bedroom, two-bathroom freehold semi-detached house in the popular Grangetown area is a turnkey buy-to-let investment.

Currently fully let with a sitting tenant providing immediate rental income of £391.12 pcm and a potential yield of 8.7%. With strong rental demand and in-house letting and management services available, this property offers investors an excellent opportunity to grow their portfolio with minimal disruption and solid long-term potential.



Guide Price:

£35,000 - £55,000 (plus fees)



[Click for more information](#)



Lot 231 Garage 33 Kirkstone Avenue, Peterlee, SR8 5LJ

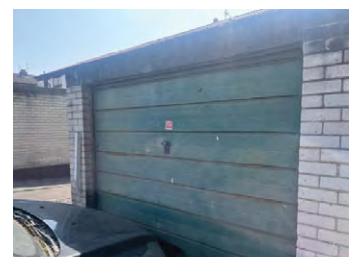
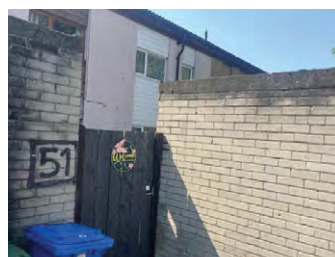
Versatile Garage Investment.

Description:

This well-proportioned property is currently tenanted, generating a rental income of £525 per month, with potential to increase to £600–£625, offering an attractive yield for investors.

The accommodation comprises: entrance hallway, spacious lounge, fitted kitchen, three double bedrooms, and a family bathroom with white 3-piece suite. The property benefits from gas central heating, double glazing, and a westerly facing rear garden.

This property is well-located close to local shops, schools, and transport links, making it an appealing choice for both homeowners and landlords.



[Click for more information](#)



Guide Price:

£3,000 - £7,000 (plus fees)

Lot 232 Unit 107, 19 Wright Street, Liverpool, Liverpool, L5 8SB

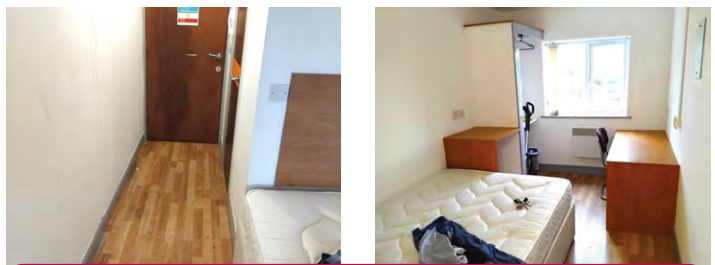
Vacant studio in Young Village.

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 233 Apartment 246 Cluster 45 Rm A, 2 Queensland Place, Liverpool, L7 3AA

Income-generating student let.

Description:

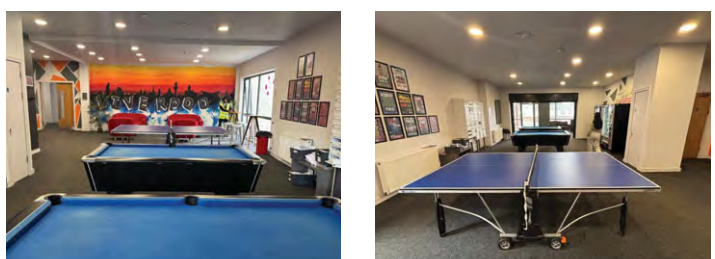
Student room 45A in a Apartment 246 at Queensland Place. This leasehold flat is sold with a tenancy in place for Room C for this academic year with an income of £110 per week.

Ground floor En-suite bedroom in a cluster of seven rooms and has access to shared kitchen diner and halls facilities including laundry room, gym, cinema room, and communal games area around reception with a concierge in the day and roaming security of an evening.

£110 per week = £511.11 per calendar month

Current tenancy: 15th November 2024 – 20th August 2025

Net annual potential income after service charges, ground rent, and lettings management – over 30% yield on guide price.



[Click for more information](#)



Guide Price:

£10,000 (plus fees)

Lot 234 Apartment 240 Cluster 45 Rm G, 2 Queensland Place, Liverpool, L7 3AA

Income generating student let.

Description:

Student room 45G in Apartment 240 at Queensland Place. This leasehold flat is sold with a tenancy in place for Room C for this academic year with an income of £110 per week.

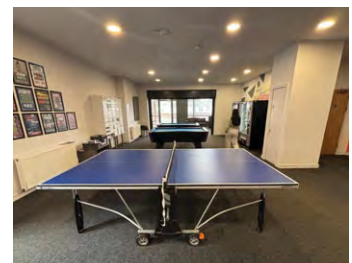
Ground floor En-suite bedroom in a cluster of seven rooms and has access to shared kitchen diner and halls facilities including laundry room, gym, cinema room, and communal games area around reception with a concierge in the day and roaming security of an evening.

£110 per week = £476.67 per calendar month
CURRENT TENANCY - Until 30TH August 2025

Net annual potential income after service charges, ground rent, and lettings management – over 30% yield on guide price

Guide Price:

£10,000 (plus fees)



[Click for more information](#)



Lot 235 92 Coal Clough Lane, Burnley, Lancashire, BB11 4NW

Three bed mid terrace property.

Description:

This property features two large reception rooms, two large bedrooms, one single bedroom, a four-piece bathroom suite, and comes with a cellar. There is also a good-sized rear yard.

Close to Burnley Town Centre, bus stops and a short walk to train stations with direct access to Manchester.



[Click for more information](#)



Guide Price:

£65,000 (plus fees)

Lot 236 Glan Y Mawddach, Barmouth, Gwynedd, LL42 1TF

Historically important Grade II listed detached property.

Description:

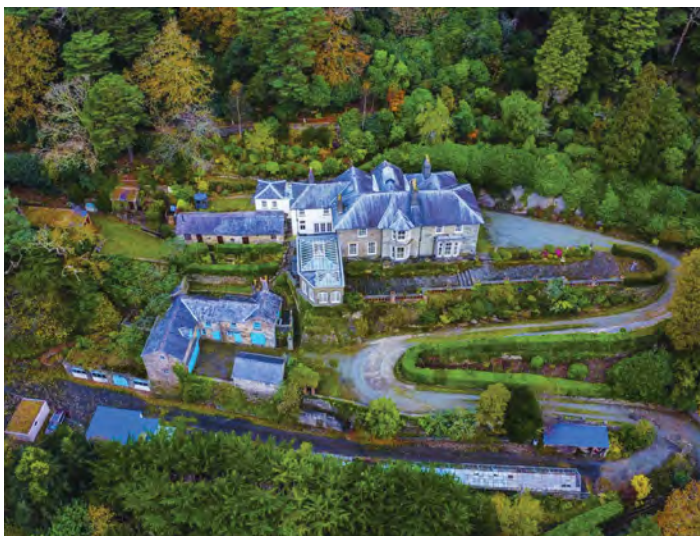
A rare opportunity to acquire this elegant, gracious, and well-appointed Grade II listed house, boasting a plethora of period features and exquisite details. These include oak flooring, cornices and ornate ceiling roses, marble fireplaces, silver and ivory bell pushes, a feature inset range in the Welsh parlour, a stunning glazed lantern roof light, ornate architraves, panelled doors, and a hand-turned staircase.

Extended completion time and terms can be offered.

The sale of Glan y Mawddach offers a new purchaser the exciting opportunity to purchase a significant Welsh country house of immense poise and style set within a horticultural oasis of mature landscaped gardens and woodland.

Guide Price:

£1,300,000 (plus fees)



[Click for more information](#)



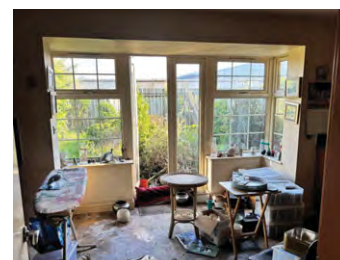
Lot 237 45 The Point, Wakefield, West Yorkshire, WF2 9SZ

Four bedroom 3 story mid-terrace town house with fire damage.

Description:

This is a spacious terraced property that has been fire damaged and is in need of a thorough programme of refurbishment and improvement. With Integral Garage and enclosed rear garden.

Set in a popular location in Alverthorpe close to Wakefield Centre and Westgate Station, and excellent links via the easy to access M1 Motorway Network



[Click for more information](#)



Guide Price:

£100,000 - £150,000 (plus fees)

Lot **238** 10 Orchard Road, Minehead, Somerset,
TA24 5JY

Three bed semi detached.

Description:

Three Bedroom Semi Detached to be sold with vacant possession via auction 28th August 2025 Well presented throughout with lounge, kitchen/diner, utility room, family bathroom, double glazing, gas fired central heating and conservatory

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.



Guide Price:

£210,000 (plus fees)

[Click for more information](#)



Lot **239** 62 Elmwood Street, Burnley, Lancashire,
BB11 4BP

Three bed terrace with tenants in situ.

Description:

This property offers an exciting investment opportunity with a tenant already in situ, paying £325 per calendar month.



Guide Price:

£40,000 (plus fees)

[Click for more information](#)



Lot **240** Flat B, 186-188 Cassland Road,
Hackney, London, Hackney, E9 5DA

One bed ground floor apartment.

Description:

This one bed ground floor apartment with a 97-year lease is to be sold at auction on the 28th August on instruction of the owner.

Accommodation comprising an inviting reception hall, spacious living room with dining area, separate kitchen, three-piece bathroom and a double bedroom. Further benefitting from a communal garden. Superb transport links into the city, Canary Wharf and the Docklands, and moments from the magnificent open spaces of Victoria Park.



Guide Price:

£300,000 (plus fees)

[Click for more information](#)



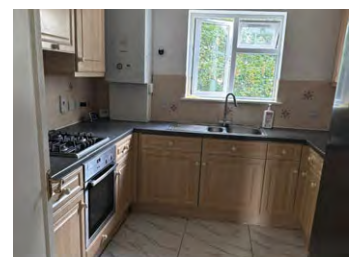
Lot **241** 11 Rigby Close, Croydon, Surrey,
CR0 4JU

A vacant 3 bed apartment

Description:

This 3 bed apartment on the first floor with long lease and vacant possession

This property is conveniently located within easy access of the Purley Way – with its host of shopping facilities including Marks and Spencer's, Sainsbury's and transport links, including good bus links and being within only 0.5 miles of Waddon mainline station - East Croydon Station is 1.2 miles away making it ideal for commuters, along with being just 0.3 miles from the picturesque Waddon Ponds and Wandle Park, allowing for a beautifully balanced environment. The area is also known for its many reputable schools.



Guide Price:

£200,000 (plus fees)

[Click for more information](#)



Lot
242 **42 Broad Street, Welshpool, Powys,
SY21 7RR**

Excellent investment opportunity for developers.

Description:

Planning permission for conversion and redevelopment to residential.

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.

Planning permission has recently been granted to create four one bedroom apartments (Application 24/0684/FUL) and the vendor advises that permission is likely to be granted for four further one bedroom apartments on submission of a separate application.

Guide Price:

£150,000 (plus fees)



[Click for more information](#)



Lot
243 **5 Newtown, Newport,
Shropshire, TF10 7HT**

A two bedroom renovation project.

Description:

Situated in a great location, this house offers not just a place to live, but a project waiting for your personal touch. Whether you're a first-time buyer looking to make your mark on a property or an investor seeking a renovation opportunity, this house has great potential.

Within walking distance of Newport town centre, this property is ideally located to make use of the range of eateries, independent shops, supermarkets and renowned schools on offer in Newport. Larger towns, such as Stafford and Telford, are within a short driving distance and the M54 motorway is just several miles away allowing access to further afield.



[Click for more information](#)



Guide Price:

£135,000 (plus fees)

Lot 244 Apartment 51 Broadleaf House, 248 Birmingham Road, B72 1DY

Independent retirement living for people 55 and over.

Description:

a rare opportunity to acquire a recently completed executive apartment within the newly constructed retirement development of Broadleaf House, Sutton Coldfield.

The apartment offers generous living space with three double bedrooms and a separate study area. The current owners purchased the apartment from new in December 2024 and so the property is presented immaculately and in "as new" condition and offered significantly below its open market value.

Apartment 51 is the largest and best positioned of the apartments in the complex and boasts two balcony areas overlooking the beautiful courtyard garden.

Guide Price:

£710,000 (plus fees)



[Click for more information](#)



Lot 245 24 Heath Hill, Dawley, Telford, Shropshire, TF4 2JT

An excellent redevelopment opportunity.

Description:

The property 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.

The property is currently uninhabitable, but the size of the plot offers an excellent opportunity for redevelopment of the site.

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. The site could also accommodate a larger single dwelling subject to obtaining planning consent.

Guide Price:

£95,000 - £115,000 (plus fees)



[Click for more information](#)



Lot 246 Flat 26 Block 3, One London Road, Newcastle under Lyme, ST5 1LZ

A fully self contained studio (1 bedroom) flat with en-suite bathroom.

Description:

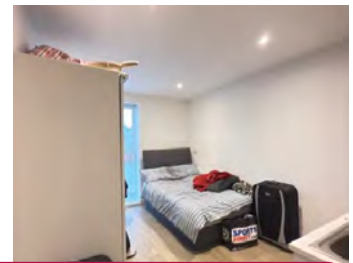
The flat has access to the on site fully equipped gym, laundry and access to the large roof top terrace located in the same building. This flat also comes with its own dedicated parking bay.

One London Road is in an ideal location, with access off the main arterial route into the town centre and backing on to Lyme Valley parkland.

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

Guide Price:

£40,000 (plus fees)



[Click for more information](#)



Lot 247 Audlem Country House, School Lane, Audlem, Crewe, Cheshire, CW3 0BA

An excellent investment and development opportunity.

Description:

Dating originally from the mid-17th century, Audlem Country House is Grade II listed and historically a former grammar school, and most recently a former nursing home until September 2018.

There is now huge scope for full development subject to the necessary planning permissions to offer extensive living accommodation and potentially commercial facilities.

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

Guide Price:

£550,000 (plus fees)



[Click for more information](#)



Lot 248 The Ridges, Lightmoor Road, Lightmoor, Telford, TF4 3QW

Prime Land with Planning for Nine Homes in Telford.

Description:

An outstanding and rare development opportunity awaits discerning developers and investors on Lightmoor Road, Telford. This substantial parcel of land, extending to approximately 0.90 acres (0.365 hectares), comes with the significant advantage of existing planning permission for a residential scheme, making it an incredibly attractive proposition in the current market.

The site benefits from approved planning consent for the construction of nine new dwellings, comprising five detached houses and four semi-detached houses. This well-considered scheme offers a mix of property types, designed to appeal to a broad range of potential buyers, thereby maximising the development's market appeal and potential return on investment.

Guide Price:

£450,000 (plus fees)



[Click for more information](#)



Lot 249 Jasmine Cottage, Station Road, Scarcliffe, Chesterfield, Derbyshire, S44 6TG

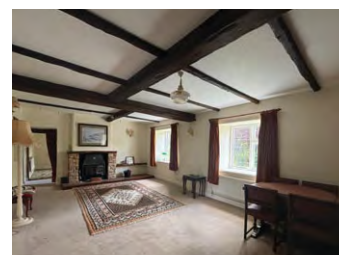
A charming stone-built cottage.

Description:

A characterful detached home in a peaceful and sought-after rural setting. Boasting four generously sized bedrooms

Tucked away in the heart of Scarcliffe Village, this charming picture-postcard stone-built cottage offers a rare opportunity to acquire a characterful detached home in a peaceful and sought-after rural setting.

Set on a beautiful plot with mature cottage-style gardens to the front, side and rear, the home also benefits from off-road parking and a substantial detached stone-built garage with power, light and water.



[Click for more information](#)



Guide Price:

£360,000 (plus fees)

Lot 250 3 Whalley Grove, Leigh, Lancashire, WN7 5PJ

BMV property in Whalley Grove Leigh.

Description:

A three-bedroom mid-terraced property situated on Whalley Grove, Leigh. Offering generous living space, off-road parking, and no onward chain, this home is well-suited to first-time buyers or investors.

The ground floor briefly comprises an entrance hallway, a living room/bedroom with en-suite, and a fitted kitchen with a breakfast bar. Upstairs, there are three bedrooms and a family bathroom with a three-piece suite. Externally, the property benefits from off-road parking at the front and a low-maintenance rear garden, which also includes a detached garage. Early viewing is advised.

Guide Price:

£105,000 (plus fees)



[Click for more information](#)



Lot 251 1 Castle Grove, Leigh, Lancashire, WN7 2UJ

Three bedroom semi-detached property.

Description:

A three-bedroom semi-detached property with off-road parking and gardens to the front and rear, situated in a well-established residential area.

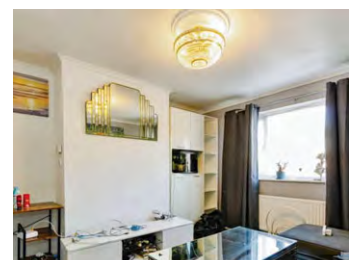
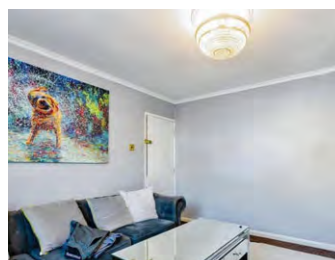
The property is currently vacant, but was recently let as an HMO (four rooms) at a monthly rent of £400 per month per room.

The property has been fitted to a good standard and offers its next owner either a good sized family home, or, the opportunity to rent either on a single AST basis or an HMO.

The property offers spacious accommodation arranged over two floors and has been recently refurbished to a high standard.

Guide Price:

£150,000 (plus fees)



[Click for more information](#)



Lot
252 71 Loretto Street, Glasgow,
Lanarkshire, G33 3BX

A 2-Bed Upper Cottage Flat in
Glasgow's East End.

Description:

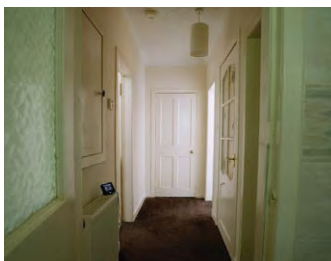
Tucked away in a popular residential area with easy access to shops, schools, and transport links, this stylish upper cottage flat is perfect for first-time buyers or investors.

Home Report Value: £115,000

Inside, the bright lounge offers a welcoming space for relaxing or entertaining, while the modern kitchen is well-appointed with contemporary units and ample storage. The bathroom features a sleek, updated finish with a white three-piece suite.

Both bedrooms are generously sized, offering flexibility for use as a guest room, home office, or dressing space.

Guide Price:
£90,000 (plus fees)



[Click for more information](#)



T+C



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24th September 2025

Closing Date: 12 September

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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.”

Sell your property
at **Auction!**

It's...

**FAST
& NO FUSS!**



CONTACT US FOR FURTHER DETAILS TO ARRANGE A **FREE** VALUATION

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.

Safe Conditions (General Conditions compulsory, template forms optional)

The Safe 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.

A12 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 or 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 disappplied or changed in relation to one or more LOTS by SPECIAL CONDITIONS. The template forms of SPECIAL CONDITIONS, schedules and SALE MEMORANDUM are not compulsory and may be changed.

G1. The LOT

G1.1 The LOT (including any rights to be granted or reserved, and any exclusions from it) is described in the SPECIAL CONDITIONS, or if not so described is that referred to in the SALE MEMORANDUM.

G1.2 The LOT is sold subject to any TENANCIES disclosed by the SPECIAL CONDITIONS, but otherwise with vacant possession on COMPLETION.

G1.3 The LOT is sold subject to all matters contained or referred to in the DOCUMENTS. The SELLER must discharge FINANCIAL CHARGES on or before COMPLETION.

G1.4 The LOT is also sold subject to such of the following as may affect it, whether they arise before or after the CONTRACT DATE and whether or not they are disclosed by the SELLER or are apparent from inspection of the LOT or from the DOCUMENTS:

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

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

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

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

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

(f) outgoings and other liabilities;

(g) any interest which overrides, under the Land Registration Act 2002;

(h) matters that ought to be disclosed by the searches and enquiries a prudent buyer would make, whether or not the BUYER has made them; and

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

G1.5 Where anything subject to which the LOT is sold would expose the SELLER to liability the BUYER is to comply with it and indemnify the SELLER against that liability.

G1.6 The SELLER must notify the BUYER of any notices, orders, demands, proposals and requirements of any competent authority of which it learns after the CONTRACT DATE but the BUYER must comply with them and keep the SELLER indemnified.

G1.7 The LOT does not include any tenant's or trade fixtures or fittings. The SPECIAL CONDITIONS state whether any chattels are included in the LOT, but if they are:

(a) the BUYER takes them as they are at COMPLETION and the SELLER is not liable if they are not fit for use, and

(b) the SELLER is to leave them at the LOT.

G1.8 The BUYER buys with full knowledge of

(a) the DOCUMENTS, whether or not the BUYER has read them; and

(b) the physical condition of the LOT and what could reasonably be discovered on inspection of it, whether or not the BUYER has inspected it.

G1.9 The BUYER admits that it is not relying on the information contained in the PARTICULARS or on any representations made by or on behalf of the SELLER but the BUYER may rely on the SELLER's conveyancer's written replies to written enquiries to the extent stated in those replies.

G2. Deposit

G2.1 The amount of the DEPOSIT is the greater of

(a) any minimum DEPOSIT stated in the AUCTION CONDUCT CONDITIONS (or the total PRICE, if this is less than that minimum); and

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

G2.2 If a cheque for all or part of the DEPOSIT is not cleared on first presentation the SELLER may treat the CONTRACT as at an end and bring a claim against the BUYER for breach of CONTRACT.

G2.3 Interest earned on the DEPOSIT belongs to the SELLER unless the SALE CONDITIONS provide otherwise.

G3. Between contract and completion

G3.1 From the CONTRACT DATE the SELLER has no obligation to insure the LOT and the BUYER bears all risks of loss or damage unless

(a) the LOT is sold subject to a TENANCY that requires the SELLER to insure the LOT or

(b) the SPECIAL CONDITIONS require the SELLER to insure the LOT.

G3.2 If the SELLER is required to insure the LOT then the SELLER

(a) must produce to the BUYER on request all relevant insurance details;

(b) must use reasonable endeavours to maintain that or equivalent insurance and pay the premiums when due;

(c) gives no warranty as to the adequacy of the insurance;

(d) must at the request of the BUYER use reasonable endeavours to have the BUYER's interest noted on the policy if it does not cover a contracting purchaser;

(e) must, unless otherwise agreed, cancel the insurance at COMPLETION, apply for a refund of premium and (subject to the rights of any tenant or other third party) pay that refund to the BUYER; and

(f) (subject to the rights of any tenant or other third party) held on trust for the BUYER any insurance payments that the SELLER receives in respect of loss or damage arising after the CONTRACT DATE, or assign to the BUYER the benefit of any claim; and the BUYER must on COMPLETION reimburse to the SELLER the cost of that insurance as from the CONTRACT DATE (to the extent not already paid by the BUYER or a tenant or other third party).

G3.3 No damage to or destruction of the LOT, nor any deterioration in its condition, however caused, entitles the BUYER to any reduction in PRICE, or to delay COMPLETION, or to refuse to complete.

G3.4 Section 47 of the Law of Property Act 1925 does not apply to the CONTRACT.

G3.5 Unless the BUYER is already lawfully in occupation of the LOT the BUYER has no right to enter into occupation prior to COMPLETION.

G4. Title and identity

G4.1 Unless CONDITION

G4.2 applies, the BUYER accepts the title of the SELLER to the LOT as at the CONTRACT DATE and may raise no requisition or objection to any of the DOCUMENTS that is made available before the AUCTION or any other matter, except one that occurs after the CONTRACT DATE.

Common Auction Conditions (Edition 4)

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G4.2 The following provisions apply only to any of the following DOCUMENTS that is not made available before the AUCTION:

- (a) if the LOT is registered land the SELLER is to give to the BUYER within five BUSINESS DAYS of the CONTRACT DATE an official copy of the entries on the register and title plan and, where noted on the register, of all DOCUMENTS subject to which the LOT is being sold.
- (b) if the LOT is not registered land the SELLER is to give to the BUYER within five BUSINESS DAYS of the CONTRACT DATE an abstract or epitome of title starting from the root of title mentioned in the SPECIAL CONDITIONS (or, if none is mentioned, a good root of title more than fifteen years old) and must produce to the BUYER the original or an examined copy of every relevant DOCUMENT.
- (c) If title is in the course of registration, title is to consist of:
 - (i) certified copies of the application for registration of title made to the Land Registry and of the DOCUMENTS accompanying that application;
 - (ii) evidence that all applicable stamp duty land tax relating to that application has been paid; and
 - (iii) a letter under which the SELLER or its conveyancer agrees to use all reasonable endeavours to answer any requisitions raised by the Land Registry and to instruct the Land Registry to send the completed registration DOCUMENTS to the BUYER.
- (d) The BUYER has no right to object to or make requisitions on any title information more than seven BUSINESS DAYS after that information has been given to the BUYER.

G4.3 Unless otherwise stated in the SPECIAL CONDITIONS the SELLER sells with full title guarantee except that (and the TRANSFER shall so provide):

- (a) the covenant set out in section 3 of the Law of Property (Miscellaneous Provisions) Act 1994 shall not extend to matters recorded in registers open to public inspection; these are to be treated as within the actual knowledge of the BUYER; and
- (b) the covenant set out in section 4(1)(b) of the Law of Property (Miscellaneous Provisions) Act 1994 shall not extend to any condition or tenant's obligation relating to the state or condition of the LOT where the LOT is leasehold property.

G4.4 The TRANSFER is to have effect as if expressly subject to all matters subject to which the LOT is sold under the CONTRACT.

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

G4.6 The SELLER (and, if relevant, the BUYER) must produce to each other such confirmation of, or evidence of, their identity and that of their mortgagees and attorneys (if any) as is necessary for the other to be able to comply with applicable Money Laundering Regulations and Land Registry Rules.

G5. TRANSFER

G5.1 Unless a form of TRANSFER is prescribed by the SPECIAL CONDITIONS

(a) the BUYER must supply a draft TRANSFER to the SELLER at least ten BUSINESS DAYS before the AGREED COMPLETION DATE and the engrossment, (signed as a deed by the BUYER if CONDITION G5.2 applies) five BUSINESS DAYS before that date or (if later) ten 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 to and subject to TUPE, the contracts of employment between the Transferring Employees and the SELLER will transfer to the BUYER on COMPLETION.

(d) The BUYER is to keep the SELLER indemnified against all liability for the Transferring Employees after COMPLETION.

G21. Environmental

G21.1 This CONDITION G21 only applies where the SPECIAL CONDITIONS so provide.

G21. 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

Scottish Terms & Conditions

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

Scottish Terms & Conditions

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 warrantice 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.



August 28

Closing Date: August 15



September 24

Closing Date: September 12



October 29

Closing Date: October 17



November 26

Closing Date: November 14



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.