

National Auction

29 October 2025

ONLINE AUCTION - 9.00 am

Featuring
OVER 250 LOTS

FURTHER LOTS NOW ADDED

TOWN + COUNTRY
PROPERTY AUCTIONS

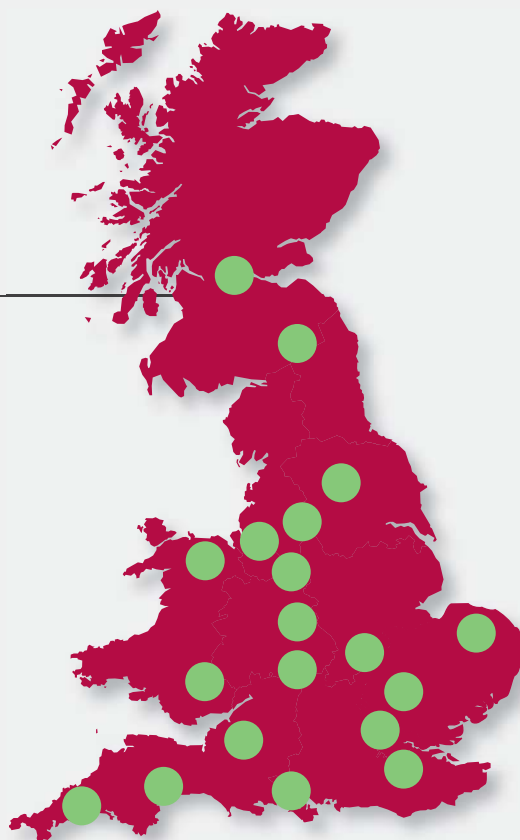
tcpa.co.uk

An introduction to Town & Country

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

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

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



Offices

Channel Islands

10 Sandstreet, St Helier, Jersey,
Channel Islands, JE2 3QF
01534 607070
channelislands@tcpa.co.uk

Cheshire, Shropshire & Staffordshire

23 - 25 Market Street, Crewe,
Cheshire, CW1 2EW
0330 175 5889
threeshires@tcpa.co.uk

Dorset and Devon

Oxford Point, 19 Oxford Road,
Bournemouth, BH8 8GS
01202 143399
contact@tcpa.co.uk

East Midlands

167-169 Great Portland Street,
5th Floor, London, W1W 5PF
0800 208 8848
eastmidlands@tcpa.co.uk

Hampshire, Sussex & Kent

Cumberland Place, 15 - 17 Grosvenor
Square, Southampton, Hampshire,
SO15 2BG
023 8017 9324
contact@tcpa.co.uk

London

Dixcart House, Addlestone, London,
KT15 2LU
0203 337 0600
london@tcpa.co.uk

Manchester

First Floor, Swan Buildings, 20 Swan
Street, Manchester, Lancashire,
M2 5JW
0161 509 9039
manchester@tcpa.co.uk

North East

158 High Street, Eston, Middlesbrough,
Cleveland, TS6 9JA
01642 263 333
northeast@tcpa.co.uk

North Wales, Mid Wales, Oswestry & Chester

Regus House, Herons Way, Chester,
CH4 9QR
0800 334 5090
info@tcpa.co.uk

North West

162 County Road, Walton, Liverpool,
Merseyside, L4 5PH
0333 210 1229
northwest@tcpa.co.uk

Scotland

Rewd Group HQ, Unit 4 Barons Court,
Grangemouth, Stirlingshire, FK3 8BH
01324 227 219
scotlandinfo@tcpa.co.uk

Somerset

Oxford Point, 19 Oxford Road,
Bournemouth, BH8 8GS
0300 124 6022
contact@tcpa.co.uk

South Wales

2 High St, Clydach, Swansea,
SA6 5LE
0800 688 9535
southwales@tcpa.co.uk

South West

2B Berkeley Vale, Falmouth, Cornwall,
TR11 3XE
0333 034 1747
southwest@tcpa.co.uk

West Midlands

Regus, Fort Dunlop, Fort Parkway,
Birmingham, West Midlands, B24 9FE
0800 047 2010
birmingham@tcpa.co.uk

Wiltshire

Oxford Point, 19 Oxford Road,
Bournemouth, BH8 8GS
0300 124 6022
contact@tcpa.co.uk

Yorkshire

Commence Court, Challenge Way,
Bradford, West Yorkshire BD4 8NW
0113 340 1455
yorkshire@tcpa.co.uk

Ireland

33 Upper Merrion Street, Dublin,
County Dublin, D02 PX09
+353 (1) 695 0155
info@tcpa.ie

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2025 National Auction Dates

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



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 **October 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 September auction of 2025 saw a 32% 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.

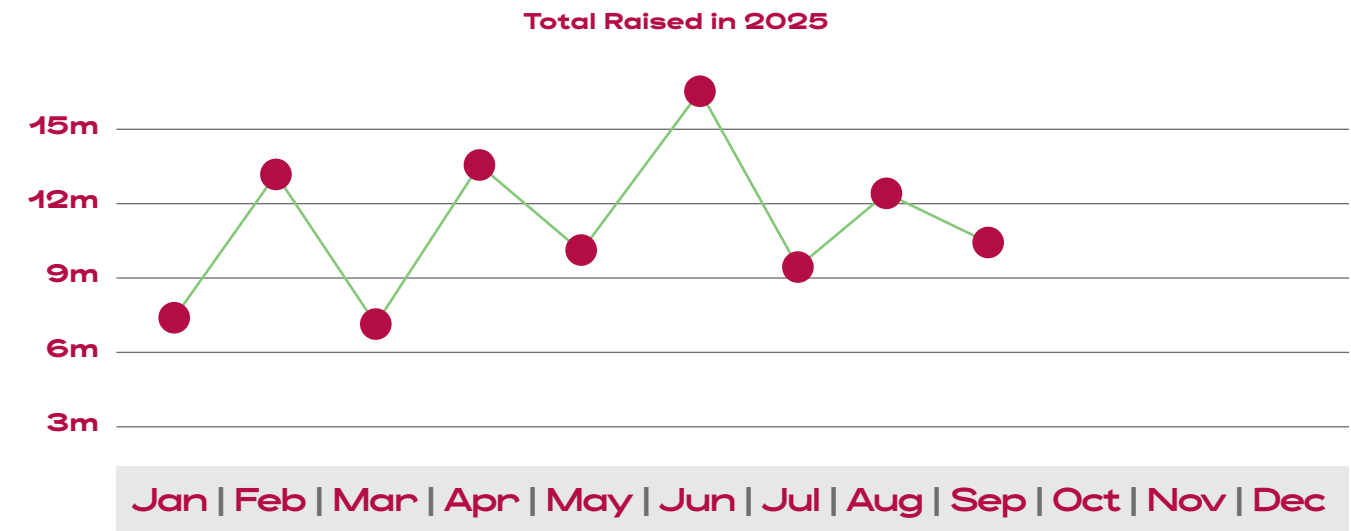
£10.8 Million

Total Raised Last Auction

73

Lots Sold

Stats from 2025 Auctions



£101,000,000+

Total Raised in 2025

Recently Sold at Auction

SOLD

15 Pine Crescent, Morriston, Swansea, SA6 6AR

Generously proportioned five bedroom detached home, situated in a popular residential area of Morriston, Swansea. This versatile property is ideal for developers, builders and investors . Sold for £175,000 with a total of 73 bids.



SOLD

Hoo Hall, Hoo, Telford, Shropshire, TF6 6DJ

This 4,800 sq ft Grade II* listed farmhouse on 13 acres offers historic charm and space but needs full renovation. Extensive barns and large commercial sheds offer development potential. It was sold prior to auction, with guide price of £1,000,000 + fees.



SOLD

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

A freehold block of 3 self-contained flats, located just moments from the Penzance seafront. This attractive property offers strong rental potential in a high-demand area. It sold prior to auction, with guide price of £300,000 + fees.



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.

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PROPERTY AUCTIONS

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

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

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Notice for Prospective Buyers



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

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

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

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

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

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

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

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

Notice for Prospective Buyers

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

Bidding: Each property will be offered under auction terms on www.townandcountrypropertyauctions.co.uk.

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

This is fully refundable to unsuccessful bidders.

For more information on buyer registration go to www.townandcountrypropertyauctions.co.uk/pages/buy-with-us.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Please refer to the relevant common auction conditions included at the rear of the catalogue or at www.townandcountrypropertyauctions.co.uk

Proof of Identification

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

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

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

Proof of identity

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



Valid passport



National ID Card



Driving licence

Proof of address

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



A photo of a bank statement



Utility bill



Government correspondence

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



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Our lawyers are dedicated to delivering a service you expect every step of the way.

Lot
1

Ranelagh Road and Princess Street Junction, Ipswich, IP2 0AD

Bidding opens 9.00 am

Major development opportunity

Description:

109 flats, 79 x One Beds • 30 x Two Beds and 228 sqm of ground floor commercial floor space (Use Class E). Ipswich Station Front.

Consented residential-led scheme at the Ranelagh Road & Princes Street Junction, Ipswich directly opposite Ipswich Train Station. Full planning granted (Ref: 24/00430/FUL) Landscaping, refuse, cycle & car parking included.

A gateway site in one of Suffolk's fastest-growing commuter towns — perfectly placed for both capital growth and rental demand.



Guide Price:

£3,500,000+ (plus fees)



[Click for more information](#)



Lot
2

The Cottage, Bostall Hill, London, SE2 0GD

Converted Private Hospital - 7,000sqft GIA - Potential for Further Development STTP.

Description:

A circa 2acre with two manor homes converted to private hospital with circa 7,000 sq ft GIA. The site includes brownfield car parking which offers strong potential for further development subject to planning permission and benefits from two separate road access points.

Circa 2 acres situated on the peak of Knee Hill, Abbey Wood surrounded by picturesque woodland yet 18 minutes to Central London on the Elizabeth Line from Abbey Wood Station.



Guide Price:

£3,000,000 (plus fees)

[Click for more information](#)



Lot
3

86 & 86A Ferrymead Avenue, Greenford, Middlesex, UB6 9TL

2 x Detached Freehold Bungalows.

Description:

Two detached freehold bungalows a 4-bedroom to the front & a 3-bedroom to the rear. The front 4 bedroom bungalow had approved planning permission to build 5 self-contained flats with a basement. This planning permission expired in December 2023 but can be renewed SSTP



Guide Price:

£900,000 (plus fees)

[Click for more information](#)



Lot
4

18 Farlands Road, Stourbridge, West Midlands, DY8 2DD

3 Bed Semi-Detached on Secluded Plot.

Description:

This three-bedroom semi-detached home is tucked away on the sought-after Farland Road in Stourbridge.

Enjoying a secluded plot, the property is ideally situated within close proximity to both Mary Stevens Park and the vibrant town centre.

With a host of unique features and tremendous potential, this home presents a fantastic opportunity for people seeking character, space, and convenience.



Guide Price:

£350,000 (plus fees)

[Click for more information](#)



Lot
5

3 Bayton Road Industrial Estate Bayton Road, Coventry, CV7 9EL

Approx 16,500 sqft of prime commercial location on Coventry's biggest industrial estate.

Description:

The front yard is rented to a car wash company, returning £2,500 pcm (£30,000). The rear yard is currently used as storage facility business by the vendors. The rear yard used to have industrial warehouses on there that the vendors demolished, this offers potential for further development of the site STTP.

The property is uniquely located at the entrance to the Bayton Road industrial estate and offers a wealth of opportunities to a prospective buyer within a well-established and sought after industrial area. Ideally situated just off the A444, the unit offers excellent transport connectivity with Junction 3 of the M6 only 2 miles away.

Guide Price:

£500,000 (plus fees)



[Click for more information](#)

Lot
6

19 Military Road, Rye, East Sussex, TN31 7NX

Renovation Project.

Description:

3-bedroom terraced town house property within a sought-after location in Rye, East Sussex, for sale via auction treaty.

Accommodation over four floors and comprises: 2 reception rooms, dining room, kitchen, lounge, bathroom and 3 bedrooms. The property also benefits from a rear garden.



Guide Price:

£310,000 (plus fees)

[Click for more information](#)

Lot
7

6-8 Woodcote, Newport, Shropshire, TF10 9BW

4 Double Bedroom Detached Cottage.

Description:

Four double bedroom detached cottage, (one bedroom having en-suite) situated in Newport, Shropshire, with frontage onto the A41. The cottage benefits from gas central heating and double glazing.

Potential redevelopment STPP.



Guide Price:

£400,000 (plus fees)



[Click for more information](#)



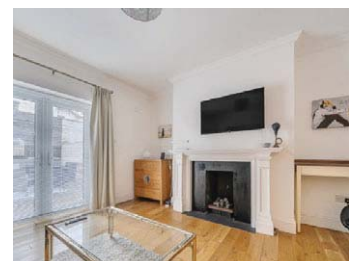
Lot
8

46 Devonshire Place, Brighton, East Sussex, BN2 1QB

Freehold Block Arranged as 5 Flats - Vacant Possession.

Description:

Freehold block currently arranged as 5 flats. Accommodation comprises, two-bedroom split level flat to the lower ground, ground and first floor; ground floor studio flat, 2 studio flats to the first floor and a two-bedroom split level penthouse to the second and third floors. With patio terrace to the rear and several balconies there is plenty of outside space to enjoy.



Guide Price:

£900,000 (plus fees)

[Click for more information](#)



Lot
9

Flat 57 Coral House, London, NW10 7FH

Top Floor 2 Bed Apartment with Skyline Views.

Description:

Two double bedroom, top floor apartment with fantastic skyline views. For sale via auction treaty. Benefits include gated allocated parking, two bathrooms, communal lift service and a large private balcony spanning the width of the apartment.

The property is situated in a popular residential development close to local amenities. Hanger Lane Station (Central line) is approx 0.7miles offering superb transport links. There is also easy access to the A40 in and out of London.

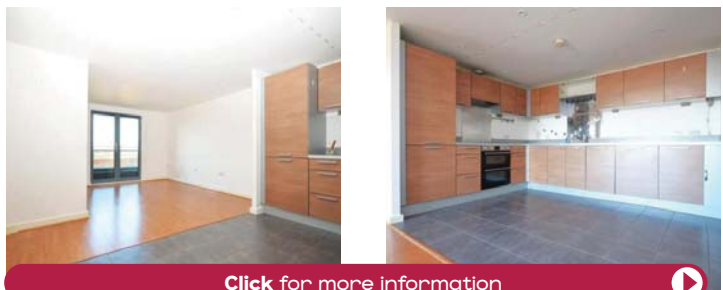
Tenure: Leasehold 250 years from 1 January 2005 (230 years remaining)

Ground Rent: £797.09 per year

Service Charge: £4,478.11 per year

Guide Price:

£270,000 (plus fees)



[Click for more information](#)



Lot
10

Flat 2 Joyce Green House, Dartford, Kent, DA1 5PB

Vacant One Bed Flat with Allocated Parking

Description:

A vacant, one bedroom ground floor flat comprising hall, reception room, kitchen, double bedroom, bathroom and allocated parking.

Lease length 162 years. Being sold with vacant possession, but would achieve £900 pcm rental, which is a 9.8% yield at guide.

The property is conveniently located for quick and easy access to both Dartford town centre and train station. There is a regular bus service to the local area and amenities. Bluewater and Ebbsfleet International are both a short drive from home.



[Click for more information](#)



Guide Price:

£110,000 (plus fees)

Lot
11

144 St Vincent Street, Glasgow, G2 5LQ

High Yielding Commercial Investment Opportunity.

Description:

landmark category A Listed building which was designed by the famous Glasgow architect James Salmon Jr. The property is currently let to multiple tenants and when fully let, is estimated to return £214,817.50 per annum, which is an 15.3% yield of the current guide price.



Guide Price:

£1,400,000 (plus fees)



[Click for more information](#)



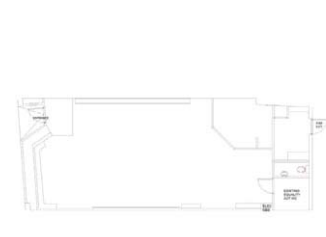
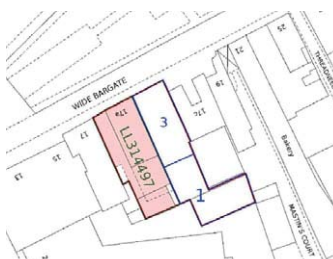
Lot
12

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

High Yielding Commercial Investment Opportunity.

Description:

high yielding two storey commercial investment opportunity located in the heart of Boston. The ground floor is currently returning £22,500 per annum which gives a 13.23% yield at the guide price, the lease expires on in October 2028. The first floor is currently vacant and offers the potential for further development subject to the relevant planning permissions and building regulations.



Guide Price:

£170,000 (plus fees)

[Click for more information](#)



Lot
13

10 Hooley Lane, Redhill, Surrey, RH1 6ET

Renovation Opportunity.

Description:

Detached three bedroom character property in Redhill for sale via auction treaty. The property is Grade II listed and is one of the oldest properties in Redhill. The property offers a huge amount potential.

Accommodation currently comprises: entrance porch, living room, dining room, kitchen, utility room and WC to the ground floor. With 3 bedrooms and family bath room to the first floor. Externally there is driveway, garage and garden to front and rear. The property is in need of a roof and structural work to the rear elevation.



Guide Price:

£185,000 (plus fees)

[Click for more information](#)



Lot
14

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

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:

£1,200,000 (plus fees)

[Click for more information](#)



Lot
15

Units 1 - 7 Hortons Way, Westerham, Kent, TN16 1BT

7 Units Let Generating £52,410 per annum.

Description:

Fantastic opportunity to acquire 7 commercial units in the heart of Westerham. 7 units are let and generating £46,910 in rental income and £5,500 in service charges, total of £52,410.

This is a fantastic turnkey commercial investment and is ideal for seasoned and casual investors alike.



Guide Price: £440,000 (plus fees)

[Click for more information](#)



Lot
16

Flat A 33 Great Western Road, London, W9 3NW

Refurbished One Bed Flat With Private Entrance and Garden Terrace.

Description:

A superbly located, fully refurbished, one bedroom flat benefitting from its own private entrance and rear garden terrace. Consisting of an open plan kitchen/living room, a double bedroom to the rear with access to a garden area and a good sized bathroom.

We have 2 properties for sale within this building, with a 3rd becoming available at some point.

Lease Details: 999 years from 24.6.2012



Guide Price:
£280,000 (plus fees)

[Click for more information](#)



Lot
17

Flat B 33 Great Western Road, London, W9 3NW

One Bed Apartment With Private Rear Garden.

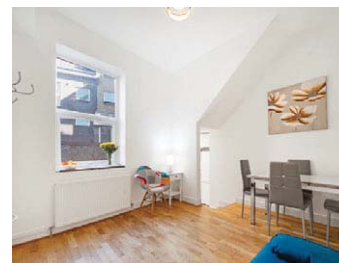
Description:

A brilliantly located, fully refurbished, ground floor, one bedroom apartment benefitting from double bedroom, kitchen and secluded, private, rear garden.

We have 2 properties for sale within this building, with a 3rd becoming available at some point.

No ground rent, no service charge, share of freehold.

Lease Details: 999 years from 24.6.2012



Guide Price:

£280,000 (plus fees)

[Click for more information](#)



Lot
18

14 Park Avenue, London, N22 7EX

**Detached Freehold Property
comprised of 3 Flats.**

Description:

Fantastic opportunity to purchase this freehold, detached, residential building that is comprised of 3 flats. The ground floor comprised a shared entrance with stairs to the upper floor, access to flat 1, 2 bedrooms, open plan living kitchen dining room, bathroom and access to a large well kept garden.

Flat 2, located on the first floor comprises, living room, bedroom, shower room, kitchen and roof terrace with lovely views of the garden. Flat 3 is on the second floor, with bathroom, kitchen living room and bedroom. All flats are vacant, presenting a wonderful opportunity for investment and potential further development subject to planning permission.



Guide Price:

£950,000 (plus fees)

[Click for more information](#)



Lot
19

**170 Dalston Lane, London,
E8 1NG**

Prime Hackney Location.

Description:

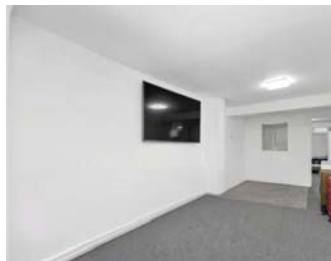
ground floor commercial unit, lower ground floor residential apartment with garden, and the freehold for the building. This sale does not include the leasehold ownership for the upper two floors.

Superbly located in central Hackney, and currently offering a 8.9% yield at guide. The commercial on the ground floor has an A3 license and is currently let until 2031 for £20,000 per annum, there is a rent review due on this premises. The lower ground floor flat currently lets for £33,600 per annum, but with some investment would have a rental valuation of £3500 pcm. The freehold brings in £900 per annum in ground rents for the two upper flats.

The leases have 100 years and 105 years remaining.

Guide Price:

£600,000 (plus fees)



[Click for more information](#)



Lot
20

**1 Hodges Street, Merthyr Tydfil,
CF47 9NX**

Mixed Use Opportunity.

Description:

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

Can be sold with vacant possession.



[Click for more information](#)



Guide Price:

£95,000 (plus fees)

Lot
21

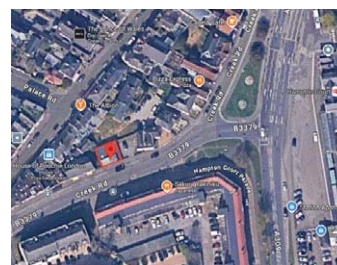
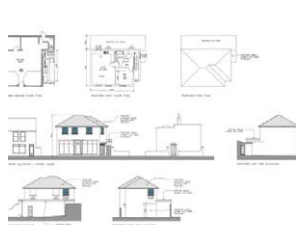
29-31 Creek Road, East Molesey, Surrey, KT8 9BE

Commercial Unit with Planning for Airspace Development.

Description:

Single storey commercial unit currently let at £3,000pcm (£36,000 pa) with planning permission to add another storey to the building incorporating a 1 bedroom flat.

The property is ideally located, opposite Hampton Court Station, backing onto the Bridge Road High Street and a stones throw from the river and the Hampton Court Palace on the other side. The planning reference number is: 2023/1858 on Elmbridge Council Planning Portal.



Guide Price:

£600,000 (plus fees)

[Click for more information](#)



Lot
22

122 Botley Road, Chesham, Buckinghamshire, HP5 1XG

3 Bedroom Detached House.

Description:

Detached three bedroom home on circa 0.25 with in the sought-after hamlet of Botley, within close proximity of highly regarded local, private and grammar schools as well as nearby countryside.

The property benefits from planning permission to demolish the current property and rebuild a 5 bedroom, 3 storey house. Vastly increasing the square footage of the property. Ref: PL/22/2331/FA, Buckinghamshire Council.



Guide Price:

£575,000 (plus fees)

[Click for more information](#)



Lot 23 102 Argyle Street, Glasgow, Lanarkshire, G2 8BH

High Yield Commercial Opportunity.

Description:

high yield commercial opportunity primely located on Glasgow's 'Style Mile' at the entrance to the Argyll Arcade. This 3 storey commercial property is currently let to Hutchinson 3G UK until December 2030 with no break clause, the rent is £130,000 per annum which is a 14% yield of the current guide price.

The city of Glasgow is the largest city in Scotland, being located on the River Clyde, 41 miles west of Edinburgh. The city is a major port, commercial and administrative centre and is served by the M8, M74 and M77 motorways. Glasgow benefits from two principal mainline rail terminals, Glasgow Central and Glasgow Queen Street. The city also has its own international airport. Argyll Arcade Occupiers close by include: Nationwide, House of Fraser, Zara, Superdry, Primark and Santander amongst many others.

Guide Price:

£950,000 (plus fees)



[Click for more information](#)

Lot 24 Flat 44, Heath Court, Heath Road, Haywards Heath, RH16 3AF

1 bed retirement flat.

Description:

A one-bedroom retirement flat situated in a popular block. Well-presented and centrally located for the town centre. Benefits from an 18ft sitting room, kitchen, newly fitted shower room and, being situated at the rear of the block, enjoys far reaching views towards the Ashdown Forest.

The property forms part of a popular development built in 1987 by McCarthy & Stone.

Lease - 125 years from 1987

Ground Rent : Approx. £219.38 every 6 months (Figure taken for payment 1st March 2025 to 31st August 2025)

Service Charge : £5,276.54 per annum



[Click for more information](#)

Guide Price:

£50,000 (plus fees)

Lot 25

Apartment 32 Beecham Lodge, Cirencester, Gloucestershire, GL7 1WR

1 Bed Retirement Apartment in Beautiful Market Town.

Description:

A beautiful first floor, 1 double bedroom retirement apartment, located in the beautiful market town of Cirencester, the 'capital of the Cotswolds'.

The apartment is one of only 35 in a superb residential development. Offering one double bedroom, kitchen, reception, shower room, on-site facilities including a resident's communal lounge, well-tended communal gardens, resident parking and lift access to all floors.

Length of Lease: 125 years from and including 1 November 2015

Service Charge: £3,228.70 per annum payable May and December.

Ground Rent: £760.94 per annum to be reviewed November 2029.

Guide Price:

£110,000 (plus fees)



[Click for more information](#)



Lot 26

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

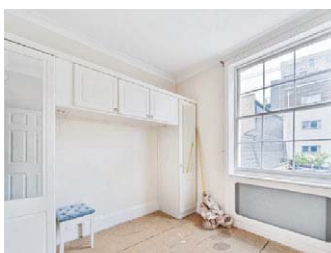
Ideal Investment Opportunity.

Description:

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

The seller has extended the lease to 999 years subject to certain works being completed. Please refer to Special Condition 38 in the legal pack for further information.

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



[Click for more information](#)



Guide Price:

£215,000 (plus fees)

Lot
27

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:

£645,000+ (plus fees)



[Click for more information](#)



Lot
28

169 Whitton Road, Twickenham, Middlesex, TW2 7QZ

2 x Newly Refurbished Apartments.

Description:

Rare opportunity to purchase this freehold property split into two newly refurbished apartments: extended one bed apartment on the ground floor, and two bedroom apartment to the first floor.

The apartments are finished to a high standard, with the ground floor having access to the garden, while the first floor is duplex going into the loft. The property is uniquely located directly opposite Twickenham stadium. The property offers a number of different uses from owner occupier, buy to let, short term let etc. We feel this is an ideal investment opportunity.



[Click for more information](#)



Guide Price:

£750,000 (plus fees)

Lot
29

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:

£160,000 (plus fees)

[Click for more information](#)



Lot
30

Flat 8, Preston Lodge, 10 Little Preston Street, Brighton, East Sussex, BN1 2HQ

3 Double Bedroom Apartment in Sought After Brighton Location.

Description:

Three double bedroom, split level apartment located on one of Brighton's most sought after streets.

The property is for sale via auction treaty and is situated between the dynamic Brighton seafront and the bustling city centre, this location offers the very best of coastal living with the convenience of urban amenities just moments away.

The accommodation comprises: entrance hallway, cloak room, kitchen and open plan living room to the second floor. You can find three bedrooms and a bathroom to the third floor.



Guide Price:

£300,000 (plus fees)

[Click for more information](#)



Lot
31

63 High Street Markyate, St. Albans, Hertfordshire, AL3 8PJ

2 Bed Grade II Listed Cottage in Village of Markyate.

Description:

A two bedroom, Grade II listed cottage situated in the heart of the desirable village location of Markyate, close to all amenities. The property requires refurbishment and benefits from access to the rear for both parking and an extended garden.

Markyate benefits from excellent access via both road and rail links to London, with a short distance to the M1 (Junction 9 approx. 2 miles), and an efficient Thameslink rail service from Harpenden into St. Pancras in under 30 minutes.



Guide Price:
£210,000 (plus fees)

[Click for more information](#)



Lot
32

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



Guide Price:
£320,000 (plus fees)

[Click for more information](#)



Lot
33

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

Fantastic Opportunity.

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
34

51 Barton Road, Hereford, Herefordshire, HR4 0AY

Executive 3 Storey 3 Bedroom Townhouse.

Description:

A stylish, three double bedroom, executive three storey dwelling with fantastic views towards open countryside via its full-length picture windows on all levels. It is also in walking distance of the City and its amenities as well as the added benefit of secure underground parking.

Length of Lease: 999 Years from 01/01/2010



Guide Price:

£150,000 (plus fees)

[Click for more information](#)



Lot 35 271 Maplin Park, Slough, Berkshire, SL3 8YE

2 Bed Apartment in Highly Desirable Location.

Description:

A well maintained, second floor apartment, well located in the highly desirable Langley area.

Offering 2 double bedrooms, reception room, separate kitchen, bathroom, secure entryphone system, parking facilities,

Benefits from excellent public transport links and easy access to nearby schools, local amenities, and parks as well as a strong local community.

Lease Details: 100 years from 1 January 1990 (approx 65 years remaining)



Guide Price:

£160,000 (plus fees)

[Click for more information](#)



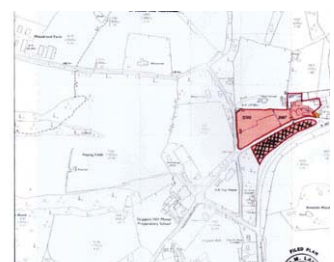
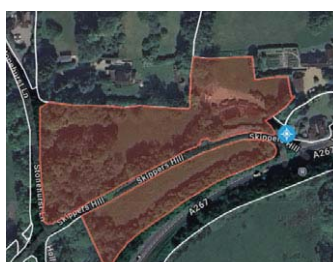
Lot 36 Sypsies, Butchers Cross, Mayfield, East Sussex, TN20 6JN

Substantial 6 Bed Grade II Listed House with 1 Bed Annexe.

Description:

An impressive and substantial Grade II listed house, offering over 4000 sq ft of spacious and impressive, characterful accommodation over three floors, to include a linked one bedroom, ground floor annexe and circa 3 acres of land. There is also a substantial, detached garage/workshop which offers significant potential for further uses, subject to any necessary planning consents. The property requires full refurbishment.

Benefitting from six bedrooms, five bathrooms (three en-suite), six reception rooms, double garage, and outbuildings. The accommodation is over 4,000sq ft, has an in and out gated driveway, and enjoys far-reaching views from the rear garden across open fields and woodland.



Guide Price:

£625,000 (plus fees)

[Click for more information](#)



Lot
37

337 Market Street, Shawforth, Rochdale, OL12 8JB

**Refurbished three bedroom
mid-terraced property.**

Description:

A well presented three bedroom terraced property in the popular residential area of Shawforth, Rochdale.

The property is offered for sale at an attractive price to meet the vendor's requirements for a swift sale.

The accommodation briefly comprises as follows:

Entrance Hallway
Lounge with stairway leading to first floor
Kitchen with understair storage area.
Bedroom One: 10'10" x 8'1"
Bedroom Two
Bedroom Three
Bathroom

Guide Price:

£105,000 - £120,000 (plus fees)



[Click for more information](#)



Lot
38

23 Eric Street, Oldham, OL4 1LZ

Bidding opens 9.30 am

**Three bedroom terraced property in a
popular residential location.**

Description:

A three bedroom terraced property located in a popular residential location.

The accommodation briefly comprises as follows:

Three Bedrooms
Attic Room
Living Room
Dining Room
Rear Garden



Guide Price:

£115,000 (plus fees)

[Click for more information](#)



Lot
39

543 Warrington Road, Ince, Wigan, Lancashire, WN3 4TB

**Refurbished three bedroom
mid-terraced property.**

Description:

The property has been recently renovated by the present owner and offers an opportunity for cash buyers to acquire it for owner-occupation. Alternatively, it would suit a landlord seeking a strong rental yield.

The accommodation provides generous living space, briefly comprising an entrance porch, spacious reception room, newly fitted kitchen/diner with modern wall and base units, worktops, and appliances, three good-sized bedrooms, and an ensuite shower room to bedroom one.

Externally, there is a gated garden to the front and a paved garden to the rear with a shed.

Guide Price:

£110,000 - £130,000 (plus fees)



[Click for more information](#)



Lot
40

Apartment 10D The Jerningham, 10 Park Street, Shifnal, TF11 9BG

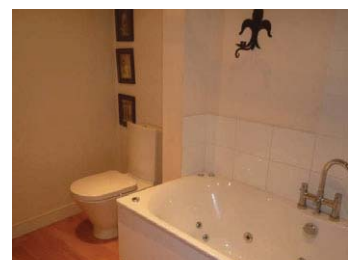
Three bedroom apartment.

Description:

The apartment is well presented and offers generous open-plan living space.

The property comprises of an open plan lounge, kitchen with oven/hob and fridge/freezer, 3 bedrooms and an ensuite.

Open market rental income potential of £850 pcm - c10% yield



Guide Price:

£110,000 (plus fees)

[Click for more information](#)



Lot
41

19 Monksbridge Road, Dinnington, Sheffield, S25 3QS

Three-storey semi-detached home.

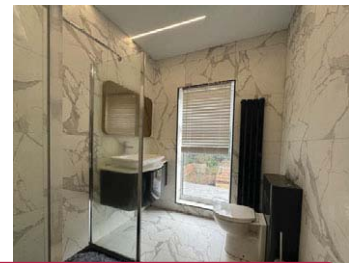
Description:

This three-storey semi-detached home in Dinnington offers an exciting renovation opportunity for buyers looking to add their own personal touch. The current owners have begun the refurbishment, leaving the property as a blank canvas ready to be completed.

The ground floor features a spacious living room leading to a hallway that connects to the dining area. The dining space flows into a partially fitted kitchen with French doors opening onto the rear garden, and there is also a useful utility room. The first floor includes two generously sized double bedrooms and a fully renovated shower room with stylish marble-effect tiles. A spacious third double bedroom occupies the top floor, offering flexibility as a master suite or home office.

Guide Price:

£60,000 (plus fees)



[Click for more information](#)



Lot
42

74 Cross Lane, Radcliffe, Manchester, M26 2RF

Two-bedroom mid-terrace.

Description:

An attractive investment opportunity in the heart of Radcliffe, this two-bedroom mid-terrace property is offered to the market with the benefit of a lifetime tenancy in place, providing immediate and secure rental income.

Currently let at £4,200 per annum, the property gives investors a reliable long-term return with no initial void periods or letting fees to consider.



[Click for more information](#)



Guide Price:

£75,000 (plus fees)

Lot
43 **33 St. Andrews Road, Paignton,
Devon, TQ4 6HA**

Rare opportunity to acquire a multi-room property in a great location.

Description:

an exceptional and rare opportunity to acquire a substantial 12-bedroom guest house, ideally located near the picturesque Roundham Harbour, boasting stunning sea views. This impressive three-storey property is currently a fully operational hospitality business and offers exciting redevelopment potential (subject to the necessary planning permissions).

This is an outstanding opportunity to acquire a prominent and versatile guest house in one of the South West's most desirable seaside locations. With its expansive layout, sea views, operational setup, and scope for redevelopment, this property represents a truly flexible investment.

Guide Price:

£455,000 - £500,000 (plus fees)



[Click for more information](#)

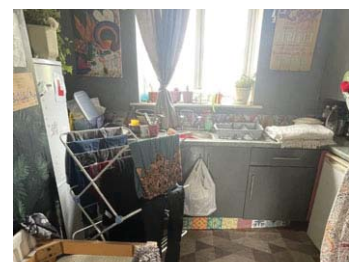


Lot
44 **28 Wynyard Mews, Hartlepool, Cleveland,
TS25 3JE**

2 bed income generating buy to let opportunity.

Description:

A purpose built 1ST floor two bedroom apartment with separate entrance, communal grounds and allocated parking space.



Guide Price:

£1 (plus fees)

[Click for more information](#)



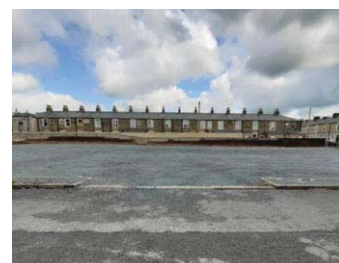
Lot
45**Astley House, Albert Street,
Burnley, Lancashire, BB11 3DE**

Bidding opens 10.00 am

Historical charm with modern potential.

Description:

This impressive building features spacious interiors with high ceilings and large windows, allowing for an abundance of natural light. Ideal for various development opportunities, whether for conversion into stylish apartments or utilising the full space and starting again with a full new build project.



Guide Price:
£600,000 (plus fees)

[Click for more information](#)**T+C**

Contact

Need information on a lot or have a general enquiry?

Call us today on

0800 334 5090

or email **info@tcpa.co.uk**



Lot
46

Sweetbriar Cottage, 21 Bartlow Road, Linton, Cambridge, CB21 4LY

Three bedroom character property.

Description:

Set back from the road with the front garden enclosed by a low-level wall. a driveway to the side of the property provides off-street parking for 2 cars and access to the rear garden.

Linton is popular with many due to its fantastic school provision, with a well-regarded primary school, which feeds into the popular Linton Village College.

The village is also well placed for easy access to the Addenbrooke's Hospital site and Cambridge City centre. For the commuter, the A11 provides access to the M11 south and the A14. Saffron Walden is 6 miles to the south and has mainline railway access via Audley End with fast trains to London Liverpool Street.

Guide Price:

£320,000 (plus fees)



[Click for more information](#)



Lot
47

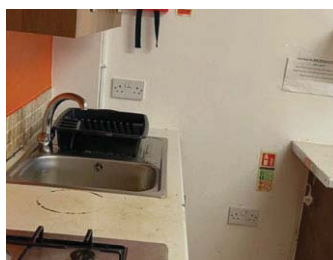
Unit GO 7, 19 Wright Street, Liverpool, L5 8SB

No reserve.

Description:

This income-producing studio flat is let at £4,440 per annum.

Service charge £1,100 quarterly and ground rent £250 annually.



[Click for more information](#)



Guide Price:

£500 (plus fees)

Lot
48

Bridgegate Car Park, Low Green Road, Irvine, KA12 8BQ

Excellent investment opportunity.

Description:

Excellent investment opportunity to purchase this car parking in Scotland. Please note this purchase is subject to VAT.



Guide Price:

£180,000 plus fees)

[Click for more information](#)



Lot
49

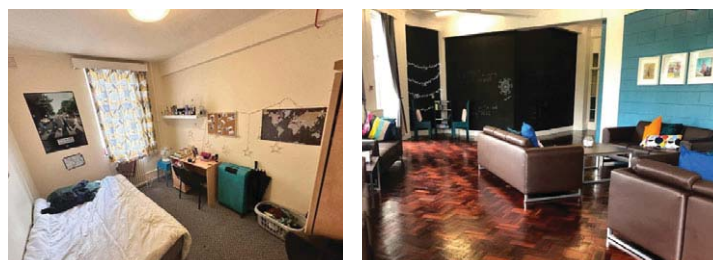
Room 135 Main House Montgomery House, Manchester, M16 8PH

Prime investment opportunity
generating £5,700 per annum.

Description:

Serviced accommodation within extremely well-maintained and professionally managed building.

PRIME RENTAL LOCATION WITH MASSIVE TENANT DEMAND. Only 2 miles from Manchester City Centre and just over 1 mile from University of Manchester main Campus and Manchester University Metro Campus. The property is situated in the grounds of Montgomery House within close proximity to the local shops and amenities of Manchester City Centre. The open spaces of Alexandra Park are within easy reach. Transport links are provided by Manchester Oxford Road & Deans Gate rail stations. With eight university & college campuses within a two-mile radius & excellent transport links.



Guide Price:

£18,000 (plus fees)

[Click for more information](#)



Lot 50 107 Portland Street, Clowne, Chesterfield, S43 4SA

Two bedroom terraced property, With tenant in situ.

Description:

This Two bedroom property cottage in Clowne situated in a popular village; it offers a fantastic range of local shops and amenities, including bistro pubs and countryside walks.

Highly regarded schools are in the area for students of all ages, and transport links are superb with essential bus and commuter routes.



Guide Price:
£60,000 (plus fees)

[Click for more information](#)



Lot 51 Flat 3 Marlboro House, 18 Malvern Road, Southsea, Hampshire, PO5 2NB

Unmodernised one bed apartment.

Description:

Comfortable 1 bedroom first floor flat with small front and rear balcony with a numbered off road parking space for one vehicle.

In the heart of Southsea, a couple of minutes walk from the seafront and Southsea Castle.

Very close to Palmerston road shops, restaurants, pubs and bars. Main supermarket is Waitrose with a small Sainsbury's/Tesco express, along with a Library. About a 30 minute walk or 10 minute drive away is Gunwharf Quays outlet shopping centre, restaurants/bars, cinema and bowling.

Next to there is Portsmouth Harbour train station, Main bus station, ferry to Isle of Wight and Gosport ferry. The flat is around 10-15 minutes drive from and to the main motorway M275 in and out of Portsmouth.

Guide Price:
£45,000 (plus fees)



[Click for more information](#)



Lot
52

Bridge End Cottage, Cockermouth, Cumbria, CA13 OHW

2 bed cottage.

Description:

Nestled in the picturesque countryside of Cockermouth, this delightful two-bedroom upside down cottage offers a perfect blend of character and potential. Boasting breathtaking views of the river, the property features a lovely garden complete with a tranquil pond and a handy shed.

Seperate annex room with separate shower and toilet facilities. excellent potential for an Air BnB and potential rental income



Guide Price:

£150,000+ (plus fees)

[Click for more information](#)



Lot
53

Flat 3, 1-5 New Street, Earl Shilton, Leicester, LE9 7FS

One bedroom flat.

Description:

Situated in the heart of Earl Shilton, offers a convenient and well-connected location, ideal for first-time buyers, professionals, or investors looking for a property in a thriving community.

Earl Shilton provides a range of local amenities, including supermarkets, independent shops, cafes, and pubs, all within walking distance. The nearby town of Hinckley offers a wider selection of shopping, dining, and entertainment options, including The Crescent Shopping Centre, which features a cinema, restaurants, and high-street retailers.



Guide Price:

£75,000 (plus fees)

[Click for more information](#)



Lot
54

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:

£500,000 (plus fees)



[Click for more information](#)



Lot
55

The Romping Cat, Bomere Heath, Shrewsbury, Shropshire, SY4 3AX

Former pub transformed into a whimsical home.

Description:

A former pub finds new life as a whimsical home. With a garden perfect for play and relaxation, a charming 'pub' for magical gatherings, and an open-plan living space that marries tradition with modernity, this is a truly unique and captivating property.



[Click for more information](#)



Guide Price:

£360,000 (plus fees)

Lot
56

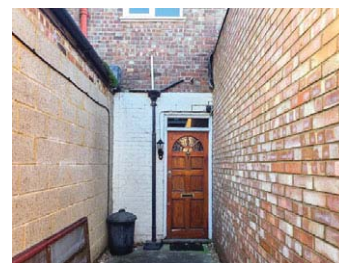
78A Bedfont Lane, Feltham, Middlesex, TW14 9BP

Vacant 1 Bed Flat Feltham.

Description:

Excellent opportunity for investment property which requires work and lease extension.

Just a short walk to Feltham Station, with direct trains to London Waterloo in 32 minutes, and only 7 minutes by car to London Heathrow, 12 mins to the M4 and M25, this location is perfect for commuters and frequent travellers alike.



Guide Price:

£85,000 (plus fees)

[Click for more information](#)



Lot
57

Flat 1, 78 Church Walks, Llandudno, Clwyd, LL30 2HD

Stylish two-bedroom ground floor duplex apartment.

Description:

Just 100 yards from the famous North Shore Promenade and beach, it is set within a Grade II Listed Victorian townhouse, the property combines a striking period façade with a modern, thoughtfully designed interior.

Occupying the entire ground floor and basement of the building, it also benefits from its own private rear courtyard, perfect for alfresco dining or morning coffee, as well as use of a communal front terrace.



Guide Price:

£175,000 (plus fees)

[Click for more information](#)



Lot
58

Flat 29 Stevens Court, 405-411 Reading Road, Winnersh, RG41 5GU

First Floor Retirement Apartment.

Description:

Offered with no onward chain and extended 56 days completion, this quiet two-bedroom first floor retirement apartment is exclusively available to residents aged 60 and over. The property has just been redecorated and re-carpeted, creating a fresh and welcoming living space.

Located at the rear of the building and accessed via a lift, the apartment comprises an entrance hall, spacious living/dining room, fitted kitchen, master bedroom, guest bedroom and bathroom. All rooms are fitted with emergency pull-cords linked to the 24-hour Appello call system, ensuring peace of mind for residents.



Guide Price:

£90,000 (plus fees)

[Click for more information](#)



Lot
59

Flat 8 Belvedere House, 4 Ullet Road, Liverpool, L8 3SR

Two bedroom apartment.

Description:

Set on a large plot with mature gardens to the rear, the property benefits from off-street parking. With no onward chain, this is an exceptional opportunity to acquire an apartment in one of South Liverpool's most sought-after areas, known for its characterful homes and strong community. Ullet Road is perfectly positioned to take advantage of excellent transport links, making it well-connected to the city centre and beyond.



Guide Price:

£155,000 (plus fees)

[Click for more information](#)



Lot
60

Apartment 4-1 Cathedral View, Full Street, Derby, DE1 3AF

Modern Apartment Located Within the Cathedral Quarter.

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
61

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

Impressive four bedroom Grade 2 listed property.

Description:

Situated on the West side of North Street, in Carshalton – North Lodge is a Unique Period Home with separate annex, stable block with hayloft all within walled gardens, in the Heart of the Village. A characterful residence of 17th-century or earlier origin sympathetically updated while retaining its historic charm. 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. Adjacent is an additional section with a single sash window serving a taller room, set beneath a slightly lower roof ridge.

Guide Price:

£650,000 (plus fees)



[Click for more information](#)



Lot 62 14 & 14A Stockbridge Road, Winchester, SO23 7BZ

Investment Opportunity in Winchester.

Description:

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 63 3.66 Acre Site by Little Orchard Farm, Wanborough, Guildford, 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:

£85,000 (plus fees)



[Click for more information](#)



Lot 64 11, 13, 13a Lewin Street, Middlewich, CW10 9BG

Shop and Uppers with additional 3 bed house.

Description:

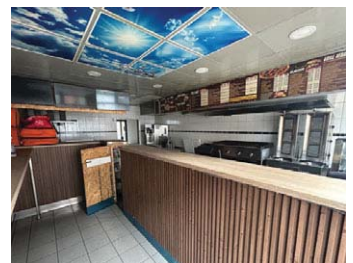
11 Lewin Street is a Take-away food shop. Comprises of shop, server side and customer side. Small kitchen at rear, preparation area. Walk in cold room and toilet and a small outside storeroom and shed.

13A Lewin Street (one bed flat) is a First floor Above the shop. Entry to rear of shop. Comprising good size landing, kitchen, large lounge, a double bedroom and a well proportioned bathroom. These two properties are currently tenanted at £1250 PCM

13 Lewin Street is a (two bedroom terraced) house comprises L-shaped lounge/diner, kitchen and shower room to the ground floor, whilst to the first floor, there are two double bedrooms.

Guide Price:

£195,000 (plus fees)



[Click for more information](#)



Lot 65 14 Malcolm Court, Stanmore, HA7 4HN

Refurbishment project.

Description:

A fantastic location in a quiet residential area. The property offers residents parking, ensuring convenience and ease of access.

Featuring two bedrooms & a private garden, this maisonette is perfect for a small family or professionals seeking a comfortable and stylish living space, spacious kitchen and a family bathroom.

Ideally located, this property is within close proximity to local amenities, including shops, schools, and transport links.



Guide Price:

£180,000 (plus fees)

[Click for more information](#)



Lot 66 Flat 2, 2A Sherwood Rise, Nottingham, NG7 6JN

2 bed ground floor apartment.

Description:

In the popular area of Sherwood Rise, NG7 between Carrington and Hyson Green this is the perfect rental location. Close to the local city Amenities of Nottingham. Nottingham remains to be a popular city with a bustling nightlife with plenty of shops and restaurants along with transport links by rail and road.



Guide Price:

£65,000 (plus fees)

[Click for more information](#)

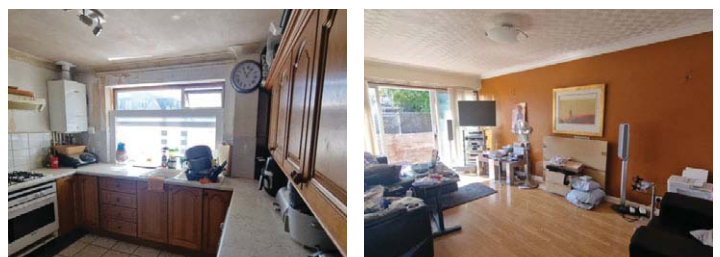


Lot 67 8a Oak Way, Croydon, Surrey, CR0 7ST

Detached Bungalow with exceptional plot.

Description:

This substantial detached bungalow with exceptional plot presents a rare opportunity. 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 modernisation. The large driveway provides ample parking for multiple vehicles, complementing the home's sense of space and practicality.



Guide Price:

£450,000+ (plus fees)

[Click for more information](#)



Lot
68

4 The Hollies, New Wanstead, London, E11 2SL

Ground floor one bed apartment & garage.

Description:

Share of freehold and 178 years remaining on the lease.



Guide Price:
£275,000 (plus fees)

[Click for more information](#)



Lot
69

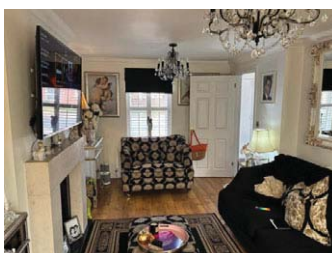
179 St. Johns Road, Clacton-on-Sea, Essex, CO16 8DD

2-Bedroom Detached House.

Description:

This beautifully presented detached home offers spacious and versatile living, with potential to convert into 3 bedrooms. The ground floor features a generous living room, dining room, fitted kitchen, conservatory, and W/C. Upstairs includes two bedrooms, the master with en-suite, plus a family bathroom.

Outside, the property boasts off-street parking with a turntable and a private rear garden, ideal for summer enjoyment. Benefits include gas central heating, double glazing, and Council Tax Band C.



Guide Price:
£215,000 (plus fees)

[Click for more information](#)



Lot
70

Flat 3, 365 Westminster Road, Liverpool, L4 3TF

One bedroom First floor apartment on westminster road in Walton.

Description:

This property has excellent transport links and is located within a short walking distance from walton train station.



Guide Price:

£15,000 (plus fees)

[Click for more information](#)



Lot
71

Land Adj Allt Fawr, Llanaber Road, Barmouth, 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
72

Garage Site For Redevelopment of the Old, 5 Dove Lane, Workington, CA14 4BE

Development opportunity with full planning permission.

Description:

Planning Application FUL/2024/0071 via Cumberland Council for more Information- Proposed demolition of flat roofed garage and replace with a new dwelling and lowering height of boundary wall.

Planning approved to build 2 bedroom house on this freehold land.



Guide Price:

£45,000 (plus fees)

[Click for more information](#)



Lot
73

1 Dove Lane, Workington, Cumbria, CA14 4BE

1 bed Property situated in popular coastal town.

Description:

This one-bedroom terraced house property

Located in the popular coastal town of Workington, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs and a short distance to the seafront. Excellent transport links can be found from Workington Railway Station, a variety of local bus routes, and quick access to the A66.



Guide Price:

£90,000 (plus fees)

[Click for more information](#)



Lot
74

13 Carlton Road, Birkenhead, CH42 9NG

Three bedroom property.

Description:

The property is within close proximity to some of the most popular primary schools, including Birkenhead Christ Church CofE Primary School, Saint Josephs Catholic Primary School, and Prenton Preparatory School.

In addition, the property is conveniently located near reputable secondary schools, colleges, and universities.

Furthermore, the property is within easy reach of public transport, with the Oxton, Slatey Road bus stop and Birkenhead Central Station providing seamless travel options.



Guide Price:

£110,000 (plus fees)

[Click for more information](#)



Lot
75

Holmleigh, Golf Links Road, Westward Ho, Bideford, EX39 1HH

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

Description:

Unique Self-Build Opportunity with Planning Permission to be Sold via Auction 29th October 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
76

Flat 3 Barley Lea House, The Barley Lea, Coventry, CV3 1EW

This two bedroom ground floor flat.

Description:

This two bedroom ground floor flat will be an ideal first time or investment purchase.

The accommodation comprises. entrance hall, open plan fitted kitchen/living room with modern fitted units, two double bedrooms and a shower room.

Externally the property boasts communal gardens and an allocated parking space.



Guide Price:

£70,000 (plus fees)

[Click for more information](#)



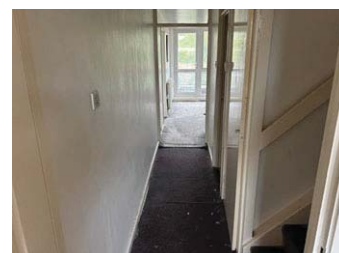
Lot
77

125 Collingwood Court, Washington, NE37 3EF

One bed apartment.

Description:

Centrally located area of Collingwood Court, Sulgrave would make a good investment for property investors and landlords.



Guide Price:

£3,000 (plus fees)

[Click for more information](#)



Lot
78

74 Queens Road, Donnington, Telford, TF2 8DA

Bidding opens 11.00 am

Investment opportunity to acquire a 3 bedroom property with a long-term tenant.

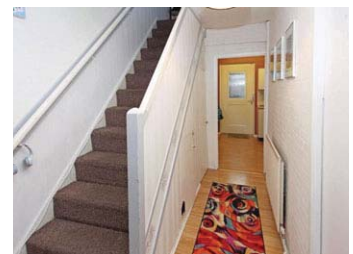
Description:

This property is available exclusively to landlords, with a long-term tenant in place paying £700 PCM. The property features an entrance hallway, a spacious open-plan lounge/dining area, and a kitchen with views of the rear garden. The first floor comprises three bedrooms and a family bathroom. There is driveway parking, a garden area to the front and a generous garden to the rear. Conveniently located near local schools and amenities, with public transport easily accessible from this area.

The property was constructed using non-traditional construction methods and therefore is only available to cash purchasers as there are limited lending opportunities.

Guide Price:

£100,000 (plus fees)



[Click for more information](#)



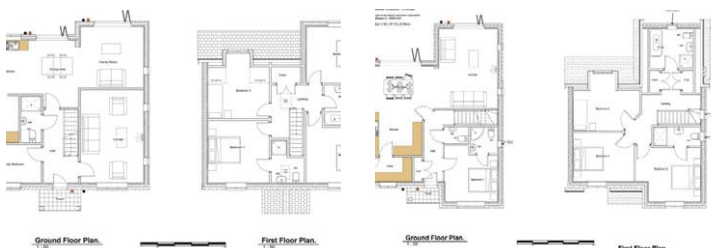
Lot
79

Building Plot, St Swithins Road, Oldcroft, GL15 4NF

A superb development opportunity.

Description:

A superb development opportunity – this prime parcel of land comes with full planning permission already granted for the construction of two luxury four-bedroom detached homes, complete with garages, parking, and private gardens. The hard work has already been done, meaning a buyer can get straight to site and start building without delay. With generous plot sizes and executive-style designs, the finished properties will hold strong appeal in today's market, offering an excellent chance for a quick turnaround and attractive resale values.



Guide Price:

£320,000 (plus fees)

[Click for more information](#)



Lot 80 2, Horton, Telford, TF6 6DR

A Charming Property in the Highly Sought-After Location of Horton, Telford.

Description:

Boasting a highly sought-after location and offering great potential for improvement and extension (subject to planning approval), this property presents an exceptional opportunity for those seeking a characterful home with the potential to create their dream space.

The property is situated in this tranquil and picturesque setting. Horton, with its close-knit community and convenient road links, ensures that residents enjoy the best of both worlds – easy access to amenities and an idyllic countryside vibe.

Guide Price:

£200,000 (plus fees)



[Click for more information](#)



Lot 81 Hoo Hall, Hoo, Telford, TF6 6DJ

Grade II* Listed Farmhouse.

Description:

The main farmhouse, extending to an impressive 4800 sq ft, boasts four generous bedrooms and four versatile reception rooms, providing ample space for family living and entertaining. While offering a wealth of period features, the property requires comprehensive refurbishment, including essential roof works, allowing the new owner to meticulously restore and modernise this historic residence to their exact specifications, blending its inherent charm with contemporary comforts.

The house is set within large, established gardens, which still retain the evocative former remains of a moat, adding to its unique historical allure and providing a picturesque backdrop.

Guide Price:

£1,000,000 (plus fees)



[Click for more information](#)



Lot
82

19B Seldown Lane, Poole, Dorset, BH15 1UA

Bidding opens 8.00 am

Three Bedroom Semi Detached House.

Description:

The property comprises of a kitchen, large living room with a conservatory with double doors leading to a courtyard garden. Three double bedrooms, the main bedroom has an en-suite shower room, bedroom two has an en-suite bathroom, and bedroom three is on the top floor and has exposed beams.

The location of the property is perfect for walking to the parks, town centre and Poole Quay.



Guide Price:

£200,000 - £300,000 (plus fees)

[Click for more information](#)



Lot
83

Flat 4 Loreto, 41 Cavendish Road, Bournemouth, BH1 1QZ

Two Bedroom Apartment with Private Garden.

Description:

Close to Bournemouth Beaches and Town Centre, this fantastic apartment is in a gated Development in Dean Park.

The property comprises of an open plan kitchen/dining room and living area, a large principal bedroom with en-suite and garden access. Bedroom two is also a double with integrated storage.

The apartment has a private garden and fabulous communal gardens. There is allocated off road parking.



Guide Price:

£175,000 - £225,000 (plus fees)

[Click for more information](#)



Lot
84

Flat 43 Edmondsham House, Terrace Road, Dorset, BH2 5NJ

Studio Flat.

Description:

The apartment has a hallway which leads to the studio which is bright and sunny with a separate kitchen. Also from the hallway is a separate shower room with a shower, wc and hand wash basin.

Property Tenure: Leasehold

Length of lease remaining: 105 Years

Annual ground rent: £100

Annual service charge: £1567

Tenancy Term: 6 months

Tenancy Start Date: 26/08/2025

Tenancy Type: AST



Guide Price:

£50,000 - £100,000 (plus fees)

[Click for more information](#)



Lot
85

7B West Borough, Wimborne, Dorset, BH21 1LT

A very Stylish & Spacious Two-Bedroom First Floor Apartment.

Description:

Ideally located just a short walk from the heart of Wimborne, this beautifully presented first-floor apartment offers a perfect blend of style, space, and practicality—making it an excellent choice for first-time buyers, downsizers, or buy-to-let investors.

Recently redecorated throughout in premium Farrow & Ball tones, the property boasts a well-designed and functional layout. A generous entrance hallway smartly separates the living spaces from the bedrooms, enhancing privacy and flow.



Guide Price:

£125,000 - £175,000 (plus fees)

[Click for more information](#)



Lot
86

Flat 18 Compton Court, 247 Belle Vue Road, Bournemouth, BH6 3BP

A beautifully refurbished one-bedroom retirement flat.

Description:

located on the first floor of a popular and well-maintained development, exclusively for residents aged over 60. Offered with no forward chain. Ideally situated just a short walk from the local shopping parade at Tuckton, the property also benefits from being on a direct bus route to both Christchurch and Southbourne.

For those who enjoy the outdoors, the picturesque Hengistbury Head and the River Stour are both within a mile's reach. The flat has been thoughtfully updated by the current owner and is presented in excellent condition throughout. It features a spacious 17-foot reception room that faces the front of the development.

Guide Price:

£85,000 - £110,000 (plus fees)



[Click for more information](#)



Lot
87

9A Sherborne Road, Yeovil, BA21 4HH

Two Bedroom Maisonette Flat.

Description:

The property is a split level flat and has electric heating & double glazing. The access is at the back of the property and leads to private staircase leading to the front door. There is a fitted kitchen/diner, living room, bathroom with shower over the bath, there is a staircase to the second floor where there are two bedrooms.

Property Tenure: Share of Freehold
Length of lease remaining: 75 Years
Annual service charge: As & When
Ground Rent: None



[Click for more information](#)



Guide Price:

£40,000 - £60,000 (plus fees)

Lot
88

Flat 37 Dolphin Quays, The Quay, Poole, BH15 1HH

**One Bedroom Modern Apartment in
Poole Quay BH15.**

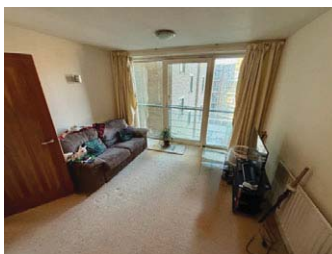
Description:

A well presented turn key investment property with tenant in situ paying £950 pcm. The property is situated within the premier building on Poole Quay, Dolphin Quays.

The building has many benefits including on site restaurants, bars and overlooking the stunning Poole Harbour. The property itself is a self contained one bedroom apartment with open plan living, modern kitchen and bathroom plus double bedroom with fitted wardrobe. The property also benefits from off road parking and the tenant has indicated that they would like to remain or they would be happy to vacate if notice is served.

Guide Price:

£100,000 - £150,000 (plus fees)



[Click for more information](#)



Lot
89

Flat 2, 4 Toronto Terrace, Brighton, Brighton & Hove, BN2 9UW

**Ground Floor Studio Apartment With
Patio In Popular Brighton Location.**

Description:

Hanover is known for its brightly coloured houses and strong community. With Brighton mainline station being one mile away and a short walk to Brighton city centre and Universities make this an attractive place to live.

This well located apartment is offered with a tenant in situ offering an instant rental income.

Rental Value Per Month: £750

Property Tenure: Leasehold

Length of lease remaining: 64 years

Annual ground rent: £37.50

Annual service charge: £150 payable every 6 months



[Click for more information](#)



Guide Price:

£80,000 - £125,000 (plus fees)

Lot
90

24 De Lisle Road, Talbot Woods, Bournemouth, Dorset, BH3 7NF

Four Bedroom Detached House in Need of Complete Renovation.

Description:

A unique detached family home in need of complete renovation on a premier road and set in a quite location of BH3, in the Talbot Woods ward within the South Winton area of Bournemouth.

The property currently has four bedrooms, but would warrant a remodel to make better use of the space and the rear of the property could potentially lend itself to further development STP.

Guide Price:

£250,000 - £350,000 (plus fees)



[Click for more information](#)



Lot
91

1 Margards Lane, Verwood, Dorset, BH31 6JG

A Beautifully Appointed Three Bedroom Detach Bungalow.

Description:

Located in the heart of Verwood, this well-maintained three-bedroom bungalow offers peaceful living with easy access to schools, shops, supermarkets, and local amenities.

Inside, it features three spacious bedrooms, a modern fitted kitchen, contemporary bathroom, and a bright living/dining room. The layout suits families, couples, or downsizers.

Outside, there's a private rear garden, front garden, large driveway, and single garage for secure parking or storage.



[Click for more information](#)



Guide Price:

£275,000 - £325,000 (plus fees)

Lot
92

Flat 15 Kensington Court, 43 Knyveton Road, Dorset, BH1 3QT

A nicely located apartment located in a secure gated development.

Description:

This well-presented first-floor apartment offers the perfect blend of space, comfort, and convenience. Enjoy easy access to a wide array of shops, restaurants, and bars, while benefiting from the security and privacy of a gated community.

The building is accessed via a secure video entry system, with both stairs and a lift leading to the first-floor landing.



Guide Price:

£175,000 - £225,000 (plus fees)

[Click for more information](#)



Lot
93

Hurn Court, 6 Hurn Court Lane, Hurn, Christchurch, BH23 6BH

The Ultimate Pied-à-terre A Magnificent 6/7-Bedroom Period Residence.

Description:

Over 5,200 Sq Ft in Prestigious Hurn Court Estate.

Set within the exclusive, gated Hurn Court estate, this exceptional 6/7-bedroom home offers over 5,200 sq ft of beautifully arranged accommodation across three spacious floors.

Occupying the south-west wing of the original manor house, it seamlessly blends grand period charm with modern comfort — all surrounded by 10 acres of private grounds.

The home boasts a wealth of character features, including high ceilings, sash windows with shutters, flagstone flooring, and a striking central staircase illuminated by a recently restored atrium.



Guide Price:

£650,000 - £750,000 (plus fees)

[Click for more information](#)



TOWN + COUNTRY
PROPERTY AUCTIONS

Our next

National Auction

is on

26 November 2025

Closing Date for Entries: 14 November

tcpa.co.uk

Lot
94

Flat 24 Homeoaks House, 30 Wimborne Road, Bournemouth, BH2 6QA

A One Bedroom Retirement Apartment.

Description:

The property was constructed by McCarthy & Stone and is surrounded by beautiful gardens. There is an onsite Manager that can be contacted from various points within each property in case of emergency. There is a 24 hour emergency Appello call system. The apartment comprises an entrance hall, lounge, kitchen, one bedroom and bathroom. It is a condition of purchase that residents be over the age of 60 years.



Guide Price:

£25,000 - £35,000 (plus fees)



[Click for more information](#)



Lot
95

Flat 5 Surrey Lodge, 19 Surrey Road, Bournemouth, BH4 9HN

A bright and generously proportioned three/four-bedroom top-floor apartment.

Description:

A three/four-bedroom top-floor apartment. Boasting a sunny aspect with picturesque views over Bournemouth Gardens, this well-presented home combines comfort, flexibility, and convenience in one of the area's most sought-after locations.

Accessed via a secure entry phone system, the property is located on the top floor of a well-maintained building with both stairs and passenger lift. Upon entry, a welcoming hallway with built-in storage leads to spacious and thoughtfully laid-out accommodation.



[Click for more information](#)



Guide Price:

£200,000 - £300,000 (plus fees)

Lot 96 Flat 3, 14 Chessel Avenue, Bournemouth, Dorset, BH5 1LH

A very substantial 5 Bedroom Maisonette.

Description:

Set within a charming 1930's detached property, this substantial maisonette enjoys a private entrance, spans two floors and presents an exciting opportunity for modernisation.

Ideally located in a very sought-after residential area just moments from local shops, amenities, and within an easy direct walk to the cliff top and beautiful beaches, this property offers immense versatility, perfect for those seeking a generous family home or a rewarding investment project.



Guide Price:

£175,000 - £275,000 (plus fees)

[Click for more information](#)



Lot 97 4 Kilby Avenue, Birstall, Leicester, LE4 4AR

A semi-detached Family Home in Need of Complete Renovation.

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:

£175,000 - £200,000 (plus fees)

[Click for more information](#)



Lot
98

1 Tan Howse Close, Bournemouth, Dorset, BH7 7HA

A three bedroom semi detached.

Description:

A three bedroom semi-detached property in need of modernisation. The property comprises of entrance hallway, lounge/diner, kitchen, and on the first floor three bedrooms and family bathroom.

Occupying a large plot, there are gardens to the front, rear and side of the property as well as detached garage with paved driveway parking. The property requires modernisation and offers the potential for the plot to be split and developed further subject to relevant planning consents.



Guide Price:

£300,000 - £350,000 (plus fees)



[Click for more information](#)



Lot
99

16 Palm Court, 38 Christchurch Road, Bournemouth, BH1 3PD

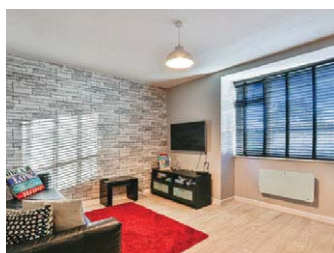
Top-Floor Coastal Apartment.

Description:

Currently used as a successful holiday let, the property generates a strong net income of over £8,000+ per annum, making it an excellent investment opportunity.

The accommodation includes a bright and airy double bedroom, a separate modern kitchen with integrated appliances, a stylish fitted shower room, and a welcoming entrance hallway. Large bay windows provide plenty of natural light and charm.

Set within a well-maintained and professionally managed building, this apartment combines lifestyle and investment appeal with ease.



Guide Price:

£80,000 - £100,000 (plus fees)

[Click for more information](#)



Lot
100 **39 Church Street, Brixham,
Devon, TQ5 8EZ**

**Two Bedroom Cottage in Need of
Complete Renovation.**

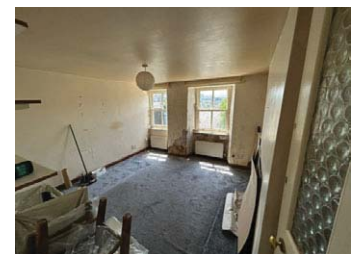
Description:

This is a very exciting opportunity for any buyer or investor to stamp their own individuality on an exquisite property with oodles of charm. The property requires a total refurbishment but once completed would make a fantastic home or investment. There is a small paved front garden and then a private tiered garden to the rear. The property is offered with full vacant possession and once renovated a rental income of circa £1200 per calendar month could be achieved.



Guide Price:

£100,000 - £150,000 (plus fees)



[Click for more information](#)



Lot
101 **47 Goodhope Park, Bucksburn,
Aberdeen, AB21 9NE**

Bidding opens 1.00 pm

2-Bed Flat in a popular residential area.

Description:

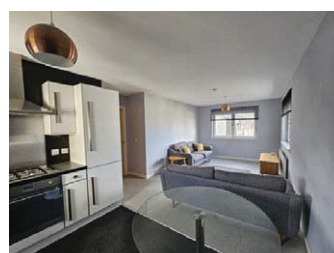
This well-presented flat offers excellent potential for first-time buyers and investors alike. Currently vacant and ready for immediate occupation, the property provides bright and spacious accommodation in a popular residential location within Bucksburn.

The accommodation comprises: entrance hallway, generously sized lounge, modern fitted kitchen, two well-proportioned bedrooms, and a family bathroom with white 3-piece suite. The property further benefits from gas central heating and double glazing throughout.

Home Report Value: £120,000

Guide Price:

£90,000 - £110,000 (plus fees)



[Click for more information](#)



Lot 102 8 York Street, Peterhead, Aberdeenshire, AB42 1QA

Spacious 6-Bed Period Home in Fraserburgh.

Description:

Offered at a significant discount, presenting an excellent opportunity for investors or buyers seeking value.

Located in the heart of Peterhead, this rarely available property retains a wealth of original features including ornate coving, deep skirtings, decorative period doors, and a turned staircase with cast iron balustrades. Generously proportioned throughout, the accommodation is arranged over three floors and provides bright, light-filled rooms sympathetically restored to highlight its period charm.

Home Report Valuation: £140,000

Guide Price:
£100,000 (plus fees)



[Click for more information](#)



Lot 103 Flat 56 Braehead, Methven Walk, Dundee, Angus, DD2 3FJ

Quirky City-Centre 1-Bed Apartment.

Description:

The accommodation briefly comprises: open-plan lounge/kitchen area with views across the surrounding greenery, one double bedroom, and a modern bathroom. Situated within a secure block, the property benefits from its prime location just moments from Dundee's shops, restaurants, universities, and transport links.

This flat would make an ideal purchase for students, first-time buyers, or investors seeking strong rental demand in one of Scotland's fastest-growing cities.

Home Report Value - £95,000

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



[Click for more information](#)



Lot 104 Fairways, North Links, Leven, Fife, KY8 4SP

4 bed detached home.

Description:

Set in the highly desirable North Links area, this detached property presents a prime opportunity for investors, renovators, or buyers looking to add value. Positioned within walking distance of Scoonie Golf Course, the railway station, the beach, and the High Street, it's ideally located to attract strong future demand.

The property requires some cosmetic upgrading but offers an excellent blank canvas with generous proportions and a flexible layout. On the ground floor: vestibule, hall, bright lounge with bay window, semi open-plan dining room, large kitchen, master bedroom with ensuite, second bedroom, and modern family bathroom. Upstairs, two further double bedrooms offer ample space for reconfiguration or enhancement.

Guide Price:

£300,000 (plus fees)



[Click for more information](#)



Lot 105 2/1, 50 Quarryknowe Street, Glasgow, G31 5LE

Spacious One Bed Flat.

Description:

The property comprises a bright lounge, modern fitted kitchen, two well-proportioned bedrooms, and a family bathroom. Offering generous accommodation throughout, this flat is well suited to first-time buyers, growing families, or investors looking for a strong rental return.

Located close to local shops, schools, public transport links, and only a short distance from Glasgow city centre, the property offers both convenience and excellent investment potential.



Guide Price:

£65,000 - £85,000 (plus fees)

[Click for more information](#)



Lot 106 15 Gourdie Street, Dundee, Angus, DD2 4RL

Spacious 2-Bed Mid-Terrace.

Description:

The property offers spacious accommodation over two floors and represents an excellent opportunity for first-time buyers, families, or investors seeking a strong rental return.

The accommodation briefly comprises: bright entrance hallway, spacious lounge with dual aspect windows providing plenty of natural light, fitted kitchen with ample storage and access to the rear garden. Upstairs, there are two well-proportioned bedrooms and a modern family bathroom.



Guide Price:

£70,000 - £90,000 (plus fees)

[Click for more information](#)



Lot 107 Ground Floor Left, 12 Allan Street, Aberdeen, AB10 6HJ

A one-bedroom ground floor flat.

Description:

This property offers an excellent opportunity for investors, home buyers, or first-time buyers looking for a well-situated home with strong rental potential.

The flat features a spacious double bedroom, a ground floor position ideal for accessibility, and benefits from well-maintained communal areas. Conveniently located close to local amenities, public transport, and within easy reach of the city centre, this property is perfectly positioned for both owners and tenants alike.

Home report value: £80,000



Guide Price:

£50,000+ (plus fees)

[Click for more information](#)



Lot
108 1 Shewalton Road, Drybridge,
Irvine, KA11 5BX

Charming semi-rural Ayrshire cottage.

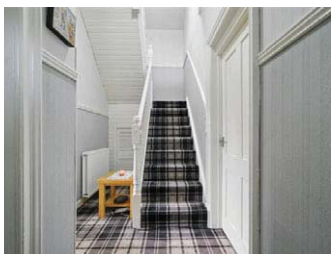
Description:

Set on a generous corner plot, this well-presented home combines traditional charm with modern comfort. The accommodation comprises a welcoming entrance hallway, a bright lounge, modern fitted kitchen, and sunroom/conservatory overlooking the private rear garden. Completing the ground floor is a double bedroom and a family bathroom, with two further double bedrooms upstairs benefiting from dormer windows and open views across the countryside.

Externally, the property offers ample off-street parking, front and rear gardens, and a quiet semi-rural setting — perfect for those seeking a peaceful lifestyle while remaining close to local amenities, transport links, and schools.

Guide Price:

£120,000 (plus fees)



[Click for more information](#)



Lot
109 Flat 1/1, 3 Brandon Place, Kilchattan
Bay, Isle of Bute, PA20 9NH

Coastal charm and investment potential.

Description:

A charming one-bedroom upper flat, ideally positioned in the heart of Kilchattan Bay on the picturesque Isle of Bute. This property offers a rare opportunity to acquire a coastal retreat with stunning sea views, ideal for those seeking a holiday home, investment opportunity, or peaceful island lifestyle.

The flat forms part of a traditional sandstone building and features a bright lounge, fitted kitchen, double bedroom, and shower room. The property benefits from double glazing and electric heating, with scope for cosmetic enhancement to unlock its full potential.

Guide Price:

£15,000 (plus fees)



[Click for more information](#)



Lot
110 **6 Coningham Gardens,
Aberdeen, AB24 2TS**

A two-bedroom maisonette.

Description:

This property represents an excellent opportunity for both investors and home buyers alike.

The accommodation offers a spacious layout with two generous bedrooms, a good-sized lounge, and a separate kitchen, making it suitable for a variety of buyers. The property is ideally positioned close to local amenities, schools, and transport links, adding further appeal for potential tenants or owner-occupiers.



Guide Price:
£30,000 (plus fees)

[Click for more information](#)



Lot
111 **Willowbank Londubh, 3, Poolewe,
Achnasheen, 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



Guide Price:
£250,000 - £300,000 (plus fees)

[Click for more information](#)



Lot 112 The Moorings, Invertilt Road, Bridge of Tilt, Pitlochry, PH18 5TE

2 bedroom lodge.

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.

Bridge of Tilt is a tranquil village located on the northern edge of Pitlochry, a charming Highland town known for its beautiful landscapes and welcoming community. The area is part of the Cairngorms National Park, offering residents access to breathtaking scenery, outdoor adventures, and a high quality of life.

Guide Price:

£20,000+ (plus fees)



[Click for more information](#)



Lot 113 10 Arran Court, Alloa, FK10 1DQ

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.

Home Report Value: £100,000

Guide Price:

£75,000 - £95,000 (plus fees)



[Click for more information](#)



Lot
114

79 North Castle Street, Banff, AB45 1HX

A fantastic character townhouse.

Description:

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

The ground floor comprises a bright lounge and a well-appointed kitchen with ample wall and base units. The first floor features two generously sized bedrooms and a family bathroom, while the top floor offers two further bedrooms.

Externally, the property benefits from a private and easily maintained rear garden. On-street parking is available.

Home Report Value: £130,000

Guide Price:

£85,000+ (plus fees)



[Click for more information](#)



Lot
115

Black Loch Resort, Caldercruix Road, Slamannan, Falkirk, FK1 3BT

A prime Development Opportunity.

Description:

A rare and exciting opportunity to acquire a prime development site with full planning permission in place for a high-potential holiday resort in the heart of Scotland.

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 116 11 Calderglen Road, East Kilbride, Glasgow, G74 2LQ

5-Bedroom Detached House.

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.

Home report Value - £390,000



Guide Price:

£330,000 (plus fees)

[Click for more information](#)



Lot 117 Flat 38 Clyde House, 14 Clyde Street, Glasgow, G1 5HN

Student accommodation investment.

Description:

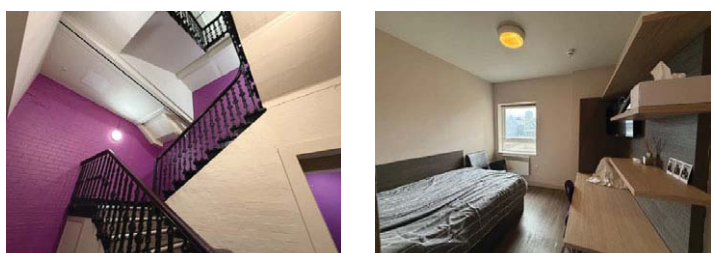
This charming period building is ideally located adjacent to the River Clyde and next to Glasgow Green, offering residents excellent access to the city's vibrant retail, leisure, and arts scene, as well as Glasgow's fantastic transport links.

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:

£30,000+ (plus fees)



[Click for more information](#)



Lot
118

**92C High Street, Montrose, Angus,
DD10 8JE**

2 bedroom property.

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 is a fantastic hands-off investment opportunity, comprising:

Entrance hallway

Open plan lounge and kitchen

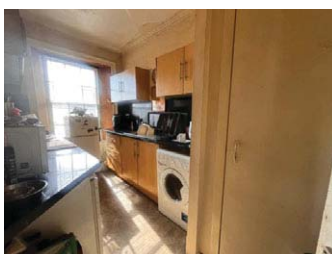
Hallway

Two spacious bedrooms

Bathroom

Guide Price:

£25,000+ (plus fees)



[Click for more information](#)



Lot
119

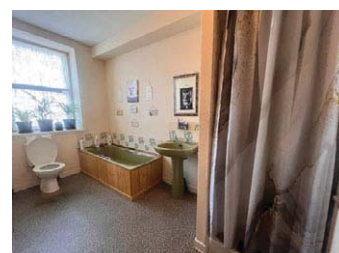
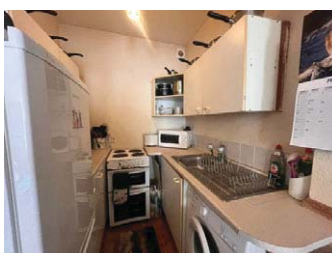
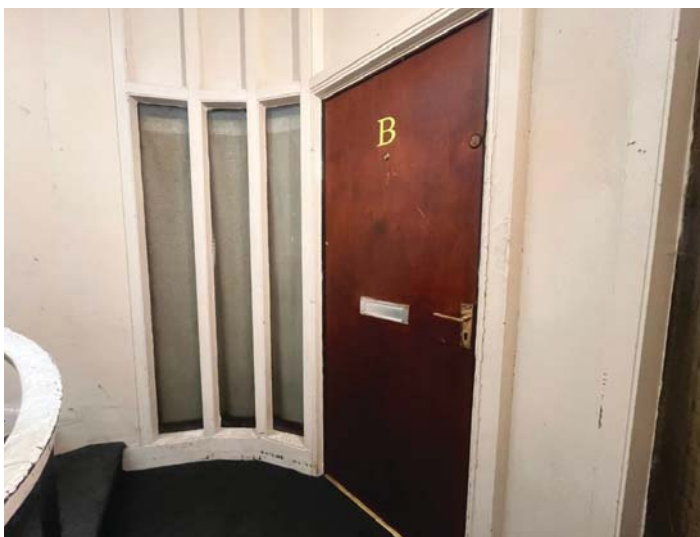
**92B High Street, Montrose, Angus,
DD10 8JE**

2 bedroom property.

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.



Guide Price:

£25,000+ (plus fees)

[Click for more information](#)



Lot 120 Strathearn Lodge Grand Eagles Caravan Site, Dunning Road, PH3 1ET

2 bedroom lodge.

Description:

Nestled within the highly sought-after Grand Eagles Lodge Development, this beautifully presented 2-bedroom lodge offers a rare opportunity to enjoy peaceful, scenic living or a unique investment opportunity on the edge of the Famous Glen Eagles Golf Course

The Grand Eagles lodge resort is vibrant community located on the Eastern edge of Achterarder, a charming town known for its beautiful buildings and welcoming community. The area hosts the Glenagles Hotel and the world famous Golf course and facilities, offering residents access to breathtaking scenery, outdoor adventures, and a high quality of life.

Guide Price:

£30,000 - £60,000 (plus fees)



[Click for more information](#)



Lot 121 Flat 15 Millbank View, Grandholm Crescent, Aberdeen, AB22 8BE

Immaculate top floor apartment.

Description:

Tucked away within the sought-after Grandholm Village development, this immaculate top-floor apartment offers modern living in a historic riverside setting. With easy access to the City Centre, Dyce, and Bridge of Don Industrial Parks, it's an ideal choice for first-time buyers, professionals, or investors.

Inside, the property is bright and well-presented throughout. The open-plan lounge and modern kitchen create a stylish space for relaxing, dining, or entertaining. Two double bedrooms both feature built-in storage, with the principal bedroom further benefitting from a contemporary en-suite shower room. A sleek family bathroom and partly floored loft provide additional convenience and storage.

Guide Price:

£85,000 (plus fees)



[Click for more information](#)



Lot
122 **3 Brookfield Drive, Glasgow,
G33 1SA**

3-Bed Family Home in a popular residential area.

Description:

This attractive three-bedroom family home presents an excellent opportunity for first-time buyers, growing families, or buy-to-let investors. Set within a popular residential area of Glasgow, the property is offered in good condition throughout and is available at a highly competitive price, well below the Home Report valuation.

Home Report Value: £255,000



Guide Price:

£225,000 (plus fees)

[Click for more information](#)



Lot
123 **19e William Street, Johnstone,
PA5 8DP**

Modern Two-Bedroom Top Floor Flat.

Description:

Tucked away in a convenient residential location with easy access to local shops, schools, and excellent transport links, this bright and spacious top floor flat presents an ideal opportunity for first-time buyers or investors.

Home Report Value: £75,000



Guide Price:

£55,000 (plus fees)

[Click for more information](#)



Lot 124 56 Bennan Square, Glasgow, G42 8SX

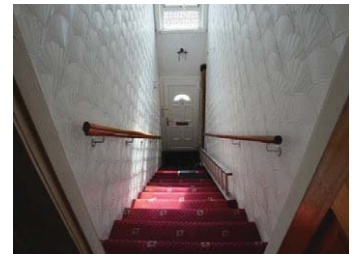
Spacious 2-Bed Upper Flat.

Description:

This well-proportioned 2-bedroom upper flat is situated in a popular residential pocket on the southside of Glasgow, offering excellent potential for first-time buyers and investors alike.

The accommodation comprises: welcoming entrance hallway, bright lounge, fitted kitchen, two double bedrooms, and a family bathroom. The property further benefits from gas central heating and double glazing throughout.

Home Report Value: £145,000



Guide Price:

£120,000 (plus fees)

[Click for more information](#)



Lot 125 The Coach Yard, Tame Bridge, Stokesley, Middlesbrough, TS9 5LQ

Bidding opens 2.00 pm

Excellent investment opportunity.

Description:

An exceptional opportunity to acquire two generously sized building plots, each measuring approximately 0.25 acres, located in the highly desirable market town of Stokesley. Offered with full planning permission, these plots present a rare chance for investors and developers to deliver bespoke residential dwellings in one of North Yorkshire's most sought-after locations.

Positioned within walking distance of Stokesley's charming high street, renowned schools, and excellent transport links, the site combines rural tranquillity with strong buyer demand and long-term growth potential. The area benefits from a thriving local economy, proximity to the North York Moors National Park, and consistent interest from families and professionals seeking high-quality homes.

Guide Price:

£95,000+ (plus fees)



[Click for more information](#)



Lot **126** **46 Newton Street, Ferryhill, County Durham, DL17 8PW**

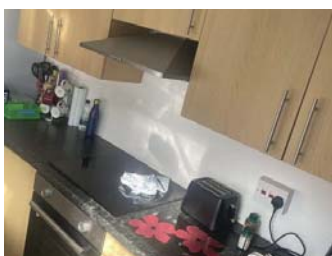
Superb Buy-to-Let Investment.

Description:

This well-maintained two-bedroom terraced home is already fully tenanted, offering you instant rental income from day one. With a trusted letting agent available to manage the property and located in an area with consistently strong rental demand, it's the perfect turn-key addition to your portfolio.



Guide Price:
£25,000+ (plus fees)



[Click for more information](#)



Lot **127** **46 Davy Street, Ferryhill, DL17 8PN**

2 Bed Terrace property.

Description:

A freehold terraced house features two bedrooms and one bathroom. Currently fully let, it offers a strong buy-to-let opportunity with a rental income of £475 per calendar month and a potential yield of 10.4%



Guide Price:
£25,000+ (plus fees)

[Click for more information](#)

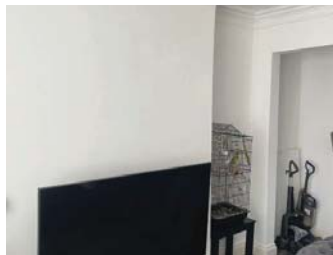


Lot
128 20 Eden Terrace, Chilton, Ferryhill,
DL17 0EJ

2 Bed Terrace Property.

Description:

A freehold terraced house offers two bedrooms and one bathroom. Currently fully let, it provides a reliable buy-to-let investment with a rental income of £450 per calendar month (£5,400 per annum) and a potential yield of 9.8%



Guide Price:

£25,000+ (plus fees)

[Click for more information](#)

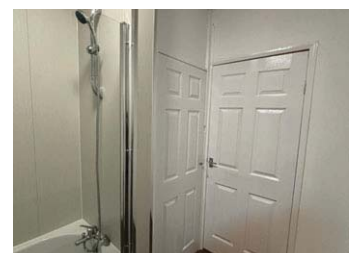


Lot
129 4 Pinewood Street, Houghton Le Spring,
Tyne And Wear, DH4 6AY

2 Bed Terrace Property.

Description:

A freehold terraced house features two bedrooms and one bathroom. It is currently fully let with a two-year lease in place, making it an attractive buy-to-let investment. The property generates a rental income of £600 per calendar month (£7,200 per annum) and offers a potential yield of 9.6%



Guide Price:

£40,000+ (plus fees)

[Click for more information](#)

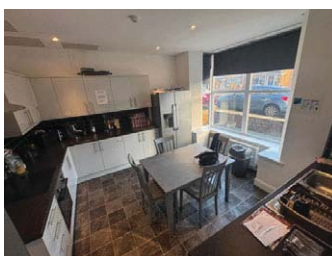


Lot **130** **75 Redcar Road, Guisborough, Cleveland, TS14 6HR**

Partially Let 6 Bed HMO.

Description:

A freehold terraced house features six bedrooms and three bathrooms. Currently partially let, it is positioned as a buy-to-let HMO investment. With rental income from two rooms at £1,083 per calendar month, the property has a potential rental income of £3,120 per calendar month (£37,440 per annum) and an impressive potential yield of 14.9%



Guide Price:

£200,000 (plus fees)

[Click for more information](#)



Lot **131** **59 Moorcock Close, Middlesbrough, Cleveland, TS6 0TS**

Superb Buy-to-Let Investment.

Description:

A well-presented three-bedroom end-terraced house located at 59 Moorcock Close (TS6 0TS), offering freehold tenure and vacant possession. Ideal for investors, this property presents a buy-to-let opportunity with a potential rental income of £650 per calendar month and a potential yield of 10.83%



Guide Price:

£50,000 - £75,000 (plus fees)

[Click for more information](#)

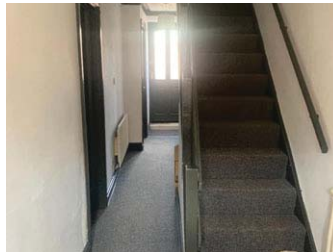


Lot **132** **2 Brook Terrace, Darlington, DL3 6PJ**

Partially Let 4 Bed HMO Property.

Description:

A freehold four-bedroom, two-bathroom end terrace house is currently let, providing immediate rental income. Situated in a prime location with strong rental demand, the property benefits from close proximity to key transport links, shops, and amenities.



Guide Price:

£100,000 (plus fees)

[Click for more information](#)



Lot **133** **17 Ninth Street, Horden, Peterlee, SR8 4LZ**

2-Bed Terraced Property with Full Refurbishment Potential.

Description:

A freehold terraced house features two good-sized bedrooms and one bathroom. Currently vacant, the property requires full refurbishment, presenting an excellent opportunity for investors seeking a project. Strong rental demand in the area is supported by available in-house letting and management services, making this a promising buy-to-let investment.



Guide Price:

£1+ (plus fees)

[Click for more information](#)



Lot **134** **9 Rydal Avenue, Grangetown,
Middlesbrough, Cleveland, TS6 7QG**

3-Bed Semi with Reliable Sitting Tenant.

Description:

A freehold semi-detached house offers three bedrooms and two bathrooms. Currently fully let, it provides a turn-key buy-to-let investment with immediate rental income of £391.12 per calendar month and a potential yield of 8.7%.



Guide Price:
£25,000+ (plus fees)

[Click for more information](#)

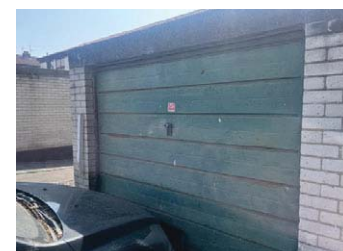
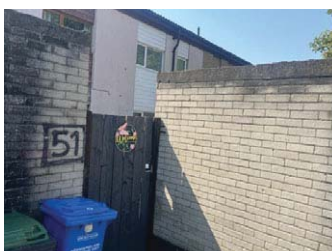


Lot **135** **Garage 33 Kirkstone Avenue, Peterlee,
County Durham, SR8 5LJ**

Versatile Garage Investment.

Description:

A freehold garage is currently vacant and presents a buy-to-let opportunity. With a potential rental income of £100 per calendar month, it offers an attractive potential yield of 17.14%.



Guide Price:
£2,500 (plus fees)

[Click for more information](#)



Lot 136 6 Harwal Road, Redcar, Cleveland, TS10 5AQ

Investment Opportunity

Description:

A freehold semi-detached house offers three bedrooms and two bathrooms. Currently vacant, it presents a buy-to-let opportunity with strong rental demand.



Guide Price:

£99,999 + (plus fees)

[Click for more information](#)



Lot 137 16 Cordrey Gardens, Coulsdon, CR5 2SP

2-Bed Maisonette.

Description:

Measuring approximately 882 sq ft, this end-terrace maisonette provides adequate living space and comes with the benefit of a long 979-year lease, ensuring security for generations to come.

The property is currently occupied by long-term sitting tenants who are seeking to remain in the property, paying a rental amount of £975 pcm, providing the incoming purchaser with immediate rental income.

With scope for modernisation and value-add improvements, coupled with local comparables achieving between £270,000 and £520,000, this property presents a significant opportunity for capital appreciation.

Guide Price:

£165,000 - £255,000 (plus fees)



[Click for more information](#)



Lot 138 18 St. Wilfred Drive, East Cowes, Isle Of Wight, PO32 6GQ

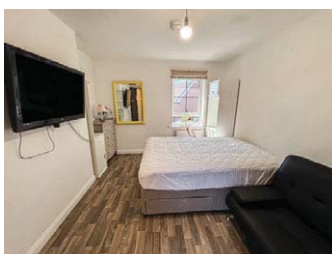
Bidding opens 2.30 pm

2 Bedroom Detached House.

Description:

A generously sized property features two double bedrooms and one bathroom, along with a spacious lounge/diner and a fully equipped kitchen. The accommodation includes Bedroom 1 measuring 3.60m x 3.30m, Bedroom 2 at 4.10m x 3.30m, a kitchen/dining area of 5.30m x 3.60m, and a bathroom sized 2m x 1.80m.

An allocated car parking space opposite adds convenience. Previously listed on Booking.com, the property has a proven income stream.



Guide Price:

£150,000 (plus fees)

[Click for more information](#)


Lot 139 Studio 53, 88 Low Hill, Liverpool, L6 1AR

1 Bedroom Apartment

Description:

A premium-spec one-bedroom apartment previously generated an annual income of £8,400. Purchased in August 2023 and maintained in outstanding condition, the property features access to excellent amenities including a gym, games room, and remote workspaces.

Ideal for both buy-to-let investors and owner-occupiers, it benefits from high tenant demand, particularly among working professionals, and is conveniently close to university campuses. The leasehold tenure spans 250 years, with a ground rent of £93.95 and a service charge of £1,658.



Guide Price:

£60,000+ (plus fees)

[Click for more information](#)


Lot **140** Flat 3 St. Anns Hill, 81 St. Anns Lane,
Leeds, LS4 2SG

Spacious 1 bedroom apartment.

Description:

Features a private entrance leading to an entrance hallway with doors to:

The spacious living dining room has high ceilings, a feature fireplace, wooden floors and is filled with light, through a large bay window with sash windows. Next to the living dining room is the fitted kitchen which also has a bay window. The main double bedroom has an ensuite shower room. There is also a second good sized double bedroom. The main bathroom is fitted with a two piece suite in white. There is a separate w.c. with hand wash basin. Outside the property sits within secluded communal grounds and there is residents parking.



Guide Price:

£95,000+ (plus fees)

[Click for more information](#)



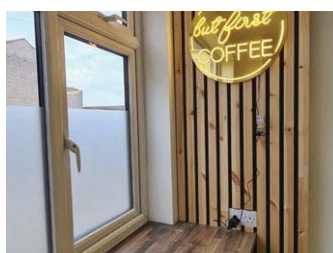
Lot **141** 41 Humber Street, Cleethorpes,
DN35 8NN

5 bedroom luxury HMO.

Description:

This fully refurbished, fully licensed HMO spans three floors and features all double rooms, including four en-suite rooms and one off-suite room.

The top-floor room boasts both an en-suite bathroom and a kitchenette. Residents benefit from a communal lounge, kitchen, and laundry facilities. Located just one road from the beach, the property offers sea views from the rooms and is currently fully tenanted. Managed completely hands-off, this turnkey investment generates an annual rental income of approximately £37,600.



Guide Price:

£180,000 - £200,000 (plus fees)

[Click for more information](#)



Lot 142 46 Hanbury Road, Stoke Heath, Bromsgrove, B60 4LU

2 Bed Cottage.

Description:

This 2 bed Cottage is located in the semi-rural village of Stoke Heath, Bromsgrove. This period house retains charming original features and offers excellent potential for modernisation. Divided into a lounge, light and spacious sitting/dining room with skylights and feature a cast iron fireplace, extended kitchen, ground floor shower room, and two bedrooms, one of which includes an en-suite W/C.

To the rear is a generous and private garden with a feature pond and an external storeroom. Additional benefits include gas-fired central heating and double glazing.

Guide Price:

£125,000+ (plus fees)



[Click for more information](#)



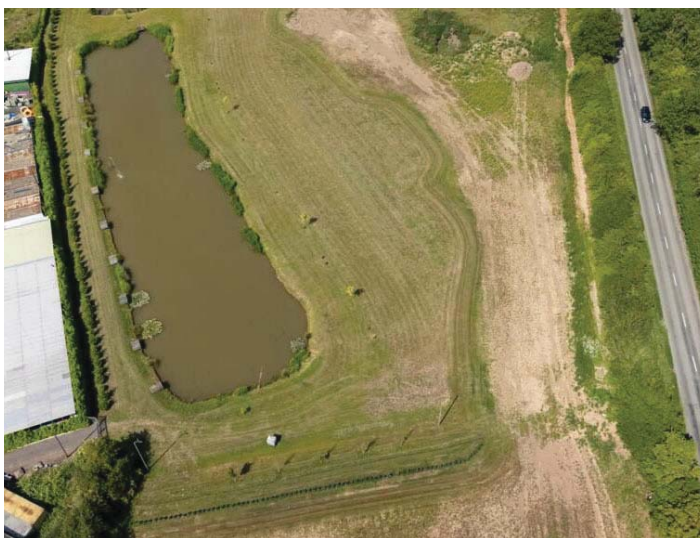
Lot 143 The Old Brickworks, Brickyard Lane, Walkeringham, DN10 4LZ

25 Acre plot with planning permission.

Description:

An extraordinary opportunity to acquire a spectacular, prospective recreational development measuring approximately 25 acres.

Consisting of a stunning marina with 65 moorings, an on-site pub with an adjoining function room for hire, 12 lakeside holiday lodges, two large detached residences, and a total of 11 office units, Turley Economics predicts an inflow in excess of £2,202,000 per annum, prior to expenses being deducted- Gross inflows breakdown estimation attached.



Guide Price:

£2,000,000 (plus fees)

[Click for more information](#)



Lot **144** **31 Petty Char Court, Coneyhurst Road, Billingshurst, West Sussex, RH14 9FG**

45x14 2 Bedroom Stately Chartwell

Description:

This lodge offers two double bedrooms, each with built-in wardrobes. As well as a bathroom fitted with both a full-sized bath and shower. The property includes a large, fully fitted kitchen and benefits from floor heating throughout.

Gas and electric systems are fully compliant. Running costs include monthly electricity, quarterly gas, and council tax at Band B, currently £218 per month. Ground Rent £221 PCM



Guide Price:

£225,000 (plus fees)

[Click for more information](#)



Lot **145** **Flat 61 Homeminster House, Station Road, Warminster, Wiltshire, BA12 9BP**

First Floor Retirement Apartment.

Description:

This apartment occupies a convenient location in a popular Town Centre Retirement Development. Communal Entrance Hall with Lift serving all floors, Individual Entrance Hall, 1 Bedroom, Recently Re-fitted Shower Room, Pleasant Sitting Room, Newly Fitted Kitchen, Sealed Unit Double Glazing & Electric Economy 7 Heating, House Manager, Large Residents' Lounge & Laundry Room.



Guide Price:

£30,000 (plus fees)

[Click for more information](#)



Lot

146

Former Pentecostal Church, 48A Eastborough, Scarborough, YO11 1NJ

Former Church Development Opportunity.

Description:

Previously the Pentecostal Chapel and now has scope for development. Planning was previously submitted in 2023 for conversion of Church building to 4no. flats and associated alterations which is still pending consideration.

REF **ZF23/00919/FL** North Yorkshire Council



[Click for more information](#)



Guide Price:

£50,000 (plus fees)

Lot

147

73 Barlby Road, Selby, North Yorkshire, YO8 5BD

4 bedroom semi-detached house.

Description:

This impressive four-bedroom end-terraced home offers spacious family living and a generous enclosed rear garden featuring a modern outdoor office/garden room. The property also benefits from secure driveway parking, a rear garage, and additional secure parking.

Inside, the home is equipped with a gas-fired central heating system, multi-fuel stoves and uPVC double-glazed windows.



[Click for more information](#)



Guide Price:

£220,000 (plus fees)

Lot 148 Land lying to the West of, Heol Gelli Lenor, Maesteg, CF34 9ND

1.3 Acres of Land.

Description:

A well-positioned parcel of land extending to approximately 1.3 acres, situated in a peaceful rural setting. The land has been cleared and previously accommodated a caravan.

No planning applications have been submitted to date, offering purchasers the opportunity to explore future potential (subject to the necessary consents).

The property enjoys scenic surroundings with numerous countryside walks nearby, and benefits from a convenient location, with the nearest town situated just beyond the mountain, approximately 5 minutes away.

Guide Price:

£1,000+ (plus fees)



[Click for more information](#)



Lot 149 29 Labrador Quay, Salford, Lancashire, M50 3YH

Top Floor Two Bedroom Apartment.

Description:

A well-appointed two bedroom apartment situated on the top floor of one of the original developments at Salford Quays, within easy walking distance of MediaCityUK, the Lowry Theatre, and the Quays waterfront. The property benefits from gas central heating, communal gardens, and secure residents' parking.

Comprising entrance hall, spacious living/dining room with Juliet-style balcony, fitted kitchen with integrated appliances, two bedrooms (both with fitted wardrobes), and bathroom with shower over bath. Accessed via stairs (no lift).

Guide Price:

£170,000 (plus fees)



[Click for more information](#)



Lot 150 Land at, Fydell Street, Boston, Lincolnshire, PE21 8LF

0.9 Acres of land with planning consent.

Description:

Planning consent valid and no section 106 for the erection of 3 apartment blocks with 32 apartments and associated infrastructure including a new vehicle access from Lister Way, car parking and amenity space

The scheme would comprise 21 two-bedroom apartments and 11 one-bedroom

39 car parking spaces would be provided, 32 for residents and 7 for visitors, along with associated amenity space and a designated bin store.

Total Land Size: 0.9 acres

Planning Ref : B/22/0264

Guide Price:

£400,000 (plus fees)



[Click for more information](#)



Lot 151 5 High Street, Pontardawe, Swansea, Neath Port Talbot, SA8 4HU

Bidding opens 3.00 pm

A fantastic opportunity situated in the heart of Pontardawe town centre.

Description:

This freehold property comprises two ground floor retail units, both currently let to established local businesses — one operating as a barber shop and the other as an engraving company.

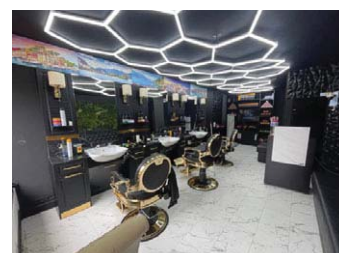
Above the barber shop is a self-contained office space, offering additional income potential.

There is also an unused lower ground floor area with scope for further development, subject to the necessary consents.

Externally, the property benefits from a spacious garden with rear access, presenting opportunities for redevelopment, storage, or potential commercial/residential use (subject to planning permission).

Guide Price:

£70,000 (plus fees)



[Click for more information](#)



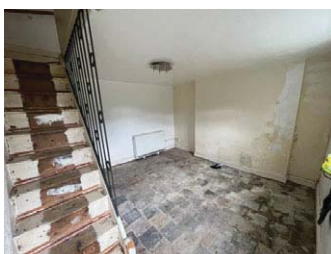
Lot 152 2 Cynwal Terrace, Upper Cwmtwrch, Swansea, Powys, SA9 2UP

A mid-terrace cottage located in the popular.

Description:

The property requires updating and modernisation throughout, offering an excellent opportunity for investors and developers, with strong potential as a buy-to-let or holiday cottage.

The property benefits from convenient access to local amenities in the adjoining village of Cwmllynfell, with a wider range of facilities and larger supermarkets including Tesco and Asda available in nearby Ystradgynlais and Ystalyfera. Pedestrian rights of way to both the front and rear of the terrace provide access to the property.



Guide Price:

£52,000 (plus fees)

[Click for more information](#)



Lot 153 Stag Inn, Bridge Street, Dolgellau, Gwynedd, LL40 1AU

A substantial and characterful Grade II listed former coaching inn.

Description:

Dating from circa 1771, situated in the centre of the historic market town of Dolgellau. Constructed of coursed rubble stone under a traditional slate roof, the property retains many original architectural features including sash windows, dormer gables, exposed beams, and a large inglenook fireplace. Residential accommodation consisting of a 4-bed apartment with it's own parking



Guide Price:

£240,000 (plus fees)

[Click for more information](#)



Lot 154 370 Carmarthen Road, Cwmbwrla, Swansea, SA5 8LW

Investment Opportunity.

Description:

Currently set up as a 5 Bedroom HMO in Cwmbwrla, Swansea with potential to turn into a 3/4 Bedroom property with 1/2 reception rooms

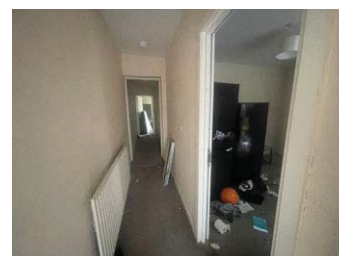
This spacious property in the popular area of Cwmbwrla, Swansea offers excellent potential for investors and developers alike.

The accommodation comprises two reception rooms, kitchen, 3 bedrooms, a separate shower room and toilet, giving plenty of scope for refurbishment and modernisation.

In need of updating throughout, the property is ideal for those seeking a buy-to-let investment or a flip project. With strong rental demand locally and convenient access to Swansea city centre, shops, schools, and transport links, it represents a fantastic opportunity to add value.

Guide Price:

£50,000 (plus fees)



[Click for more information](#)



Lot 155 Gorslwyd Farm Sound Healing Retreat Centre, Tanygroes, Cardigan, SA43 2HZ

Home with multiple holiday cottages.

Description:

A traditional 5-bedroom farmhouse sitting in around 4 acres, offers not only the main farmhouse but also overflow accommodation, plus an additional six holiday cottages, each designed to provide comfort and style.

All located near Aberporth and its beautiful beaches just a 5 minute drive away and the picturesque Cardigan Bay coast. this beautiful complex is currently running as a healing retreat centre in addition to the regular holiday cottage income which provides 2 separate businesses adequately accommodating 2 families.



Guide Price:

£775,000 (plus fees)

[Click for more information](#)



Lot 156 The Chapel, 682 Llangyfelach Road, Treboeth, Swansea, SA5 9EN

Rare opportunity.

Description:

An exceptional and increasingly rare opportunity has arisen to acquire The Chapel, a distinctive and character-filled property situated in the sought-after area of Treboeth, Swansea. Offering remarkable development potential and full planning permission, this property is certain to capture the attention of astute investors, ambitious developers, and creative speculators alike.

This unique site comes with approved planning permission (Ref: 2022/0902/FUL) for the imaginative conversion of the existing chapel hall into a personal training studio and a residential dwelling.

Guide Price:

£95,000 (plus fees)



[Click for more information](#)



Lot 157 Commercial Shop - The Villa, Bronllwyn Road, Pentyrch, Cardiff, CF15 9PT

Two-Storey Property with Retail Unit & Garage.

Description:

A versatile and well-positioned commercial premises located in the sought-after village of Pentyrch. This property offers flexible accommodation across two floors, comprising a ground floor retail unit with window frontage and direct street access, along with a rear kitchen area and access to the first floor.

The first floor includes two reception rooms, a WC, and a store room. The property benefits from gas central heating throughout and has a Worcester Combi Boiler.

To the front, there is a small enclosed courtyard, providing additional usability or customer-facing space. A garage is also included, offering valuable storage or parking potential.

Guide Price:

£100,000 (plus fees)



[Click for more information](#)



Lot 158 The Villa, Bronllwyn Road, Pentyrch, Cardiff, CF15 9PT

Spacious Four-Bedroom Semi-Detached Cottage.

Description:

A generously proportioned and versatile four-bedroom semi-detached cottage with a large rear garden and detached stone-built studio/outbuilding, situated in the heart of the highly sought-after village of Pentyrch.

This charming property offers spacious accommodation across two floors, with three reception rooms, a bright conservatory, well-appointed kitchen/breakfast room, and four double bedrooms. Ideal for families or those seeking a property with life/work flexibility.

Guide Price:

£250,000 (plus fees)



[Click for more information](#)



Lot 159 16B Llandafen Road, Llanelli, Carmarthenshire, SA14 9BD

Spacious 3-Bedroom Detached Bungalow

Description:

An impressive and rarely available 3-bedroom detached bungalow offering exceptional living space, extensive storage, and versatile workshop areas – all set within a well-maintained private plot on the outskirts of Llanelli.

This property offers flexible accommodation including a generous reception room, spacious kitchen/diner, three well-proportioned bedrooms, two cloakrooms, a family bathroom, and a lower-ground sitting room ideal for a home office, guest room or additional family space.

Guide Price:

£200,000 (plus fees)



[Click for more information](#)

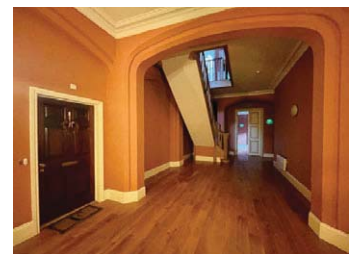


Lot 160 Apartment 1 Clyne Castle, Mill Lane, Blackpill, Swansea, SA3 5BW

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:

£175,000 (plus fees)

[Click for more information](#)



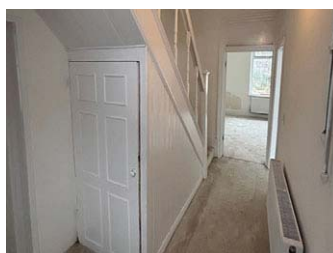
Lot 161 29 Danygraig Road, Neath, Neath Port Talbot, SA11 1UB

Spacious Extended Semi-Detached Home

Description:

Located in the popular residential area of Danygraig, Neath, the property has already undergone significant extension work, with much of the structure in place. Some areas now require completion and finishing, offering the opportunity to add value by create a well-proportioned family home.

On the ground floor, the property benefits from three generously sized reception rooms, providing flexible space for living, dining, or working from home. A newly fitted kitchen and separate utility area offer practical functionality, alongside a convenient downstairs shower room with WC. A Worcester combi boiler is also housed within the shower room.



Guide Price:

£100,000 (plus fees)

[Click for more information](#)



Lot 162 Nantymoel Hotel, Commercial Street, Nantymoel, Bridgend, CF32 7RB

A substantial and characterful former hotel/inn situated in the heart of Nantymoel.

Description:

This landmark property offers extensive internal accommodation across multiple floors, a range of outbuildings, and an adjoining plot of land — making it an attractive prospect for developers, investors, or those seeking a unique renovation project.

With its size, layout, and location, the Nantymoel Hotel presents a wealth of opportunities, from residential conversion and apartments to a mixed-use scheme or community hub (subject to necessary consents).



Guide Price:
£1 (plus fees)

[Click for more information](#)



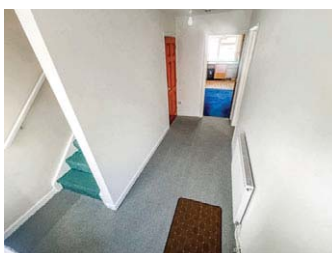
Lot 163 134 Trehafod Road, Pontypridd, Rhondda Cynon Taf, CF37 2LL

Spacious Three-Bedroom Terraced House.

Description:

Located directly opposite Trehafod train station with direct links to Cardiff, this surprisingly spacious three-bedroom mid-terraced property offers excellent potential for a variety of buyers. Extended and offering generous internal space, the property features two large reception rooms, a modern open-plan kitchen, and three double bedrooms — all with good proportions.

The property benefits from hardwired, interconnected smoke alarms.



Guide Price:
£90,000 (plus fees)

[Click for more information](#)



Lot
164 **6 Heol Y Parc, Cefneithin, Llanelli,
Carmarthenshire, SA14 7DE**

Extended 3-Bedroom Semi Detached Home.

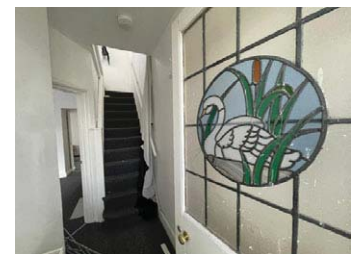
Description:

Located in the popular village of Cefneithin, this extended three-bedroom semi-detached property offers spacious and versatile accommodation with scope to further enhance or develop, subject to the necessary consents.

A large single-storey rear extension has been added, increasing the living space on the ground floor and providing flexibility for family living, entertaining, or home working. In addition, there is a further structure to the rear of the plot which offers potential for a variety of uses (subject to planning etc), making this an appealing opportunity for buyers looking to add value or tailor a property to their needs.

Guide Price:

£110,000 (plus fees)



[Click for more information](#)



Lot
165 **40-41 Park Street, Madeley, Telford,
Shropshire, TF7 5LD**

Bidding opens 4.00 pm

A well-presented five bedroom property.

Description:

This is an ideal family home and has great potential for renovation.



Guide Price:

£355,000 (plus fees)

[Click for more information](#)



Lot **166** **235 Hampton Lane, Catherine-de-Barnes, Solihull, West Midlands, B91 2TD**

Prestigious 6-Bedroom Detached Home located in Solihull.

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 **167** **25 Wiley Avenue, Wednesbury, West Midlands, WS10 8QD**

A well-presented three-bedroom detached property

Description:

Ideal for first-time buyers, families, or investors. Situated close to local amenities, schools, and transport links, the home offers spacious accommodation, a generous rear garden, and a detached garage/workshop with power and lighting.



Guide Price:

£210,000 (plus fees)

[Click for more information](#)



Lot
168 Land At, Montague Street, Digbeth,
Birmingham, Birmingham, B5 5SE

A unique opportunity to acquire a parcel of land with entry adjacent to the canal.

Description:

Positioned alongside the River Rea. The site sits next to the renowned Digbeth Loc. Studios, famously known as the filming location for Peaky Blinders and other major productions.



Guide Price:
£1000 (plus fees)

[Click for more information](#)



T★C



Our next auction is on
26th November 2025

Closing Date: 14 November

visit our website for more information
tcpa.co.uk

Lot 169 17 Merritts Hill, Illogan, Redruth, Cornwall, TR16 4HD

Bidding opens 4.00 pm

Three-bedroom detached bungalow.

Description:

An attractive three-bedroom detached bungalow in a well-regarded residential area of Illogan, built around 55 years ago and in the same ownership since new, this property offers considerable scope for modernisation, refurbishment or extension (subject to any consents).

The accommodation provides a recessed porch and hallway, a dual-aspect lounge with open fireplace, kitchen, three bedrooms and family bathroom. It benefits from double glazing, air-source heating and cavity wall insulation.



Guide Price:

£236,000 (plus fees)

[Click for more information](#)


Lot 170 The Old Vicarage, 2 Trewetha Lane, Port Isaac, Cornwall, PL29 3RN

A Landmark Coastal Residence with Untapped Potential and Panoramic Sea Views.

Description:

Positioned in an elevated setting with sweeping views over Port Isaac harbour and out to sea, The Old Vicarage presents a unique chance to acquire a generous and characterful residence with immense scope for modernisation or redevelopment (subject to planning consents).

Development Potential:

Previously used as a large single dwelling, the layout lends itself well to multi-generational living, holiday let investment, or potential reconfiguration (STPP). The dual kitchens and reception areas offer excellent flexibility.



Guide Price:

£700,000 (plus fees)

[Click for more information](#)


Lot
171

Land Adjacent To, 50 Phernyssick Road, St. Austell, Cornwall, PL25 3TU

Rare south-facing building plot in St Austell with distant coastal views.

Description:

An exciting opportunity to acquire a south-facing building plot with distant coastal views and conditional planning permission in St Austell, with conditions currently being lifted to enable development to progress.

Located on Phernyssick Road, the plot enjoys excellent access to St Austell's town centre, offering a broad selection of shops, schools, and amenities. Nearby attractions such as the Eden Project and Cornwall's stunning coastline provide superb recreational options just a short drive away.



Guide Price:

£85,000 (plus fees)

[Click for more information](#)



Lot
172

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

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 173 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)

Investment Potential: Great rental yield in a popular coastal location

Guide Price:

£70,000 (plus fees)



[Click for more information](#)



Lot 174 Wherry Flats, 1, 2 & 3 Alexandra Road, Penzance, Cornwall, TR18 4LY

Three Seaside Flats – One Exceptional Investment Opportunity in the Heart of Penzance.

Description:

A rare chance to acquire a freehold block comprising three self-contained flats, ideally located just moments from the stunning Penzance seafront. Nestled on Alexandra Road, this attractive property offers strong rental potential in a high-demand area, making it ideal for buy-to-let investors, holiday let operators, or those seeking a home-plus-income opportunity.

Prime Coastal Location

A short stroll from the beach, promenade, and town centre – close to cafés, shops, galleries, and transport links.

Guide Price:

£300,000 (plus fees)



[Click for more information](#)



Lot 175 4 Ashburton Square, Callington, Cornwall, PL17 7DG

Packed with Potential in Prime Callington Location.

Description:

Nestled in a quiet, sought-after square just minutes from the town centre, this traditional three-bedroom cottage offers charm, comfort, and excellent potential. The property features two spacious reception rooms, a well-appointed kitchen with a separate utility room, and an upstairs family bathroom.

With gas central heating and double glazing throughout, it ensures year-round warmth and efficiency. Outside, enjoy a private rear courtyard, a small front garden, and the added convenience of off-road parking. Ideal for investors, developers, or first-time buyers, this character-filled home combines traditional features with a prime location.

Guide Price:

£117,000 (plus fees)



[Click for more information](#)



Lot 176 Flat 6 Sunnyside, Back Road East, St. Ives, Cornwall, TR26 1PE

Stunning 2-Bed Apartment in the Heart of St Ives.

Description:

Spectacular Coastal Views & Prime Location – A Stunning Top-Floor Apartment in the Heart of St Ives

Enjoy uninterrupted, panoramic views over St Ives harbour, the sparkling bay, and the breathtaking Cornish coastline from this exceptional 2-bedroom top-floor apartment. Situated in one of the most desirable locations in the town, this property offers a rare chance to own a piece of coastal luxury in one of the UK's most iconic seaside destinations.

Beautifully maintained throughout, the apartment blends charm, comfort, and functionality.

Guide Price:

£550,000 (plus fees)



[Click for more information](#)



Lot
177

Glan William Shop, High Street, Barmouth, Gwynedd, LL42 1DS

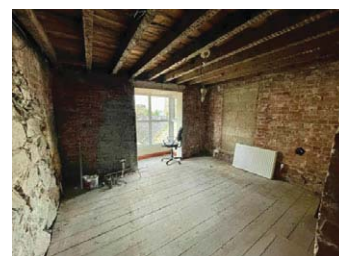
Bidding opens 5.30 pm

A substantial end terraced property.

Description:

Glan William is a substantial end terraced property with shop below, of standard construction under a slated roof, located in a prime position on the High Street. The property currently comprises of a shop with cellar and a variety of rooms above.

The property is in need of a complete renovation, with a variety of options: renovate to same layout with 3 bedrooms, kitchen, bathroom etc to create an impressive home. Alternatively, full planning permission has been granted to provide 3x1 bed roomed flats (local restrictions apply).



Guide Price:

£175,000 - £200,000 (plus fees)

[Click for more information](#)



Lot
178

Apartment 38 Forest Court, Union Street, Chester, Cheshire, CH1 1AB

A one bedroom apartment in Chester City Centre.

Description:

Conveniently located in the heart of Chester city centre opposite Grosvenor Park. A short walk from local amenities such as bars, restaurants, Independent & high street shops, the amphitheater, rows and Chester cathedral. Chester railway station is also a short distance away with direct train links to London, Manchester & Liverpool. Bus stop just outside the building.



Guide Price:

£80,000 - £90,000 (plus fees)

[Click for more information](#)



Lot
179 3 Broad Street, Rhosllanerchrugog,
Wrexham, Clwyd, LL14 1RB

A great opportunity to purchase a spacious two bedroom detached.

Description:

The property comprises; lounge/diner and kitchen on the ground floor, with two bedrooms and bathroom on the first floor. Externally is an enclosed yard to front, with gates providing access to parking to side.



Guide Price:
£90,000 (plus fees)

[Click for more information](#)



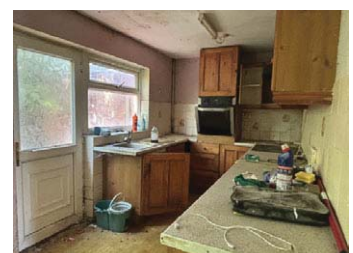
Lot
180 44 Bron Y Gaer, Llanfyllin, Powys,
SY22 5DF

A three bedroom semi detached property requiring improvement.

Description:

This three bedroom semi detached property is in need of a full scheme of refurbishment and offers fantastic potential to create a home in the popular village of Llanfyllin. Built in 1960, the home features three well-proportioned bedrooms, making it ideal for families or those seeking extra space.

Outside, the property boasts both front and rear gardens. Situated within reach of local amenities and transport links. If you are looking for a project with great potential, this property is certainly worth considering.



Guide Price:
£90,000 (plus fees)

[Click for more information](#)



Lot
181 Hyfrydle, Betws-y-Coed, Gwynedd,
LL24 0BB

A spacious, 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:

£150,000 - £175,000 (plus fees)

[Click for more information](#)



Lot
182 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.



Guide Price:

£395,000 (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:

Circa 12% yield/ £895 rental achievable per calendar month.

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 55 Garth Road, Bangor, Gwynedd, LL57 2SF

A Three Storey 5 Bed House In Multiple Occupation.

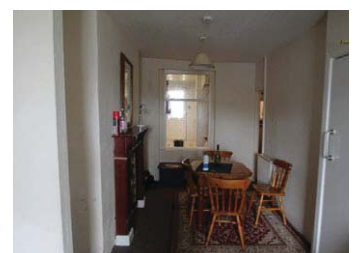
Description:

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.

Registered 5 Bed HMO

Gross Rental Circa £22000

Fully Let To Students



Guide Price:

£150,000 (plus fees)

[Click for more information](#)



Lot 185 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:

£80,000 - £100,000 (plus fees)



[Click for more information](#)



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

Excellent Development & Investment Opportunity.

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:

£125,000 - £150,000 (plus fees)

[Click for more information](#)



Lot
187

**Westwood, New Road, Newtown, Powys,
SY16 1AS**

**An Excellent Development and
Investment Opportunity.**

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:

£125,000 - £150,000 (plus fees)



[Click for more information](#)



Lot
188

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

**A Traditional Well Presented Three
Storey One Bedroom Property.**

Description:

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

Three Storey Character Property
One Bedroom
Prominent Village Centre Location
Ideal First Home Or Investment Property



Guide Price:

£70,000 - £80,000 (plus fees)

[Click for more information](#)





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Lot
189 **Llidiart y Fadog, Tal-y-Bont, Conwy,
LL32 8SH**

A Detached Three Bedroom Stone Built Cottage.

Description:

Set within approximately half an acre of grounds, this property enjoys an elevated position with breathtaking panoramic views over the Conwy Valley and surrounding hills. It offers significant potential for upgrading, making it an ideal opportunity to create a distinctive family home or a rewarding investment property. In addition, the property includes a couple of barns, offering further scope for additional accommodation, subject to the necessary consents.



Guide Price:

£200,000 - £250,000 (plus fees)

[Click for more information](#)



Lot
190 **7, Hartington Street, Handbridge, Chester,
Cheshire, CH4 7BN**

Traditional TWO bedroom terraced home.

Description:

A traditional two bedroom terraced home with rear extension set within highly desirable suburb of Handbridge. Hall, living room, dining room and kitchen. 2 bedrooms and bathroom. Gardens to front and courtyard to rear. Gas central heating. UPVC double glazed. Ideal for a first time buyer or investor.



Guide Price:

£160,000 - £180,000 (plus fees)

[Click for more information](#)



Lot
191

Pant Du Uchaf, Pontfadog, Denbighshire, LL20 7AT

Charming C19th Two Bedroom Grade II Listed Detached Cottage.

Description:

This charming Grade II Listed cottage is understood to be early C19th, constructed of white-washed rubble stone under a slate roof with rendered brick end stack.

Single storey lean-to against South end. It provides an opportunity to create a unique family home, set in a beautiful rural landscape close to Chirk castle with stunning far reaching views to the front and yet being within easy reach of good road links providing links to local amenities and the centres of Oswestry, Wrexham, Chester and Llangollen. The property benefits from a water supply from Chirk Castle and an electricity supply currently via Scottish Power, with sockets and switches updated.

Guide Price:

£150,000 - £200,000 (plus fees)



[Click for more information](#)



Lot
192

Haulfan, King Street, Cefn Mawr, Wrexham, LL14 3RG

A Two Bedroom End Terraced House.

Description:

Benefitting from gas central heating and UPVC double glazing, this property represents an ideal opportunity for a family home or investment purchase.

Two Bedroom End Terraced House
Popular Village Location Close To Amenities
Including Schools
Gas Heating And UPVC Double Glazing
Ideal Home Or Investment Property



Guide Price:

£65,000 (plus fees)

[Click for more information](#)



Lot 193 The Granary, Pwllglas, Ruthin, Denbighshire, LL15 2PA

An excellent opportunity to create a stunning two-bedroom detached cottage

Description:

A detached cottage located on a plot that is approximately 0.25 acres in size. A five bar gate marks the entrance onto the plot of land, a riverside location with your own footbridge crossing the river to the dwelling itself, located in a part of North Wales officially designated as "AN AREA OF OUTSTANDING NATURAL BEAUTY".

The property bristles with charm and character internally with exposed original beams and stonework, but does require a scheme of upgrading.



Guide Price:

£200,000 - £250,000 (plus fees)

[Click for more information](#)

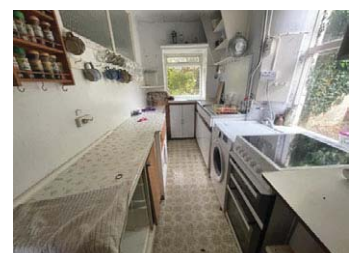


Lot 194 Glandwr, Moelfre, Gwynedd, LL72 8HG

A fine detached three-bedroom house.

Description:

Centrally located within this sought-after seaside village, this detached property enjoys fine sea views from several rooms. Positioned within spacious gardens and benefiting from its own garage, the house offers significant potential but is in need of substantial renovation and modernisation. It is keenly priced to reflect the work required, making it an ideal project for those seeking to create a bespoke coastal home.



Guide Price:

£230,000 (plus fees)

[Click for more information](#)



Lot **195** **12, New Park Road New Park Road,
Queensferry, Deeside, CH5 1XD**

3 Bedroomed Extended detached bungalow.

Description:

3 Bedroomed Extended detached bungalow with potential in a popular location this could be the one for you.

The property needs updating and briefly comprises:- entrance porch, entrance hall, lounge, kitchen, dining/sun room which is flooded with light, three bedrooms and shower room. Gas heating and double glazing. Paved drive and gardens which have been designed for low maintenance.



Guide Price:

£135,000 - £155,000 (plus fees)

[Click for more information](#)



Lot **196** **Rose Cottage, Y Gors Gwynfryn, Wrexham,
LL11 5UW**

A charming two-bedroom stone cottage, standing on a superb plot and enjoying far-reaching views.

Description:

A charming two bedroom detached stone cottage, which the Auctioneers understand was at one point a village pub.

The property stands on a large plot in the village of Gwynfryn, having far reaching views towards Minera Mountain. It is in need of a scheme of full refurbishment and has previously had Planning Consent granted for a two storey extension under Planning Code P/2006/0808. The cities of Wrexham and Chester are within easy reach, as are local amenities and schools.



Guide Price:

£150,000 - £200,000 (plus fees)

[Click for more information](#)



Lot 197 59B Bridge Street Row East, Chester, Cheshire, CH1 1NW

This exquisite freehold four-bedroom split level apartment located in the heart of Chester city centre.

Description:

In recent years, the property has undergone a full renovation and re-configuration including a full re-wire, new heating system, redecoration, and all new flooring, plaster and woodwork.

Making your way inside the property, through the front door there are stairs that lead to the first floor. Solid oak doors lead off the spacious hallway to the kitchen, living room and WC.



Guide Price:
£230,000 (plus fees)

[Click for more information](#)

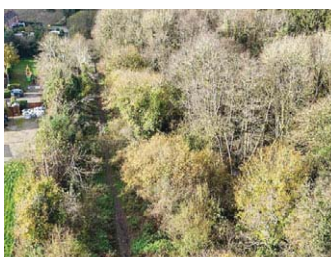


Lot 198 Woodland Adjacent to Dolgoch, Dolgoch, Llynclys, Shropshire, SY10 8LN

A parcel of Woodland extending to approximately 1.5 acres on the outskirts of Llynclys with good access.

Description:

A great prospect for investors and those looking for something very special. A parcel of Woodland extending to approximately 1.5 acres on the outskirts of Llynclys with good access and being easily accessible to good road networks and the local towns



Guide Price:
£15,000 - £25,000 (plus fees)

[Click for more information](#)



Lot

199

Hillcrest and Hafod y Bryn, Goedlodd Lane, Bryn Pydew, LL31 9QF

A superb and extensive plot.

Description:

The auctioneers understand the site extends to approximately 2 acres, situated in a beautiful part of North Wales with breathtaking views over the coastline and within easy reach of the A55 Expressway.

The site formerly accommodated a couple of dwellings and may offer potential for appropriate development, subject to obtaining the necessary consents. Please note: the auctioneers have not measured the site.



Guide Price:

£320,000 (plus fees)

[Click for more information](#)



Lot

200

Hafod Owen, Dolfach, Llanbrynmair, Powys, SY19 7AF

A rare off-grid retreat surrounded by Nature..

Description:

A rare off-grid retreat surrounded by nature! Situated in a very private, secluded location, this property offers the buyer a genuine opportunity to create a retreat far away from the hustle and bustle of everyday life. Ideal for those buyers who want no neighbours, this delightful detached cottage has huge potential.

Requiring some improvement, the scope for personalisation is vast, allowing you to create a home that truly reflects your style and preferences. Outside, the garden provides a serene escape, ideal for those who enjoy gardening or for those looking to be self-sufficient.



Guide Price:

£160,000 (plus fees)

[Click for more information](#)



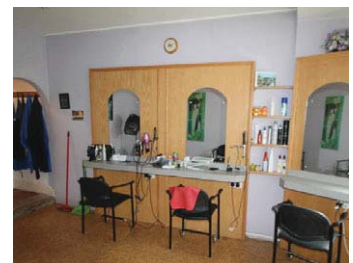
Lot 201 Haircare, London Road, Corwen, Denbighshire, LL21 0DE

A superb investment opportunity.

Description:

Comprising a commercial unit at ground and basement level, with living accommodation above, this property enjoys excellent frontage onto London Road in Corwen.

Previously operated as a hairdressing salon with treatment rooms, it offers versatile space ideal for a range of commercial or mixed-use purposes (subject to necessary consents).



Guide Price:

£50,000 - £80,000 (plus fees)

[Click for more information](#)



Lot 202 26 Llandudno Road, Rhos on Sea, Colwyn Bay, Conwy, LL28 4YR

A three-bedroom terraced house.

Description:

Located close to local amenities in the popular North Wales coastal resort of Rhos-on-Sea, this property is situated within half a mile of the promenade and offers excellent convenience for both families and commuters.

The property benefits from UPVC double glazing and gas central heating, and while it is in need of some cosmetic upgrading, it presents an ideal opportunity to acquire a family home or investment property. Well positioned for access to the A55 Expressway, and close to highly regarded primary and secondary schools, as well as Llandrillo College.



Guide Price:

£110,000 - £120,000 (plus fees)

[Click for more information](#)



Lot
203 46 Gadlas Road, Llysfaen, Colwyn Bay,
Conwy, LL29 8TB

A 4 Bed Terraced House.

Description:

Formerly a ground floor shop with associated accommodation, this versatile property is situated close to the A55 Expressway, the North Wales coast, and within easy reach of the towns of Colwyn Bay and Abergele. The area is well-served by good primary and secondary schools, enhancing its appeal for a range of potential uses.

The accommodation offers excellent scope for redevelopment, subject to the necessary consents, and may be suitable for conversion into a single residential dwelling, two self-contained apartments, a house in multiple occupation, or a retail unit with living accommodation above.

Guide Price:
£135,000 (plus fees)



[Click for more information](#)



Lot
204 Flats 1-3 Bronfelin, St George Road,
Abergele, LL22 9AP

A substantial three-storey detached property.

Description:

Located close to the North Wales coastal town of Abergele, with excellent local facilities including schools, and the A55 Expressway within easy reach. This substantial property is divided into three good-sized apartments, one of which is currently tenanted at a monthly rent of £490.

The remaining two apartments require some upgrading. All apartments benefit from UPVC double glazing and gas central heating, with a fire alarm system installed and individual metering for each unit. The property also enjoys sea views to the front, making it a superb potential investment opportunity.

Guide Price:
£200,000 (plus fees)



[Click for more information](#)



Lot 205 Merion, Penmachno, Gwynedd, LL24 0UF

A traditional, beautifully presented character stone cottage.

Description:

This beautifully presented stone cottage retains its original charm and character with Inglenook fireplace, multi fuel stove and beamed ceiling. Open plan downstairs room comprising lounge and dining kitchen, spiral staircase leading up to upper floor with bedroom 1, rear passageway and bathroom. Steps from rear landing leads down to attractive courtyard style garden.



Guide Price:

£90,000 - £110,000 (plus fees)

[Click for more information](#)



Lot 206 83 Eastgate Street, Gloucester, Gloucestershire, GL1 1PN

Freehold Nightclub Premises.

Description:

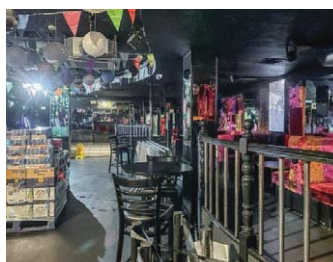
An excellent opportunity to acquire the freehold interest in a well-positioned and popular nightclub located in the heart of Gloucester.

The property is let to an established operator on a lease contracted until 2037, producing a rental income of approximately £42,000 per annum.

Only the freehold interest is available to purchase – the business itself is not included.

Secure long-term income stream until 2037.

Prime central location with strong trading history.



Guide Price:

£350,000 (plus fees)

[Click for more information](#)



Lot 207 1 Copperhill Street, Aberdovey, Gwynedd, LL35 OEU

A spacious 2-3 bedroom apartment.

Description:

Situated in the heart of the village within easy walking distance of the beach and all amenities.

Situated over 3 floors and comprising entrance hallway to 1st floor landing, large lounge/diner with windows overlooking the wharf gardens and estuary, kitchen, cloakroom and shower room on the 1st floor, 2 double bedrooms and en-suite shower on the 2nd floor and attic bedroom and storage area with restricted height. The apartment is gas centrally heated with upvc double glazing.



Guide Price:
£145,000 (plus fees)

[Click for more information](#)



Lot 208 63 Church Street, Flint, Flintshire, CH6 5AF

A Superb Redevelopment Opportunity.

Description:

This property provides a superb opportunity for someone to finish off the conversion of the property into four self contained flats. The Auctioneers understand that the property has already undergone a first fix, to include insulating of walls and floors, and plumbing and first fix electrics.

The Auctioneers further understand that the property is connected to mains water, drainage, gas and electricity and that a detailed Fire Regulation Report is available, but have not made any further enquiries in this regard.



Guide Price:
£100,000 - £150,000 (plus fees)

[Click for more information](#)



Lot 209 Minafon, The Quay, Barmouth, Gwynedd, LL42 1ET

An impressive 4 bedroomed, end-terraced.

Description:

The property commands the most awe inspiring views over the harbour and the iconic Barmouth Bridge and beyond. With accommodation set over 4 floors, the property benefits from 4 bedrooms and 2 reception rooms, with both reception rooms benefiting from enticing bay windows to enjoy the spectacular views, some wonderful original feature fireplaces, together with a spacious kitchen/dining room.

The property is presented in good condition throughout and although some updating and modernisation is required, the property is well laid out, has spacious rooms with some wonderful high ceilings and an abundance of original features.

Guide Price:

£200,000 - £250,000 (plus fees)



[Click for more information](#)



Lot 210 Gwynfa, Glyndyfrdwy, Corwen, Clwyd, LL21 9EU

A two bedroom terraced house.

Description:

A two bedroom terraced house located in the village of Glyndyfrdwy affording views over the Welsh countryside and River Dee.

The accommodation briefly comprises kitchen and reception room with stairs leading down to the two bedrooms, master with en-suite shower and separate shower room. Parking is provided at the end of the terrace which belongs solely to this property.



[Click for more information](#)



Guide Price:

£120,000 - £150,000 (plus fees)

Lot 211 1 Frolic Street, Newtown, Powys, SY16 1AP

A two storey commercial premises with parking and tenants in situ.

Description:

A two storey commercial premises with parking for several vehicles with two paying tenants in situ. Located close to the town centre, all amenities are easily accessible including shops, schools and public transport. Viewing is recommended to appreciate the size of the property.



Guide Price:

£100,000 (plus fees)

[Click for more information](#)



Lot 212 Llwyn Celyn, Conwy Old Road, Dwygyfylchi, Penmaenmawr, LL34 6SP

Refurbished One Bed Flat With Private Entrance and Garden Terrace.

Description:

The property is set over three floors and therefore offers enormous flexibility as a family home or alternately as an investment property.

First Floor - Entrance hall, lounge with bay window and feature fireplace, kitchen/diner with woodburning stove, office/dining room and utility room leading out to the garden.

Second floor - Three double bedrooms and family bathroom with separate wc.

Street level - Bedroom/Reception room with further double bedroom and en-suite, which is in need of restoration.

Decked seating area and raised flowerbeds to outside.



Guide Price:

£200,000 - £250,000 (plus fees)

[Click for more information](#)



Lot 213 Glan Morfa, Glanwydden, Llandudno Junction, Conwy, LL31 9JL

A three-bedroom detached house.

Description:

Dating originally from 1857, this charming property offers potential for a fourth bedroom and benefits from a good-sized garden with beautiful views. Situated in a tranquil setting between the North Wales coastal towns of Llandudno and Colwyn Bay, it is conveniently located within easy reach of the A55 Expressway. This is a superb family home combining character, space, and an excellent location.



Guide Price:
£250,000 (plus fees)

[Click for more information](#)



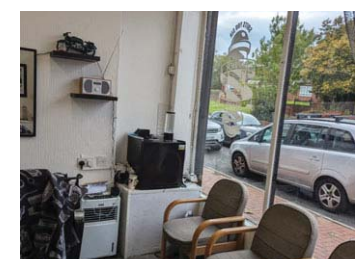
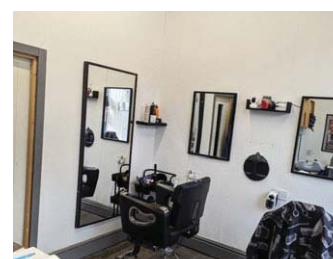
Lot 214 227 Church Road, Tranmere, Wirral, CH42 0LD

A substantial four-storey property.

Description:

A prominent mixed-use property, benefiting from a highly visible road frontage, and comprising a ground floor commercial unit together with living accommodation arranged over the basement, first, and second floors.

The property also includes a rear yard. This is a superb potential investment lot, offering a gross yield in excess of 10%, making it an attractive opportunity for investors seeking strong rental returns.



Guide Price:
£110,000 - £120,000 (plus fees)

[Click for more information](#)



Lot 215 Fern Bank Villa, Eversley Park, Chester, Cheshire, CH2 2AJ

An Opportunity to buy a 3 Bedroomed character townhouse.

Description:

An Opportunity to buy a 3 Bedroomed character townhouse or 1 bed apartment x1 and 2 Bed Apartment x1. A great investment property or family home in a sought after residential area.

This superbly designed townhouse offers an impressive amount of space set over three floors, and is flooded with original character features.



Guide Price:

£300,000 - £350,000 (plus fees)

[Click for more information](#)



Lot 216 Old Police Station, Dolgellau, Gwynedd, LL40 1SB

Old Police Station is a handsome Grade II Listed property.

Description:

Old Police Station is a handsome Grade II Listed property of traditional stone construction under a slated roof. Offering deceptively spacious accommodation, which has been used as offices during recent years. The property is in very good order with gas fired central heating throughout.

Being the former town Police Station, the property retains the four police cells, three of which still have the original cell doors with inspection hatches.



Guide Price:

£95,000 - £105,000 (plus fees)

[Click for more information](#)



Lot
217 4-5 Charing Cross, Birkenhead,
Merseyside, CH41 6EJ

Fantastic opportunity to purchase the entire building set over 3 floors.

Description:

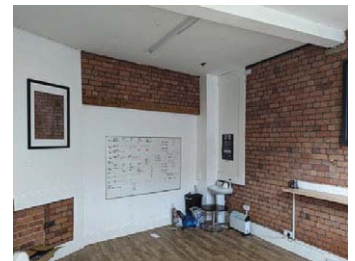
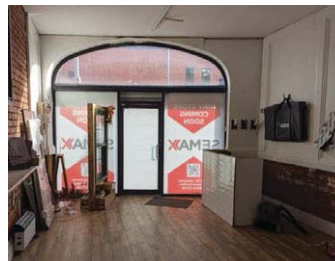
Fantastic opportunity to purchase the entire building set over 3 floors, enjoying a great location in central Birkenhead with plenty of footfall and passing trade.

The property offers enormous potential and would be suitable for a variety of uses, subject to the usual planning. It benefits from electric rollers shutters, gas central heating, various trading rooms, kitchen, bathroom and spiral staircase to cellar.

Situated within 2 minutes walk of the Pyramid Shopping Precinct, close to transport links and parking facilities, making it extremely accessible for customers.

Guide Price:

£60,000 - £80,000 (plus fees)



[Click for more information](#)



Lot
218 19 Villiers Street, Wrexham,
LL13 7TW

A two-bedroom terraced house.

Description:

Two Bedroom Terraced House

In Need Of Refurbishment

Edge Of Wrexham City Centre

Potential Home Or Investment Property

Gas Central Heating



Guide Price:

£75,000 (plus fees)

[Click for more information](#)



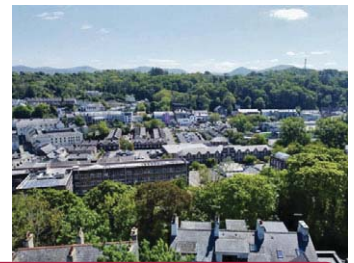
Lot 219 Fron Oleu, The Crescent, Bangor, Gwynedd, LL57 2PY

A rare development opportunity.

Description:

This 25m x 8m (200m²) plot comes with full approved planning permission for the construction of two spacious 2-bedroom flats – ideal for developers, investors, or those looking to create high-demand residential units in a vibrant location. Within the plans, includes a balcony overlooking the City, private parking and a garden area to the rear.

This is a fantastic chance to develop in a highly desirable area with proven rental and resale demand. Whether you're an experienced builder or an investor looking to start a new project, this site offers great potential in one of Bangor's most dynamic neighborhoods.



Guide Price:

£30,000 - £50,000 (plus fees)

[Click for more information](#)



Lot 220 20 Empress Road, Wrexham, LL13 7UN

A three-bedroom terraced house.

Description:

Located on the outskirts of Wrexham city centre, close to Bellevue Park and well-regarded local schools, this property offers an excellent opportunity for refurbishment.

In need of a scheme of modernisation, it provides great potential to create a lovely family home or a high-yield investment property. Benefits include UPVC double glazed windows.



Guide Price:

£75,000 (plus fees)

[Click for more information](#)



Lot 221 Bryn Hyfryd Bungalow, Dinbren Lodge To Dinbren Ucha, LL20 8ED

A derelict cottage on the outskirts of Llangollen.

Description:

The property is a derelict single storey bungalow with detailed drawings for redevelopment.

The property sits in its own grounds and also has an adjoining paddock in total extending to over an acre. The location is truly sensational with direct views of Dinbren Castle and the Panorama. The fields and boundaries are fenced with access from the lane leading up to the property.

Plans were drawn up a few years ago for a proposal to create a dwelling having a hallway, lounge, study, kitchen/ breakfast room, utility three bedrooms, bathroom and en suite. The drawings are available for viewing at the office.

Guide Price:

£150,000 (plus fees)



[Click for more information](#)



Lot 222 Cygnet, Carrog, Corwen, Denbighshire, LL21 9AY

A charming and quaint one-bedroom semi-detached cottage, beautifully positioned overlooking the River Dee in the sought-after village of Carrog.

Description:

The property benefits from UPVC double glazing throughout and features electric heating, mains drainage, and an allocated parking space. An Electrical Installation Condition Report (EICR) is in place, dated 2025.



Guide Price:

£100,000 (plus fees)

[Click for more information](#)



TOWN + COUNTRY
PROPERTY AUCTIONS

New Lots Added...

**Lots
223 - 258**

tcpa.co.uk

Lot 223 21 Threshers Drive, Weaving, Maidstone, Kent, ME14 5UA

Ideal Investment opportunity with existing tenants in-situ.

Description:

A well presented, leasehold ground floor flat located in a popular, modern development in Weaving, Maidstone. This property offers approximately 55m² (588ft²) of internal living space, featuring three bedrooms—in an established residential neighbourhood. Leasehold tenure with council tax band C. With tenants in situ and providing a nett 9.4% annual rental yield this makes a strong investment choice.



Guide Price:
£180,000 (plus fees)

[Click for more information](#)



Lot 224 10-12 St. Peters Street, Huddersfield, West Yorkshire, HD1 1RA

Row of shops / office commercial useage to be sold as a single lot close to Huddersfield.

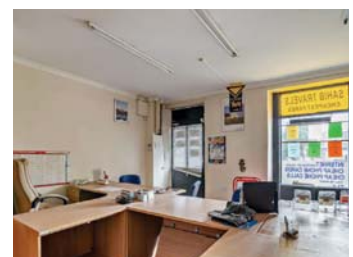
Description:

Income generating. The income is £800 per month spicy shell. The lease is dated 6th march 2020 for 20 years

The property comprises a traditional stone construction building. The property is set out over the basement, ground and first floors. Internally, the property currently provides restaurant space for Spicy Shell. The basement and ground are used for storage, while the first floor is a restaurant and kitchen. On the ground floor, there are now 2 vacant units which were occupied by Sahib Travels previously rented at £3600pa and GT Taxis at £7,200pa

The total income is approximately £13,236 per annum.

Guide Price:
£135,000 (plus fees)



[Click for more information](#)



Lot 225 181 Wakefield Road, Garforth, Leeds, West Yorkshire, LS25 1NE

Excellent refurbishment opportunity.

Description:

Unmodernised 2 bed terrace house. This freehold terraced home is located in West Garforth with close proximity to a range of amenities, schools, shopping facilities, food/drink establishments and more.

The area also offers excellent road and transport links to Leeds and the M1 for travel both locally and further afield.



Guide Price:

£125,000 (plus fees)

[Click for more information](#)



Lot 226 Apartment 19 Willow Rise, Roughwood Drive, Liverpool, L33 8WZ

Vacant 1 bed apartment.

Description:

New management company from Oct 2025 - currently no service charge payments due.



Guide Price:

£5,000 (plus fees)

[Click for more information](#)



Lot 227 Apartment 94 Candia Tower, Jason Street, Liverpool, L5 5EN

Three bedroom apartment.

Description:

A fantastic opportunity to purchase a modern three bedroom apartment. In brief the property comprises lounge, kitchen/diner, three bedrooms, WC and bathroom. The property also benefits from electric heating, double glazed windows and a balcony.



Guide Price:

£45,000 (plus fees)



[Click for more information](#)



Lot 228 2 Jubilee Court Grimshaw Street, Golborne, Warrington, WA3 3DW

2 bed income generating apartment.

Description:

The flat benefits from allocated parking. The surrounding area is well-kept, with landscaped communal areas that enhance the overall appeal of the property.

Situated in a sought-after location, Jubilee Court offers easy access to local amenities, including shops, schools, and public transport links, making it a convenient base for commuting and day-to-day living.

This ground-floor flat is an excellent cash flowing investment opportunity not to be missed.



Guide Price:

£70,000 (plus fees)

[Click for more information](#)



Lot 229 63 Worcester Road, Walthamstow, Waltham Forest, E17 5QR

Three bed end terrace.

Description:

A great opportunity to secure a ready to move-in period property.

This larger-than-average end-of-terrace Victorian home offers over 1,270 sq. ft. of living space, making it an ideal choice for young families climbing the property ladder. The spacious front lounge provides ample room for both relaxing and dining, leading through to a generously sized kitchen and a well-proportioned bathroom at the rear.

Upstairs, you'll find three comfortable bedrooms and a modern shower room, with a staircase leading to a converted loft room, currently used as a fourth bedroom.

Guide Price:

£500,000+ (plus fees)



[Click for more information](#)



Lot 230 Willowbrook, Aberhafesp, Newtown, Powys, SY16 3HH

Small holding and four bed detached home.

Description:

This 4 bed detached property set on a substantial 4.12 acre plot of grounds & pastureland and detached studio accommodation and guest annex.

A gated entrance opens to a sweeping driveway with turning space and ample parking for several vehicles, while extensive lawns with mature trees, shrubs, and well-stocked flowerbeds surround the house. The landscaped grounds are a true highlight, with formal gardens, a walled garden, and a tree-lined rhododendron avenue leading to a productive vegetable garden, orchard, and a range of workshops and outbuildings.

Guide Price:

£500,000 - £600,000 (plus fees)



[Click for more information](#)

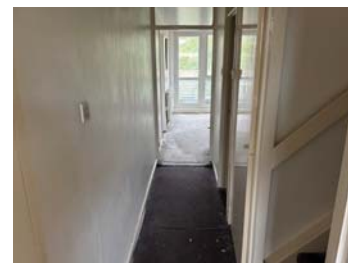


Lot 231 125 Collingwood Court, Washington, Tyne And Wear, NE37 3EF

Vacant one bed.

Description:

Centrally located area of Collingwood Court, Sulgrave would make a good investment for property investors and landlords. Close to local amenities and transport links, the property is centrally located.



Guide Price:
£3,000 (plus fees)

[Click for more information](#)



Lot 232 85 Travellers Way, Hounslow, Middlesex, TW4 7QB

Three bedroom apartment short lease investment opportunity

Description:

The property is approached via a code locked entrance, accommodation comprises of spacious living consisting of a lounge, kitchen/dining area, internal staircase leading to the upper floor which is arranged with 3 bedrooms and a family bathroom. Excellent location being walking distance to many local bus transport links and easy access to Hounslow West Tube Station (Piccadilly Line) leading to surrounding towns and Heathrow Airport. Further benefits include low maintenance & service charges, only £15 per annum for the ground rent and a lease of 41 years which is extendable, gas central heating, double glazing throughout, communal gardens, on-street parking and a secure corner garage in a block.

Guide Price:
£180,000 (plus fees)



[Click for more information](#)



Lot **233** 155 Doncaster Road, Barnsley, South Yorkshire, S70 1UF

Refurbishment project mid terraced home.

Description:

The property is located in a great spot, just on the fringes of Barnsley town centre and the area is well served by public transport. It's also close to several shops, schools and amenities.



Guide Price:

£65,000 (plus fees)



[Click for more information](#)



Lot **234** Victoria Court, 207 Victoria Street, West Bromwich, West Midlands, B70 8BW

One bedroom vacant apartment.

Description:

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.



[Click for more information](#)



Guide Price:

£50,000 (plus fees)

Lot
235 Unit GO 7, 19 Wright Street, Liverpool,
L5 8SB

No reserve.

Description:

This income producing studio flat is let at £4,440 per annum.

Service charge £1,100 quarterly and ground rent £250 annually.



Guide Price:

£500 (plus fees)



[Click for more information](#)



Lot
236 66 Lockley Street, Stoke-on-Trent,
Staffordshire, ST1 6PQ

Charming 2-Bed in Birches Head.

Description:

This well-presented two-bedroom terraced home enjoys a fantastic location close to local schools, shops, and amenities – all within walking distance.

The property offers a bright and airy reception room with a bay window and feature fireplace, a spacious kitchen/diner with French doors to the rear garden, and two double bedrooms plus a family bathroom upstairs.

Outside, you'll find a secluded rear garden with a raised patio and brick-built outhouses, as well as on-street parking to the front.



[Click for more information](#)



Guide Price:

£65,000 (plus fees)

Lot 237 131 Moss Bank, Winsford, Cheshire, CW7 2EW

A mid terraced property in need of cosmetic renovation located in Winsford

Description:

The accommodation includes: hallway, lounge/diner, and kitchen to the ground floor, and three bedrooms and shower room to the first floor. Externally, there is off-road parking and an enclosed rear garden.



Guide Price:

£125,000 (plus fees)

[Click for more information](#)



Lot 238 9 Madeley Road, Ironbridge, Telford, Shropshire, TF8 7PP

This characterful detached cottage, requires refurbishment.

Description:

Upon entering, you are welcomed into the main living room, which features a charming open fireplace and space for a small dining table. From here, an opening leads through to a second reception room and the adjoining kitchen.

The first floor offers three bedrooms and a family bathroom, providing comfortable accommodation.

Externally, the property has a quaint walled garden at the front, along with a hardstanding area to the side of the property. The sunny rear garden is thoughtfully landscaped, featuring a paved patio with steps leading up to a series of distinct areas, including seating spaces, planting beds, and a wooded section.



Guide Price:

£200,000 (plus fees)

[Click for more information](#)



Lot 239 39 Church Lane, Oulton, Stone, Staffordshire, ST15 8UB

A fantastic opportunity to acquire a spacious two-bedroom detached bungalow.

Description:

A fantastic opportunity to acquire a spacious two-bedroom detached bungalow situated in the desirable village of Oulton, just outside Stone. Occupying a generous plot, the property offers superb potential for refurbishment, reconfiguration, or possible extension (subject to the necessary consents).



Guide Price:
£240,000 (plus fees)

[Click for more information](#)



Lot 240 455 Uttoxeter Road, Blythe Bridge, Stoke-on-Trent, Staffordshire, ST11 9NT

An exciting opportunity to create an outstanding family home.

Description:

An exciting opportunity to create an outstanding family home, this project offers the potential to transform into a stunning 5 or 6 bedroom residence with exceptional living space throughout. Designed with modern family life in mind, the property sits on just under a quarter of an acre, providing the perfect balance of generous accommodation and outdoor space.

This is a rare chance to create a truly bespoke forever home in a location that blends countryside living with accessibility—perfect for families wanting space, style, and convenience all in one.



Guide Price:
£400,000 (plus fees)

[Click for more information](#)



Lot
241

The Ridges, Lightmoor Road, Lightmoor, Telford, Shropshire, TF4 3QW

**Exceptional Development Opportunity:
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.



Guide Price:

£400,000 - £500,000 (plus fees)

[Click for more information](#)



Lot

242

The Gables, Cobwell Road, Broseley Wood, Telford, TF12 5SP

**Detached 4 Bedroom dormer
bungalow.**

Description:

The Gables offers a fantastic opportunity for those looking to create their dream home! This spacious property, set in a quiet and sought-after location in Broseley Wood, offers ample living space and a generous plot. Although the property would benefit some modernisation, with the right vision, this home could be transformed into something truly special.

With ample accommodation over two levels this property offers a spacious kitchen, lounge with separate garden room, downstairs shower room and two large double bedrooms. Upstairs there are two double bedrooms and a shower room. To the outside there are well presented landscaped gardens to the front and rear, ample parking and a separate garage.



Guide Price:

£300,000 (plus fees)

[Click for more information](#)



Lot 243 6 Heath Street, Crewe, Cheshire, CW1 2BZ

Retail unit offers an excellent investment opportunity in a bustling location.

Description:

Situated in a prominent position on Heath Street, just a few doors down from Crewe Theatre, this retail unit offers an excellent investment opportunity in a bustling location. The property is currently let to a thriving nail bar business, ensuring immediate income for the buyer and long-term stability in a popular part of town.

The property currently generates an annual rental income of £18,000, offering an impressive return of over 14% based on the guide price. This strong yield, coupled with the established tenant, makes the property ideal for investors looking for a secure, income-producing asset in the heart of Crewe.

Guide Price:

£125,000 (plus fees)



[Click for more information](#)



Lot 244 Apartment 17 The Jerningham, 10 Park Street, Shifnal, TF11 9BG

Two bedroom ground floor apartment.

Description:

The property comprises of an open plan Lounge/Kitchen with cream gloss units and wood effect worktops, integrated oven-hob-hood. Bathroom with shower over bath. Parking available.

The property is situated within walking distance of The Market Town. Close to all amenities, train station and major transport links.

Excellent investment opportunity for landlords seeking a strong and reliable rental income.



Guide Price:

£80,000 (plus fees)

[Click for more information](#)



Lot
245 Apartment 19 The Jerningham, 10
Park Street, Shifnal, TF11 9BG

Luxury two bedroom first floor apartment.

Description:

Comprising of open plan lounge/ kitchen with cream gloss kitchen and wood worktop, integrated oven-hob-hood.

Two good sized bedrooms.

Bathroom with bath and separate shower cubicle, storage space.

Parking.

This provides investors with a great opportunity to generate a strong rental yield - £725 pcm - c10% yield.

Guide Price:

£80,000 (plus fees)



[Click for more information](#)



Lot
246 12 Meadow Close, Madeley, Telford,
Shropshire, TF7 4DQ

A three-bedroom semi-detached house offers a compelling proposition for investors and those seeking a substantial renovation project..

Description:

This property is offered with no upward chain, simplifying the purchasing process for prospective buyers. The EPC rating of C, while subject to the current condition, indicates a solid foundation for energy efficiency that can be further improved during the refurbishment. This is a rare chance to acquire a property with significant scope for value addition, allowing an astute buyer to craft a bespoke living environment or capitalise on a strong investment in the Telford property market.



[Click for more information](#)



Guide Price:

£85,000 (plus fees)

Lot 247 31 Russell Street, Leek, Staffordshire, ST13 5JF

Former retail unit with planning permission for conversion to residential.

Description:

The property has previously been used as retail but has planning approval (SMD/2024/0379) for conversion to a two-bedroom terraced dwelling.

The property requires full renovation. However, this presents an opportunity for investors to develop the property into a commercial space within a prominent part of the town, or, alternatively to convert into residential accommodation.



Guide Price:

£45,000+ (plus fees)

[Click for more information](#)

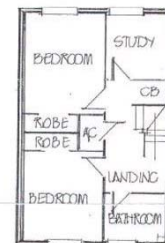
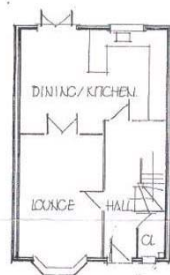
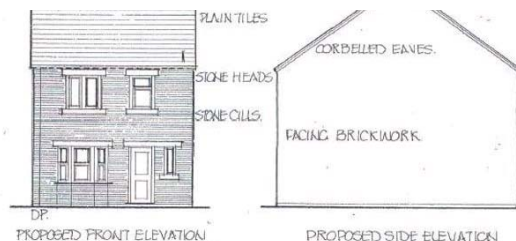


Lot 248 Land to the south east side of 80 Regent Street, Wellington, Telford, TF1 1PF

Building Plot with Planning.

Description:

Great opportunity to purchase a building plot in Wellington with Full Planning for a 3 bed detached house (Planning Reference TWC/2024/0213)



Guide Price:

£40,000 - £60,000 (plus fees)

[Click for more information](#)



Lot 249 Beach Pod 103 The Overstrand, Boscombe Promenade, Bournemouth, BH5 1BN

A Rare & Exceptional Coastal Opportunity.

Description:

An exceedingly rare chance to acquire one of the most desirable beach pods on the South Coast – a stunning double-width, designer beach pod occupying an enviable elevated position on Boscombe Seafront.

Enjoy direct access to the promenade and Bournemouth's award-winning sandy beaches, moments from Boscombe Pier and a vibrant selection of cafes, restaurants, and local amenities

This extraordinary beach pod is one of only twenty ever constructed, and the only one currently available for sale.

Guide Price:

£25,000 - £50,000 (plus fees)



[Click for more information](#)



Lot 250 Land to Rear 37 Alma Street, Weston-super-Mare, Avon, BS23 1RD

Plot of Land with Development Potential (STP).

Description:

superb parcel of freehold land located on Alma Street, Weston-super-Mare (BS23 1RD).

Previously the site of a commercial building (now demolished), this clear and level plot offers fantastic potential for future commercial or residential development - subject to the necessary planning permissions.

Accessed via a private lane, the site comes with a clean title, no overage clauses, and is offered with vacant possession, making it a rare and straightforward investment opportunity in this popular coastal town.



Guide Price:

£5,000 (plus fees)

[Click for more information](#)



Lot 251 Flat 63 The Point, Marina Close, Boscombe, Bournemouth, BH5 1BT

Luxury Two Bedroom Apartment.

Description:

A stylish and immaculately presented fourth-floor apartment which is accessed via secure video entry and benefits from a concierge service. Inside, a bright and spacious lounge/diner opens onto a private balcony with fantastic sea views. The contemporary kitchen/breakfast room features integrated appliances and plenty of storage.



Guide Price:

£175,000 - £225,000 (plus fees)



[Click for more information](#)



Lot 252 Flat 6 Parkwood Place, 49 Parkwood Road, Bournemouth, Dorset, BH5 2BS

One bedroom flat ideally located.

Description:

A well-presented one double bedroom, second-floor purpose-built flat located in the ever-popular Southbourne area of Dorset. Ideally positioned within easy reach of local shops, regular bus routes, and just a short walk from the stunning Southbourne Beach.

The property features a contemporary kitchen and a stylish bathroom, along with gas central heating and double glazing throughout, ensuring comfort and energy efficiency. Residents also benefit from access to a well-maintained communal garden—perfect for relaxing or socialising outdoors.



Guide Price:

£75,000 - £125,000 (plus fees)



[Click for more information](#)



Lot **253** Flat 24 Homeoaks House, 30 Wimborne Road, Bournemouth, BH2 6QA

A One Bedroom Retirement Apartment.

Description:

The property was constructed by McCarthy & Stone and is surrounded by beautiful gardens. There is an onsite Manager that can be contacted from various points within each property in case of emergency. There is a 24-hour emergency Appello call system. The apartment comprises an entrance hall, lounge, kitchen, one bedroom and bathroom. It is a condition of purchase that residents be over the age of 60 years.



Guide Price:

£25,000 - £35,000 (plus fees)

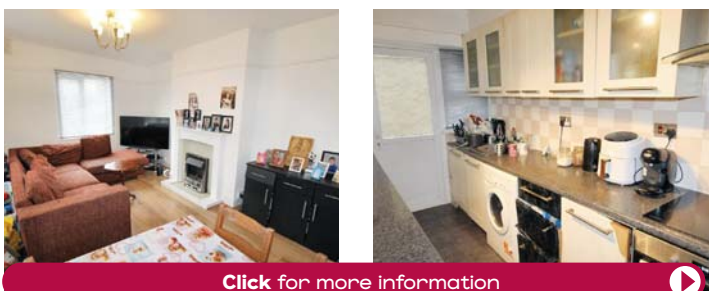


Lot **254** Flat 1 Cecil Court, Charminster Road, Bournemouth, Dorset, BH8 9RY

Spacious Ground Floor Apartment.

Description:

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:

£75,000 - £125,000 (plus fees)

Lot 255 110 Boscombe Grove Road, Bournemouth, Dorset, BH1 4PG

A two bedroom terraced home situated close to Kings Park.

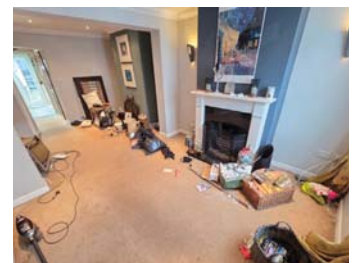
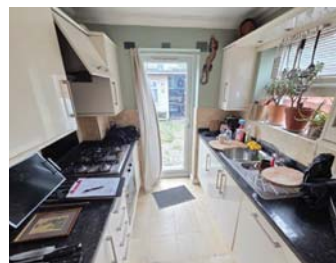
Description:

A charming two-bedroom terraced home, ideally positioned for both work and leisure. Within easy walking distance of Kings Park playing fields and surrounded by convenient local amenities, this property combines location, comfort, and lifestyle.

Inside, enjoy a bright open-plan living area, a modern kitchen, and a family bathroom on the ground floor. Upstairs are two well-proportioned bedrooms, both with built-in wardrobes. Outside, you'll find off-road parking and a private courtyard garden with a useful home office/garden room.

Guide Price:

£125,000 - £175,000 (plus fees)



[Click for more information](#)



Lot 256 26 Yale Grove, Wrexham, LL12 7HP

A good sized three bedroom semi detached house.

Description:

In need of a scheme of refurbishment. Off-road parking to the front, garden to the rear, and gas central heating via 2022-installed combi boiler.

This well-built, semi-detached home offers fantastic potential for refurbishment and would make an ideal property for growing families or investors. Featuring three generously sized double bedrooms, the property provides good living space throughout.

The home benefits from Georgian-style double-glazed windows and entrance doors, as well as French doors in the lounge that open directly to the rear garden, allowing for plenty of natural light and a seamless indoor-outdoor flow.

Guide Price:

£110,000 (plus fees)



[Click for more information](#)



Lot 257 84 Castlefields, Tattenhall, Chester, CH3 9RD

An extended three bedroom semi detached house.

Description:

Having delightful countryside views and being located in a quiet cul-de-sac within the highly popular village of Tattenhall. Benefitting from oil-fired central heating and UPVC double glazing, and having off-road parking and a garage to the rear. Benefitting from a newly fitted kitchen and having a four-piece bathroom suite. A superb potential family home.

Nestled in the heart of the beautiful Cheshire countryside, Tattenhall is a highly sought-after village offering the perfect blend of rural charm and modern convenience.



Guide Price:

£200,000 - £250,000 (plus fees)

[Click for more information](#)



Lot 258 Village Inn, Penmaenmawr Road, Llanfairfechan, Gwynedd, LL33 0NU

A substantial detached 3 storey detached former public house and restaurant.

Description:

This landmark property stands in a superb position, having an excellent road frontage and traded as a public house and restaurant for a number of years. It lies within close proximity to local shops and businesses and is within easy reach of the A55 Expressway.

The property has two main floors, a smaller second floor and a huge cellar/basement which is split into two separate sections. The ground floor has a large bar and restaurant area, a conservatory and extensive kitchen facilities including preparation areas and stores.



Guide Price:

£200,000 - £300,000 (plus fees)

[Click for more information](#)



Lot
259

**72 Browning Hill, Coxhoe, Durham,
County Durham, DH6 4SA**

3 Bedroom Bungalow with no onward chain.

Description:

A competitively priced Detached bungalow situated in a cul-de-sac position and having no onward chain.

Accessed via a UPVC entrance door to the lobby through to the hallway with doors leading to the cloakroom/wc, spacious lounge with feature bay window, extensively fitted shaker style kitchen with integrated appliances, 3 bedrooms, all having fitted wardrobes and a main bathroom. Externally wrought iron gates lead to a driveway to the side of the property and detached garage.

There is laid lawn to the front and a paved garden to the rear.

Guide Price:

£150,000 (plus fees)



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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.



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Common Auction Conditions (Edition 4)

Reproduced with the consent of the RICS.

INTRODUCTION

The Common Auction Conditions are designed for real estate auctions, to set a common standard across the industry. There are three sections, all of which are compulsory except where stated:

Glossary (Compulsory)

The glossary gives special meanings to certain words used in the conditions.

Auction Conduct Conditions (Compulsory)

The Auction Conduct Conditions govern the relationship between the auctioneer and anyone who participates in the auction. They apply wherever the

property is located, and cannot be changed without the auctioneer's agreement.

We recommend that these conditions are set out in a two-part notice to bidders, part one containing advisory material – which auctioneers can tailor to

their needs – and part two the auction conduct conditions and any extra auction conduct conditions.

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:

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- refers to the Conditions as the Common Auction Conditions (Edition 4.0).

The RICS reserves the right to withdraw its licence to use this and any previous edition of the Common

Auction Conditions.

GLOSSARY

This GLOSSARY applies to the AUCTION CONDUCT CONDITIONS and the SALE CONDITIONS. It is a compulsory section of the COMMON AUCTION CONDITIONS.

Wherever it makes sense:

- singular words can be read as plurals, and plurals as singular words;
- a "person" includes a corporate body;
- words of one gender include the other genders;
- references to legislation are to that legislation as it may have been modified or re-enacted by the date of the AUCTION or the CONTRACT DATE (as applicable); and
- where the following words appear in small capitals they have the specified meanings.
- **Where (*) appears next to a term, this term has had its definition altered in the 'Amendments and Additions to the Glossary' section.**

ACTUAL COMPLETION DATE The date when COMPLETION takes place or is treated as taking place for the purposes of apportionment and calculating interest.

ADDENDUM (*)

An amendment or addition to the CONDITIONS or to the PARTICULARS or to both whether contained in a supplement to the CATALOGUE, a written notice from the AUCTIONEERS or an oral announcement at the AUCTION.

AGREED COMPLETION DATE Subject to CONDITION G9.3:

- (a) the date specified in the SPECIAL CONDITIONS; or
- (b) if no date is specified, 20 BUSINESS DAYS after the CONTRACT DATE; but if that date is not a BUSINESS DAY the first subsequent BUSINESS DAY.

APPROVED FINANCIAL INSTITUTION

Any bank or building society that is regulated by a competent UK regulatory authority or is otherwise acceptable to the AUCTIONEERS.

ARREARS

Arrears of rent and other sums due under the TENANCIES and still outstanding on the ACTUAL COMPLETION DATE.

ARREARS SCHEDULE

The ARREARS SCHEDULE (if any) forming part of the SPECIAL CONDITIONS.

AUCTION (*)

The auction advertised in the CATALOGUE.

AUCTION CONDUCT CONDITIONS

The conditions so headed, including any extra AUCTION CONDUCT CONDITIONS.

AUCTIONEERS

The auctioneers at the AUCTION.

BUSINESS DAY

Any day except (a) Saturday or Sunday or (b) a bank or public holiday in England and Wales.

BUYER (*)

The person who agrees to buy the LOT or, if applicable, that person's personal representatives: if two or more are jointly the BUYER their obligations can be enforced against them jointly or against each of them separately.

CATALOGUE

The CATALOGUE for the AUCTION as it exists at the date of the AUCTION (or, if the CATALOGUE is then different, the date of the CONTRACT) including any ADDENDUM and whether printed or made available electronically.

COMPLETION

Unless the SELLER and the BUYER otherwise agree, the occasion when they have both complied with the obligations under the CONTRACT that they are obliged to comply with prior to COMPLETION, and the amount payable on COMPLETION has been unconditionally received in the SELLER'S conveyancer's client account (or as otherwise required by the terms of the CONTRACT).

CONDITION

One of the AUCTION CONDUCT CONDITIONS or SALE CONDITIONS.

CONTRACT

The CONTRACT by which the SELLER agrees to sell and the BUYER agrees to buy the LOT.

CONTRACT DATE (*) The date of the AUCTION or, if the LOT is sold before or after the AUCTION: (a) the date of the SALE MEMORANDUM signed by both the SELLER and BUYER; or (b) if CONTRACTS are exchanged, the date of exchange. If exchange is not effected in person or by an irrevocable agreement to exchange made by telephone, fax or electronic mail the date of exchange is the date on which both parts have been signed and posted or otherwise placed beyond normal retrieval.

DOCUMENTS

DOCUMENTS of title including, if title is registered, the entries on the register and the title plan and other DOCUMENTS listed or referred to in the SPECIAL CONDITIONS relating to the LOT (apart from FINANCIAL CHARGES).

EXTRA GENERAL CONDITIONS

Any CONDITIONS added or varied by the AUCTIONEERS starting at CONDITION G30.

FINANCIAL CHARGE

A charge to secure a loan or other financial indebtedness (but not including a rent charge or local land charge).

GENERAL CONDITIONS

The SALE CONDITIONS headed 'GENERAL CONDITIONS OF SALE', including any EXTRA GENERAL CONDITIONS.

INTEREST RATE

If not specified in the SPECIAL CONDITIONS, the higher of 6% and 4% above the base rate from time to time of Barclays Bank plc. The INTEREST RATE will also apply to any judgment debt, unless the statutory rate is higher.

LOT

Each separate property described in the CATALOGUE or (as the case may be) the property that the SELLER has agreed to sell and the BUYER to buy (including chattels, if any).

OLD ARREARS

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

PARTICULARS

The section of the CATALOGUE that contains descriptions of each LOT (as varied by any ADDENDUM).

PRACTITIONER

An insolvency practitioner for the purposes of the Insolvency Act 1986 (or, in relation to jurisdictions outside the United Kingdom, a person undertaking a similar role).

PRICE

The PRICE (exclusive of VAT) that the BUYER agrees to pay for the LOT.

READY TO COMPLETE

Ready, willing and able to complete: if COMPLETION would enable the SELLER to discharge all FINANCIAL CHARGES secured on the LOT that have to be discharged by COMPLETION, then those outstanding FINANCIAL CHARGES do not prevent the SELLER from being READY TO COMPLETE.

SALE CONDITIONS

The GENERAL CONDITIONS as varied by any SPECIAL CONDITIONS or ADDENDUM.

SALE MEMORANDUM

The form so headed (whether or not set out in the CATALOGUE) in which the terms of the CONTRACT for the sale of the LOT are recorded.

SELLER (*)

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

SPECIAL CONDITIONS

Those of the SALE CONDITIONS so headed that relate to the LOT.

TENANCIES

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

TENANCY SCHEDULE

The schedule of TENANCIES (if any) forming part of the SPECIAL CONDITIONS.

TRANSFER

Transfer includes a conveyance or assignment (and "to transfer"

includes "to convey" or "to assign").

TUPE

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

VAT

Value Added Tax or other tax of a similar nature.

VAT OPTION

An option to tax.

WE (and US and OUR)

The AUCTIONEERS.

YOU (and YOUR) (*)

Someone who has seen the CATALOGUE or who attends or bids at or otherwise participates in the AUCTION, whether or not a BUYER.

Amendments and Additions to the Glossary

Amendments

Addendum

An amendment or addition to the CONDITIONS or to the PARTICULARS or to both whether contained in a supplement to the CATALOGUE, a written notice from the AUCTIONEERS made available via the WEBSITE, LOT details page, email or by any other method that the AUCTIONEERS see fit.

Auction

The online AUCTION of each LOT advertised in the CATALOGUE.

Contract date

The date of the AUCTION or, if the LOT is sold before or after the AUCTION: (a) the date of the SALE MEMORANDUM signed by the AUCTIONEER on behalf of the SELLER and BUYER; or (b) if CONTRACTS are exchanged, the date of exchange. If exchange is not effected in person or by an irrevocable agreement to exchange made by telephone, fax or electronic mail the date of exchange is the date on which both parts have been signed and posted or otherwise placed beyond normal retrieval.

You (and your)

Someone who has seen the CATALOGUE or who visits the WEBSITE or bids at or otherwise participates in the AUCTION, whether or not a BUYER.

Additions

Administration Fee

An ADMINISTRATION FEE (the amount of which will be specified on a LOT by LOT basis within the PARTICULARS and/or the SPECIAL CONDITIONS of sale) must be paid (or secured by way of a hold on a credit/debit card) in advance of the AUCTION as part of the

AUCTION ENTRANCE FEE.

If YOU are not the SUCCESSFUL BIDDER, then the AUCTION ENTRANCE FEE will be refunded to you. Auction Entrance Fee An AUCTION ENTRANCE FEE is required for each LOT that YOU wish to bid on and is comprised of the ADMINISTRATION FEE as well as the BIDDER SECURITY FEE (should YOU be the SUCCESSFUL BIDDER). It must be secured in advance either by way of bank TRANSFER or a hold being made on a credit or debit card. Where YOU have not made a SUCCESSFUL BID in relation to the LOT the AUCTION ENTRANCE FEE will be released to YOU if YOU provided it via bank/electronic TRANSFER or released back to YOU if a hold was placed on the funds via the online payment system.

Auction Operation Guide

A document(s) that outlines the AUCTION process in its entirety, for both BUYERS and SELLERS. The document can be found on the AUCTIONEERS' WEBSITE or on request.

Bidder Security Fee

The BIDDER SECURITY FEE forms part of the AUCTION ENTRANCE FEE and if YOU are the SUCCESSFUL BIDDER it will go on to form part of the DEPOSIT.

Deposit

The DEPOSIT is a sum of money (usually 10% of the SALE PRICE) calculated at the fall of the electronic gavel that YOU must pay to the AUCTIONEER if YOU are the SUCCESSFUL BIDDER within 2 business days or as specified in the PARTICULARS of sale or AUCTION OPERATION GUIDE, or other such documents that the AUCTIONEER may specify. This payment must be made via bank or electronic TRANSFER, taking into account any amount paid already by the BIDDER SECURITY FEE.

Online bidding Process

The method and processes that allow a BIDDER to bid at the AUCTION online as described on the AUCTIONEERS' WEBSITE.

Reserve

The RESERVE is the minimum amount that the auctioneer is authorised to sell the LOT at. It is subject to change and will not normally be disclosed.

Successful Bid (and successful bidder)

The highest bid at the fall of the electronic gavel that will win the LOT for the BIDDER, providing that the BID is at or above the RESERVE.

Website

The WEBSITE controlled by the AUCTIONEERS and on which the online AUCTION is conducted.

AUCTION CONDUCT CONDITIONS

Words in small capitals have the special meanings defined in the Glossary.

The AUCTION CONDUCT CONDITIONS (as supplemented or varied by CONDITION A6, if applicable) are a compulsory section of the Common Auction Conditions. They cannot be disappled or varied without OUR agreement, even by a CONDITION purporting to replace the Common Auction Conditions in their entirety.

A1 Introduction

A1.1 The AUCTION CONDUCT CONDITIONS apply wherever the

Common Auction Conditions (Edition 4)

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LOT is 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) hold on trust for the BUYER any insurance payments that the SELLER receives in respect of loss or damage arising after the CONTRACT DATE, or assign to the BUYER the benefit of any claim; and the BUYER must on COMPLETION reimburse to the SELLER the cost of that insurance as from the CONTRACT DATE (to the extent not already paid by the BUYER or a tenant or other third party).

G3.3 No damage to or destruction of the LOT, nor any deterioration in its condition, however caused, entitles the BUYER to any reduction in PRICE, or to delay COMPLETION, or to refuse to complete.

G3.4 Section 47 of the Law of Property Act 1925 does not apply to the CONTRACT.

G3.5 Unless the BUYER is already lawfully in occupation of the LOT the BUYER has no right to enter into occupation prior to COMPLETION.

G4. Title and identity

G4.1 Unless CONDITION

G4.2 applies, the BUYER accepts the title of the SELLER to the LOT as at the CONTRACT DATE and may raise no requisition or objection to any of the DOCUMENTS that is made available before the AUCTION or any other matter, except one that occurs after the CONTRACT DATE.

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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. Landlord's licence

- 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 to 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 warrant 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.



October 29

Closing Date: October 17



November 26

Closing Date: November ??



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.