

National Auction

25 February 2026

ONLINE AUCTION - 8.00 am

Featuring
OVER 230 LOTS

FURTHER LOTS NOW ADDED

TOWN + COUNTRY
PROPERTY AUCTIONS

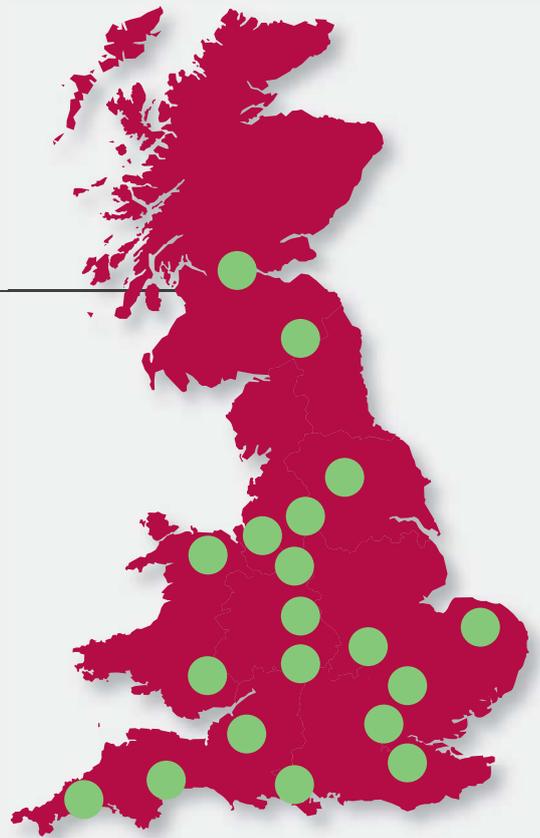
tcpa.co.uk

An introduction to Town & Country

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

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

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



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2026 National Auction Dates

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



February 25

Closing Date: February 11



April 29

Closing Date: April 15



June 24

Closing Date: June 10



August 26

Closing Date: August 12



October 28

Closing Date: October 14



December 16

Closing Date: December 2

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 **February 2026**

After a record-breaking year for Town and Country in 2025, which saw a 26% increase in sales, TCPA will now offer a UK-wide online auction featuring stock from all 16 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 **230 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 January auction of 2026 saw an 81% increase in sales compared to the same period in 2025. 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.

£12.9 Million

Total Raised Last Auction

Stats from 2026 Auctions

Total Raised in 2026



£135,000,000+

Total Raised in 2025

Recently Sold at Auction

SOLD

370B Long Lane, London, N2 8JX

One-bed first-floor maisonette with share of freehold. Spacious double bedroom, large reception, bathroom and separate fitted kitchen. Great Long Lane location near East Finchley/High Road shops & tubes, sold vacant. Sold Prior to the auction.



SOLD

Land and Buildings, East Side Of Hampden Street, Derby, Derbyshire, DE23 8UX

Freehold commercial unit on a well-established residential street in Derby. Potential (STPP) to redevelop into a detached home or two semis. Close to shops, schools and city links. Sold for £140,000 with 104 bids.



SOLD

33 Durley Crescent, Totton, Southampton, Hampshire, SO40 7QA

First-floor self-contained studio flat for sale by public auction, with private entrance. Includes open-plan living space, fitted kitchen, utility room, shower room, storage and parking. In need of updating throughout. Sold for £60,000.



Buying at auction



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

What are the different type of auctions?

Unconditional lot

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

Conditional lot

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

Can I buy at auction with finance?

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

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

What is the guide price?

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

What is a reserve price?

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

Can I arrange a viewing?

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

What is a legal pack?

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

together.®

TOWN + COUNTRY
PROPERTY AUCTIONS

Common-sense auction finance delivered fast.



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

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

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

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

Bid with confidence.

Talk to our friendly
experts on

03308 189 714



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

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

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Notice for Prospective Buyers



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

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

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

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

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

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

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

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

Notice for Prospective Buyers

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

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

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

This is fully refundable to unsuccessful bidders.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Proof of Identification

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

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

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

Proof of identity

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



Valid passport



National ID Card



Driving licence

Proof of address

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



A photo of a bank statement



Utility bill



Government correspondence

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

Lot
1

Marsh Cottage, Victoria Road, Newcastle, Staffordshire, ST5 1BG

A unique and characterful two-bedroom home

Description:

Discover the charm and potential of Marsh Cottage—a unique and characterful two-bedroom home offering generous living space and exciting scope for further enhancement.

Situated in a sought-after location close to Newcastle town centre, this deceptively spacious property is perfect for homeowners or investors seeking something with individuality and room to grow.



Guide Price:
£90,000 (plus fees)

[Click for more information](#)

Lot
2

The Old Chapel, 4 Holly Road, Little Dawley, Telford, Shropshire, TF4 3EF

Three-bedroom duplex apartment.

Description:

This impressive three-bedroom duplex apartment is set within a converted Grade II listed Wesleyan Chapel, offering a rare opportunity to own a unique home full of character and charm.

This would make an ideal Airbnb type rental with potential income of between £800 and £1500 per week



Guide Price:
£180,000 (plus fees)

[Click for more information](#)

Lot
3

**1A Market Place, Stoke-on-Trent,
Staffordshire, ST6 3AA**

A prominent mixed-use commercial investment opportunity.

Description:

Occupying a highly visible position within Market Place, Stoke-on-Trent. The property offers three separate income streams over two titles, making it an attractive proposition for investors seeking flexibility, reconfiguration potential, title split or a strong overall yield.

The ground floor retail unit, fronting Market Place, is currently vacant and is considered capable of achieving a rental income of circa £10,000 per annum.



Guide Price:

£150,000 (plus fees)

[Click for more information](#)



Lot
4

**3 St. Johns Square, Stoke-on-Trent,
Staffordshire, ST6 3AH**

A rare chance to acquire a prominent mixed-use property.

Description:

in a high-footfall location within St. John's Square, one of Stoke-on-Trent's most established retail and commercial hubs.

The property benefits from excellent visibility and pedestrian traffic, making it highly suitable for a retail, office, café or service business on the ground floor.

The upper parts provide substantial accommodation with excellent potential for conversion into a large House in Multiple Occupation (HMO) or multiple self-contained apartments, subject to planning consent.

Given the strong local rental demand in Stoke-on-Trent, such conversion could significantly enhance returns for the right investor or developer.



Guide Price:

£160,000 (plus fees)

[Click for more information](#)



Lot 5

3 Wadham Street, Stoke-on-Trent, Staffordshire, ST4 7HF

A two-bedroom mid-terrace property requiring a full renovation.

Description:

A two-bedroom mid-terrace property requiring a full renovation schedule, offering excellent scope to add value and reconfigure.

The accommodation could easily be converted to a three-bedroom family home, or alternatively presents strong potential for a four-bedroom HMO, subject to all necessary planning consents and licensing.

The property is situated in a highly desirable rental location, within close proximity to Royal Stoke University Hospital and Staffordshire University, making it particularly attractive to investors, developers and HMO operators targeting strong tenant demand from healthcare professionals and students alike.

Guide Price:

£45,000 (plus fees)



[Click for more information](#)



Lot 6

Plot adjacent to, 8A Belper Row, Dudley, West Midlands, DY2 9LP

A extended three bedroom townhouse.

Description:

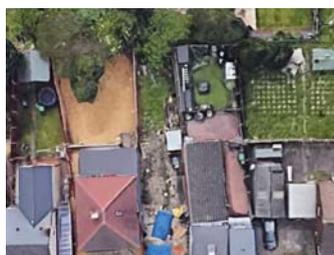
This extended three bedroom townhouse offers generous family living accommodation and is situated in a popular residential areas of Chadderton within easy access of excellent local schools and amenities.

Within walking distance of the Metrolink system and a short drive from the Northwest motorway network.

Internal accommodation briefly comprises of entrance porch, entrance hall, large open plan lounge/dining room, kitchen, three bedrooms, master with ensuite and modern bathroom. Externally to the front of the property is a lawn garden with flower shrub borders and pathway, whilst to the rear of the property is an enclosed, low maintenance yard with a detached garage.

Guide Price:

£25,000 - £35,000 (plus fees)



[Click for more information](#)



Lot
7

**10 Southall, Dawley, Telford,
Shropshire, TF4 3NE**

An exciting opportunity to purchase one of two beautifully designed three-bedroom detached dormer bungalows.

Description:

An exciting opportunity to purchase one of two beautifully designed three-bedroom detached dormer bungalows, situated in a pleasant and sought-after location in Southall, Dawley.

These newly built properties are ready for immediate occupation and eagerly awaiting their new owners to call them home.



Guide Price:
£290,000 (plus fees)

[Click for more information](#)

Lot
8

**16 Vauxhall Crescent, Newport,
Shropshire, TF10 7PT**

Three-bedroom semi-detached property

Description:

Offer to the market for sale by auction an excellent opportunity for investors to acquire a fantastic property at a great price.

Nestled at the end of Vauxhall Crescent, this three-bedroom property is waiting for someone to unlock its full potential. With a large rear garden, and the possibility to expand on the already built foundations, this house is ideal for a young, growing family. It would also offer strong yields to a but-to-let investor.



Guide Price:
£160,000 (plus fees)

[Click for more information](#)

Lot
9

42 Sandygate Grange Drive, Sheffield, South Yorkshire, S10 5NW

A delightful two-bedroom detached bungalow.

Description:

Situated in the sought-after area of Sandygate, this delightful two-bedroom detached bungalow enjoys an elevated position at the top of the road creating a sense of space and light with views towards Rivelin Valley.

With excellent transport links nearby, the property provides easy access to Manchester Road and Sandygate Road, both of which offer convenient bus routes into the city centre.



Guide Price:

£250,000+ (plus fees)

[Click for more information](#)



Lot
10

Castle Keep, Glan Conwy Corner, Colwyn Bay, Clwyd, LL28 5LE

An impressive detached property with spectacular countryside views.

Description:

A spacious and versatile 3-4 bedroom accommodation. excellent road and rail links. outbuildings and landscaped gardens. potential to convert to a holiday let.

The property benefits from spectacular views of the Conwy estuary and surrounding countryside, whilst at the same time having convenient access to road and rail links. The property offers generous accommodation, a large parking area, gas central heating, double glazing, summerhouse and well maintained, mature gardens.



Guide Price:

£299,000 (plus fees)

[Click for more information](#)



Lot
11

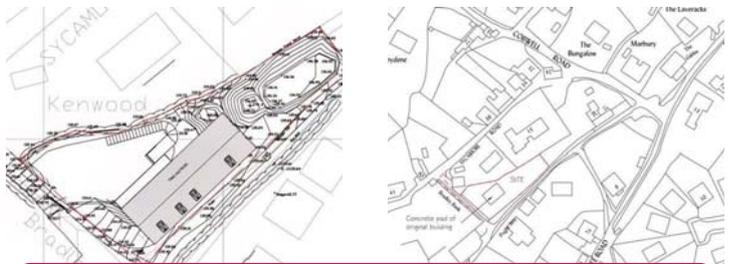
**New Dwelling, Sycamore Road,
Broseley, Shropshire, TF12 5QG**

Opportunity to purchase a building plot situated in desirable Broseley Wood with elevated panoramic views over towards Ironbridge Gorge.

Description:

Planning consent has been granted for the erection of an impressive single storey detached dwelling. Application re number 24/00827/FUL

The historical town of Ironbridge is a walk or short drive away and fifteen minutes drive gives you access to Telford Town centre and the range of shopping and leisure facilities together with the train station and M54 Motorway.



Guide Price:
£60,000 (plus fees)

[Click for more information](#)

Lot
12

**4 The Coppice, Nantwich, Cheshire,
CW5 7DU**

A well-presented three-bedroom semi-detached home.

Description:

This attractive property offers well-balanced accommodation ideal for first-time buyers, families, or investors looking for a home in a convenient and desirable location.

The ground floor comprises a welcoming entrance hallway leading to a bright and spacious lounge with a feature fireplace, and a modern fitted kitchen/dining area with ample storage and space for appliances. Patio doors open onto the rear garden, creating a lovely indoor-outdoor flow, perfect for family living or entertaining.

Upstairs, there are three good-sized bedrooms and a contemporary family bathroom.



Guide Price:
£220,000 (plus fees)

[Click for more information](#)

Lot 13 5 Regina Street, Stoke-on-Trent, Staffordshire, ST6 1PJ

Well Presented Two Bedroom Mid Terrace.

Description:

A well-presented two bedroom mid terrace house located in the popular residential area of Smallthorne, within walking distance of local shops and amenities and offering easy access to the road network leading to Hanley, Festival Park and surrounding areas.

The property would make an ideal buy-to-let investment or first-time purchase, benefitting from uPVC double glazing and gas central heating throughout.

For those looking for a Buy to Let property, this well-presented two bedroom mid terrace property such as 5 Regina Street can reasonably be expected to achieve approximately £650 – £725 per calendar month, subject to final condition.

Guide Price:

£70,000 (plus fees)



[Click for more information](#)

Lot 14 6 Heath Street, Crewe, Cheshire, CW1 2BZ

A retail unit offers an excellent investment opportunity

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. Its proximity to the theatre and nearby amenities makes this a high-footfall area, adding to the attractiveness of the unit for future tenants or continued use.

The property currently generates an annual rental income of £18,000, offering an impressive return of over 14% based on the guide price.

Guide Price:

£120,000 (plus fees)



[Click for more information](#)

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

Lot
15

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

Bidding opens 10.00 am

Rare opportunity to acquire a multi-room property.

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).



Guide Price:

£395,000 (plus fees)

[Click for more information](#)



Lot
16

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

A bolt hole in Cornwall in a modern detached property.

Description:

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

St. Ive is a quaint village located approximately 4 miles east of Liskeard and 2 miles west of Callington. The village boasts a parish church, village hall, children's play area, and playing field. The nearby market town of Liskeard offers a range of amenities, including shops, supermarkets, a leisure centre, and both primary and secondary schools.



Guide Price:

£120,000+ (plus fees)

[Click for more information](#)



Lot 17 **The Old Smithy Cottage, St. Ive, Liskeard, Cornwall, PL14 3NB**

A charming four-bedroom semi-detached cottage

Description:

Nestled in the tranquil village of St. Ive, this charming four-bedroom semi-detached cottage offers a serene lifestyle between Liskeard and Callington.

The property having been empty requires some TLC. The property benefits from bottled Calor gas central heating and double glazing, ensuring comfort throughout the year.

The enclosed rear garden is a standout feature. A sizable garage workshop and private driveway parking enhance the property's practicality. Situated just 4 miles east of Liskeard, St. Ive village boasts a parish church, village hall, children's play area, playing field, and bus service.

Guide Price:

£200,000 (plus fees)



[Click for more information](#)

Lot 18 **1 Fore Street, Chard, Somerset, TA20 1PH**

A rare opportunity to acquire a substantial freehold mixed-use investment.

Description:

A rare opportunity to acquire a substantial freehold mixed-use investment prominently positioned on Chard's busy and well-established high street. The property is held under one freehold title and comprises nine self-contained apartments together with a ground floor commercial unit, offering multiple income streams of around £75,000pa once fully occupied from a single acquisition.

The building occupies a highly visible trading position within the town centre, benefitting from strong footfall, nearby national and independent retailers, and excellent accessibility. This location has historically proven popular with both residential tenants and commercial occupiers, underpinning long-term rental demand.

Guide Price:

£450,000 (plus fees)



[Click for more information](#)

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Lot
19

**102 Chaddesden Lane, Chaddesden,
Derby, Derbyshire, DE21 6LN**

A three-bedroom semi-detached property situated in the popular and well-established residential area of Chaddesden.

Description:

An excellent opportunity to acquire a three-bedroom semi-detached property situated in the popular and well-established residential area of Chaddesden, Derby. The property offers generous and versatile accommodation arranged over two floors and presents clear scope for improvement and value enhancement.

The ground floor comprises a spacious lounge with a front bay window, a separate dining room opening via folding doors to the rear garden, a kitchen requiring complete renovation, and a substantial playroom/home gym to the rear, providing highly flexible living space.

Guide Price:

£200,000 (plus fees)



[Click for more information](#)

Lot
20

**4 Avon Road, Chadderton, Oldham, Lancashire,
OL9 0PH**

Excellent investment opportunity for developers with a two-bedroom semi-detached property.

Description:

The property is in need of a complete renovation and is situated on a substantial corner plot with the potential for extension, subject to obtaining all relevant permissions.

The property is situated within a popular residential area of North Chadderton, within easy access of excellent local schools and amenities, public transport links including Mills Hill train station and a short drive from the Northwest motorway network.



[Click for more information](#)

Guide Price:

£195,000 (plus fees)

Lot
21

Apartment 79, 323 Bramall Lane, Sheffield, South Yorkshire, S2 4RR

Third floor apartment with two double bedrooms.

Description:

A particularly well proportioned two double bed roomed, third-floor apartment, forming part of this ideally located modern purpose-built development on the edge of Sheffield City Centre. Benefitting from off-road parking and a double-width balcony.

The property, in brief, comprises: Communal entrance, entrance hallway, fitted kitchen, large living room, master bedroom with en-suite shower room, double bedroom two and master bathroom. Outside there is a double width balcony, secure communal grounds, and owned allocated parking space. The property also benefits from lift access and double glazing throughout.

Guide Price:

£90,000 - £110,000 (plus fees)



[Click for more information](#)

Lot
22

49 AG1, 1 Furnival Street, Sheffield, South Yorkshire, S1 4QS

One-bedroom apartment situated on the fourth floor.

Description:

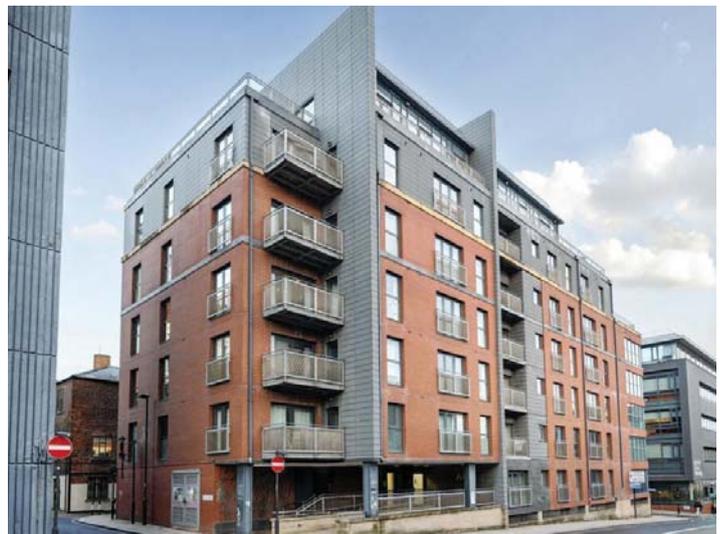
Exclusive development. Close to city centre. Strong rental yield potential £850 pcm - 12% on guide price. Secure allocated parking.

Situated in this exclusive development and located within the city centre, close to the hospitals and universities the accommodation consists of:

Entrance hallway, kitchen/living area with modern fitted kitchen, including a range of hi spec appliances including: hob, oven, and fridge/freezer. From the living area there are patio doors leading to a Juliet balcony having roof top views of St Pauls and of the Winter Gardens. Double Bedroom and luxury bathroom with power shower over the bath.

Guide Price:

£85,000 (plus fees)



[Click for more information](#)

Lot
23

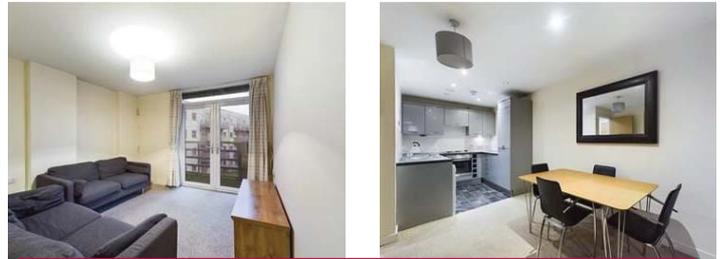
**Apartment 41, 323 Bramall Lane,
Sheffield, South Yorkshire, S2 4RQ**

Two-bedroom spacious apartment.

Description:

Excellent rental yield - c12% on guide price. Allocated parking. No chain and vacant possession on completion. Close to Sheffield city centre.

The accommodation comprises: Good size lounge/kitchen area, Bathroom, bedroom 1, Master bedroom 2 with en-suite. The apartment is facing inwards to an attractive view of the courtyard.



Guide Price:

£90,000 - £110,000 (plus fees)

[Click for more information](#)



Lot
24

**18 Victoria Avenue, Manchester,
Lancashire, M9 6QL**

Commercial premises in prime location. Currently in use as a hair & beauty salon (vacant possession on completion).

Description:

The building has been used by its current owner as a successful hair & beauty salon for many years. The building is now offered for sale arising from the vendor's impending retirement.

The accommodation is deceptively spacious and occupies a prominent location on Victoria Avenue in Blackley. There is off-road parking to the front and a small rear yard.



Guide Price:

£225,000 - £275,000 (plus fees)

[Click for more information](#)



Lot 25 Apartment 26 City Towers, 1 Watery Street, Sheffield, South Yorkshire, S3 7ET

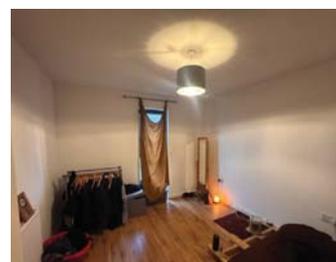
Modern one-bedroom apartment situated in a great location.

Description:

Excellent rental yield - c£750 pcm

This one bedroom modern apartment is situated within the City Towers development in Upperthorpe to the north of Sheffield City Centre and is only a short walk from Kelham Island District.

This urban community enjoys superb accessibility thanks to its prime location on the fringes of the city centre, whether via car, public transport or on foot.



Guide Price:
£60,000+ (plus fees)

[Click for more information](#)



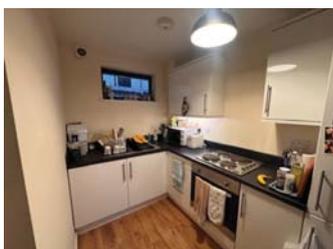
Lot 26 Apartment 27 City Towers, 1 Watery Street, Sheffield, South Yorkshire, S3 7ET

Modern one-bedroom apartment situated in a great location.

Description:

This one bedroom modern apartment is situated within the City Towers development in Upperthorpe to the north of Sheffield City Centre and is only a short walk from Kelham Island District.

The local area offers a wealth of amenities ranging from the popular Moor Market to the impressive Millennium Gallery and theatre complex. Local attractions are in no short supply and include a range of artisanal shops, bars, and restaurants.



Guide Price:
£60,000+ (plus fees)

[Click for more information](#)



Lot
27

8 Newington Road, Sheffield, South Yorkshire, S11 8RZ

A period three bedroom terraced property in a desirable location.

Description:

Larger-than-average three double bedroom terrace. Full of charm, character, and period features. Spacious bay-fronted living room and separate dining room.

Offered for sale with NO onward chain. Walking distance to Ecclesall Road, parks, and green spaces. Must be viewed to fully appreciate the space on offer. Cellar for storage. Delightful rear garden.



Guide Price:

£300,000 (plus fees)

[Click for more information](#)

Lot
28

9 Alexandra Terrace, Evenwood, Bishop Auckland, County Durham, DL14 9QN

A fully refurbished three-bedroom property.

Description:

A fully refurbished three-bedroom property with garage, enclosed yard, and large rear garden — offering an excellent turnkey investment opportunity in a popular rental location.

This attractive and recently modernised home is ready for immediate occupation, making it ideal for buy-to-let investors or those seeking a low-maintenance addition to their portfolio. Situated in the well-connected village of Evenwood, the property benefits from strong local rental demand and easy access to Bishop Auckland, Tindale Retail Park, and key commuter routes via the A68.



Guide Price:

£50,000+ (plus fees)

[Click for more information](#)

Lot 29 Government Building, St. Georges Road, Millom, Cumbria, LA18 5DW

A rare development opportunity in Millom.

Description:

A rare development opportunity in Millom, comprising a former government building with outline planning consent for residential development, offered for sale by auction.

The property benefits from a prominent position on St. Georges Road with ample on-site parking and a substantial footprint suitable for redevelopment. Under planning reference 4/25/2291/001, an outline application (with some matters reserved) has been approved, including approval of scale for three dwellings (Use Class C3) following the demolition of the former dentistry building. This consent provides a clear route to residential development, offering potential to unlock significant value in a coastal town location.

Guide Price:

£135,000 (plus fees)



[Click for more information](#)



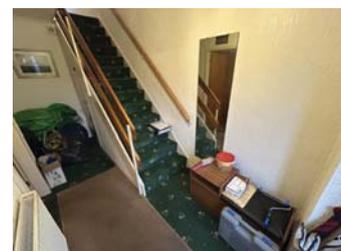
Lot 30 58 Phyllis Street, Middleton, Manchester, Lancashire, M24 2AQ

Opportunity to refurbish and modernise.

Description:

A three bedroomed, semi detached property is in need of some updating/refurbishment which has been reflected in the guide price.

The property is situated in a popular residential area of Middleton within easy access of excellent local schools and amenities, public transport links and a short drive from the Northwest motorway network.



[Click for more information](#)



Lot
31

**Tillycorthie Mansion House, Udney, Ellon,
Aberdeenshire, AB41 6SD**

Fully reinstated mansion house residence with residential, multi generational or commercial potential.

Description:

The opportunity to acquire a period mansion house 2,184 M2 (Internally) steeped in local history yet only built in 1911 which has been fully refurbished with such meticulous attention to detail is rare indeed. The current owners have purchased it as their family home in the mid '90s and lavished much energy, passion and expense to ensure that Tillycorthie Mansion House was reinstated to its former glory.

Accessed by a shared private driveway with lawns and lake along either side . A feeling of grandeur is immediately evident on arrival into the Palm Courtyard this exquisite 349M2 space is flooded with natural light from the pitched cantilever style glass roof and offers the most versatile of hosting areas.

Guide Price:

£625,000 (plus fees)



[Click for more information](#)



Lot
32

**8 Sleights Crescent, Middlesbrough,
Cleveland, TS6 8HF**

Well presented 2 bed freehold semi.

Description:

Perfect for the first time buyer, this two bedroom semi-detached property is immaculate throughout with open plan lounge diner, kitchen, separate utility area, two bedrooms, family bathroom and beautiful rear garden.

The front of the property has been block paved offering off street parking for two cars. The rear garden is mostly laid to lawn with neat borders and a patio area adjacent to the rear of the house.



Guide Price:

£80,000 (plus fees)

[Click for more information](#)



Lot 33

Bank House, 2 Chapel Lane, Birstall, Batley, West Yorkshire, WF17 9EJ

A versatile property which was previously a 4 bedroom house.

Description:

This property was a former hair & beauty spa . A versatile property which was previously a 4 bedroom house.

This was lovingly renovated to a spa in the heart of the town in 2012. It has the option to be a commercial business or restored back to a great proportioned family home. (stpp)

The town has two retail parks adjacent to Junction 27 of the M62, Birstall Shopping Park (also referred to as West Yorkshire Retail Park) and Junction 27 Retail Park.

Excellent transport links, Fantastic community,



Guide Price:

£275,000 (plus fees)

Click for more information

Lot 34

82 Weymoor Road, Birmingham, West Midlands, B17 0RX

4 bedroom semi detached property.

Description:

Ideally located in the ever-popular area of Harborne, offering a wonderful opportunity for families or professionals seeking generous living accommodation in a prime location.

The home features two well-proportioned reception rooms, perfect for both entertaining and everyday family living. A modern kitchen sits to the rear, providing ample cupboard and worktop space, with a sleek and stylish finish suited to contemporary tastes.

Upstairs, the property offers four bedrooms, providing flexibility for a growing family, home office, or guest accommodation. A well-appointed family bathroom serves the upper floor, offering both functionality and comfort.



Guide Price:

£320,000 (plus fees)

Click for more information

Lot 35 **21 Penderry Rise, London, SE6 1EZ**

Four bed vacant terrace.

Description:

Offered with vacant possession, this well-proportioned four-bedroom family home is situated on a popular residential road in the heart of Catford.

Arranged over three generous floors, the property provides versatile living space ideal for growing families. The ground floor features a welcoming front lounge with bay window, a separate dining room perfect for entertaining, and a well-fitted kitchen with access to the rear garden.



Guide Price: £365,000 (plus fees)

[Click for more information](#)

Lot 36 **7 Vincent Terrace, Stanley, County Durham, DH9 7UN**

Bidding opens 10.00 am

Spacious three-bedroom freehold property.

Description:

The accommodation benefits from gas central heating and double glazing and comprises entrance porch and hallway, two reception rooms, a newly fitted kitchen with utility area, three bedrooms and family bathroom.

Externally, the property offers an enclosed rear yard with gated access and a front forecourt garden.

The property is suitable for buy-to-let investment, with an estimated rental value of £550pcm.



Guide Price:
£50,000 - £70,000 (plus fees)

[Click for more information](#)

Lot 37 Flats 1-5 4 Ballfield Lane, Darton, Barnsley, South Yorkshire, S75 5EF

Block for 5 apartments.

Description:

These 5 apartments to be sold as a single lot

Currently fully let generating an annual income of £38,100 = 13% yield based on guide price

- Flat 1 - £625.00 PCM 2 Bed with Garden Access
- Flat 2 - £675.00 PCM 2 Bed with Garden Access
- Flat 3 - £650.00 PCM 2 Bed
- Flat 4 - £650.00 PCM 2 Bed
- Flat 5 - £575.00 PCM Large 1 bed

Ballfield Lane is situated in a great location, close to a wealth of amenities, in one of Barnsleys most sort after postcodes. Benefitting from excellent motorway and transport links, this property boasts easy accessibility and visibility.



Guide Price:

£320,000 (plus fees)

[Click for more information](#)

Lot 38 154 Two Trees Lane, Denton, Manchester, Lancashire, M34 7GL

Two bed terrace property.

Description:

The property is situated within a highly regarded area of Denton, close to schools, shops, core transport links and Haughton Green Village. Haughton Dale Nature Trail, which is a popular location for many, is also within close vicinity.



Guide Price:

£80,000 (plus fees)

[Click for more information](#)

Lot
39

Room 201 Apartment 3, 14 Beeley Street, Sheffield, Sheffield, S2 4LP

1 bed studio apartment.

Description:

An ideal investment opportunity in a highly popular location.

This property offers strong rental demand and excellent potential for long-term growth, making it a smart addition to any portfolio.



Guide Price:
£4,000 (plus fees)

[Click for more information](#)

Lot
40

Room 401 Apartment 3, 14 Beeley Street, Sheffield, Sheffield, S2 4LP

1 Bed Studio Apartment.

Description:

An ideal investment opportunity in a highly popular location.

This property offers strong rental demand and excellent potential for long-term growth, making it a smart addition to any portfolio.



Guide Price:
£4,000 (plus fees)

[Click for more information](#)

Lot 41 Flat 6, 81 Martins Lane, Wallasey, Merseyside, CH44 1BQ

Vacant 2 Bedroom Apartment.

Description:

The property benefits from a modern fitted kitchen and bathroom, spacious living area with Juliet balcony.

The property is situated close to Central Park and to all of the amenities in Liscard Village including good local schools, public transport links and commuter links with the M53 and Liverpool tunnel being nearby and Wallasey Village Railway Station is within two miles.

Lease Start Date
01/01/2007

Lease Duration
125 years (105 years unexpired)

Guide Price:
£55,000 (plus fees)



[Click for more information](#)

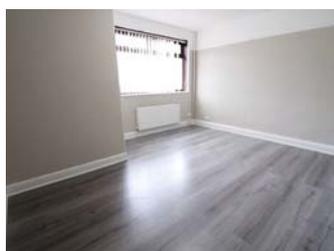
Lot 42 149 Seaforth Road, Liverpool, Merseyside, L21 4LB

Tenanted freehold property with 3 bedrooms income producing £7800 per annum which is a 9% yield.

Description:

In brief; the property comprises, a large lounge area, dining room and Kitchen. You will also find a family bathroom and access to a sunny yard. Upstairs, you will find three good sized bedrooms.

The property is set within a popular & vibrant L21 location. Seaforth Road boasts from being within walking distance to local shops, schools, transport links & all amenities.



[Click for more information](#)

Guide Price:
£80,000 (plus fees)

Lot 43 Flat 2, 4 Church Street, Sheringham, Norfolk, NR26 8QR

Three bedroom apartment.

Description:

Accommodation is bright and spacious throughout and briefly comprises a lounge with kitchen, three double bedrooms and a bathroom. Whilst there is no formal parking with the property, there is on road parking nearby, as well as a short stay and long stay car park.

Sheringham is a picturesque town nestled in an Area of Outstanding Natural Beauty on the stunning North Norfolk coast, perfectly positioned between the sea and the enchanting woods of Pretty Corner.



Guide Price:
£80,000 (plus fees)

[Click for more information](#)

Lot 44 Plot of Land Church Lane, Cheshunt, Waltham Cross, Hertfordshire, EN8 ODY

Freehold plot of land.

Description:

Of interest to investors and developers. A freehold broadly rectangular parcel of land APPROX 0.056 ACRES. Potential for various uses subject to consents.

The land is set on Church Lane between Arundel Close and Shaw Close just off of Great Cambridge Road.

Brookfield Retail Park can be found less than a mile away, with more shopping and leisure opportunities available in Cheshunt.



Guide Price:
£3,000 (plus fees)

[Click for more information](#)

Lot **45** **21 Bridge Croft, Liverpool, Merseyside, L21 0HJ**

Three Bed Refurbishment Opportunity.

Description:

This refurbishment opportunity benefits from new boiler and rewiring

Located on sought after Bridge Croft, the property is close to local amenities, schools, and transport links, providing easy access to Liverpool city centre and surrounding areas.



Guide Price:
£90,000 (plus fees)

[Click for more information](#)

Lot **46** **23 Longmead Road, Ryde, Isle Of Wight, PO33 2TN**

3 bed investment property.

Description:

Located on Longmead Road in the charming town of Ryde, this semi-detached house offers great potential for an investor looking to modernise a property.

Built in 1960, the property comprises a porch, kitchen, lounge and integral garage. To the first floor are three bedrooms and a bathroom.

The location of the house, being within easy reach of the town centre, schools, shops and beach made it an appealing choice of property for the family rental market. It has always attracted good quality tenants over the years.



Guide Price:
£115,000 (plus fees)

[Click for more information](#)

Lot
47

36 Little Preston Road, Ryde, Isle Of Wight, PO33 1DG

Unmodernised freehold 3 bed detached.

Description:

Located in a quiet residential road, this home is well placed to access rural walks and the local countryside as well as being just three minutes by car to Ryde St. Johns station with mainland rail and ferry links. Ryde Esplanade, with its Victorian Promenade, sandy beaches and variety of leisure activities including the Waterside swimming pool and a bowling alley is also just over a mile away.



Guide Price: £150,000 (plus fees)

[Click for more information](#)



Lot
48

Tyn Y Celyn, Llanarmon Yn Ial, Yr Wyddgrug, Sir Ddinbych, CH7 5TF

A secluded hamlet home with sweeping countryside views, offering peace and privacy in every direction.

Description:

Moments from the sought-after village of Llanarmon-Yn-Ial, with its church, community-run pub, shop, and hall.

Surrounded by the Clwydian Range and Moel Famau, ideal for walking, cycling, and exploring nature.

Local schools nearby, with Ruthin, Mold, and Chester providing wider education, shopping, and leisure options.



Guide Price:
£550,000 (plus fees)

[Click for more information](#)



Lot 49 245 Beverley Drive, Edgware, Middlesex, HA8 5NL

Spacious Long-Lease 3 bedroom duplex apartment.

Description:

Ideally located just 0.2 miles from Queensbury Station (Jubilee Line). Arranged over two levels, the first floor features a bright and airy reception room, a separate dining area, and a well-proportioned kitchen. The second floor offers three generously sized bedrooms and a family bathroom.

The property enjoys a prime position within walking distance of Morrison’s supermarket, Queensbury Park, and an excellent selection of local shops, cafés, and restaurants. It is also close to reputable schools, including Christchurch Kindergarten and Canons Park High School.

Guide Price:
£275,000 (plus fees)



[Click for more information](#)

Lot 50 5 Clarke Court, Wyberton, Boston, Lincolnshire, PE21 7EE

One-bedroom ground floor flat.

Description:

Benefiting from an allocated garage and parking. The property offers well-proportioned accommodation and would appeal to both investors and owner-occupiers.

Lease Start Date
30/05/1986

Lease Duration
999 years (959 years unexpired)

Annual Ground Rent
£10



[Click for more information](#)

Guide Price:
£35,000 (plus fees)

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

Lot **51** **28 Bramston Road, London, NW10 5TU**

Three-bedroom mid-terrace home.

Description:

Bramston Road is a prestigious address within Kensal Green, celebrated for its attractive period terraces and community feel. providing fast connections into Central London.

A range of parks, cafés, independent shops, and excellent schools make this location ideal for families and professionals seeking convenience and lifestyle in equal measure.



Guide Price: £700,000 (plus fees)

[Click for more information](#)

Lot **52** **Flat 15 Atlas House, 466 London Road, Isleworth, Middlesex, TW7 4BF**

One Bedroom Apartment with Allocated Parking.

Description:

Set on the site of Isleworth’s original postal office. Features include gated parking, gas central heating and double glazed sash windows, luxury kitchen, no onward chain, and set moments from Isleworth Train Station.

Set in a beautiful looking building Atlas House share some local history being the Isleworth’s former post office, originally constructed in 1919 and designed in by Albert Myers the building was converted in 2006 with a focus on retaining the buildings architectural heritage and period features.



Guide Price: £195,000 (plus fees)

[Click for more information](#)

Lot 53

Morton House, Guntons Road, Newborough, Peterborough, Cambridgeshire, PE6 7RU

Huge Potential 3/4 Bed farmhouse with 1.25 Acre.

Description:

Front entrance has parking for 5 cars, gates through to a large rear garden leading onto a commercial 1.25 Acre, previous owners had a livestock small holding .

The house has been stripped from its pre-dated interior ready for a complete refurbishment.

The 1.25 land at the rear has huge potential for development.

We have been informed a Local surveyor has advised the vendor that the site could be redeveloped for up to Nine, 3/4 bedroomed Detached Houses with garages.



Guide Price:

£320,000 (plus fees)

[Click for more information](#)

Lot 54

Rogues Barn, Misling Lane, Stelling Minnis, Canterbury, Kent, CT4 6DE

Beautiful barn conversion project.

Description:

A superb opportunity to acquire a charming barn conversion project nearing completion, set within a picturesque rural location. Positioned as the final unit to be finished within a select development of converted barns, this property offers the rare chance to create a stunning countryside home with significant value potential.

The conversion is well underway, with the majority of works already completed. Only minor works remain, such as the staircase, connection of the electrics, kitchen, allowing the incoming owner the flexibility to personalise the final design and specifications to their taste.



Guide Price:

£675,000 (plus fees)

[Click for more information](#)

Lot **55** **35a Heathfield Road, London, Wandsworth, SW18 2PH**

3 bed ground floor & basement apartment.

Description:

Heathfield Road is an attractive residential street directly adjacent to the open green spaces of Wandsworth Common. It is ideally placed for access to the local amenities of both Wandsworth and Earlsfield, including the shops, restaurants on Bellevue Road, Northcote Road and at the Southside Centre.



Guide Price:
£800,000 (plus fees)

[Click for more information](#)

Lot **56** **Owlitts Cottages, 2 The Causeway, Brent Pelham, Buntingford, SG9 0HW**

Bidding opens 10.00 am

Ideal Investment.

Description:

This one bedroom, mid terrace bungalow ideal located in Bren Pelham, Buntingford. The accommodation comprises: master bedroom, reception room, kitchen, bathroom/WC, entrance hall. Externally the property benefits from a rear garden and off-street parking is available with communal/unallocated spaces.



Guide Price:
£235,000 (plus fees)

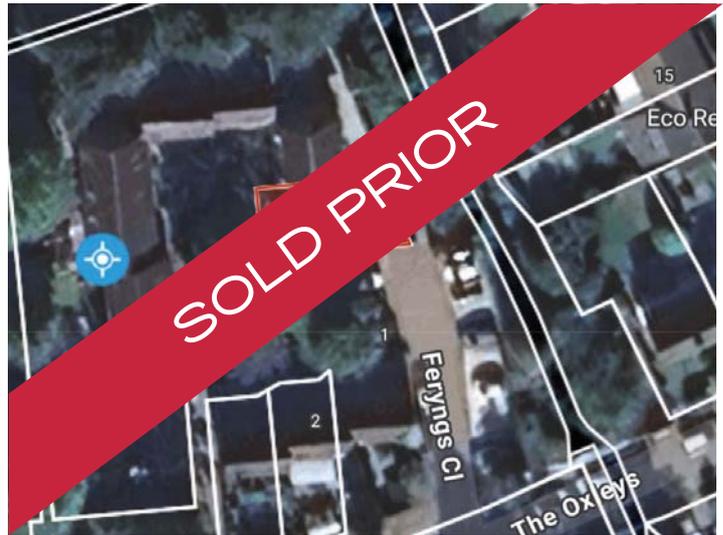
[Click for more information](#)

Lot 57 12 Feryngs Close, Harlow, Essex, CM17 0EH

Tenanted Investment Opportunity.

Description:

A 3 bedroom end of terrace property located on Feryngs Close, Harlow. The property is tucked away in a little known cul-de-sac, close to Harlowbury School and opposite Watlington Road. The property is currently let and offers a good investment opportunity for a buy to let landlord.



Guide Price:

£250,000 (plus fees)



Lot 58 370B Long Lane, London, N2 8JX

One Bed Maisonette - Share of Freehold.

Description:

One bedroom, share of freehold, first floor maisonette comprising of a good size double bedroom, a large reception room, bathroom and separate fully fitted kitchen. The property is in good condition throughout and is located on Long Lane within easy reach of the local tubes and shops of East Finchley and High Road Finchley.



Guide Price:

£210,000 (plus fees)



Lot 59 169 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.



Guide Price:

£650,000 (plus fees)

[Click for more information](#)

Lot 60 51/53/53A Stourton Avenue, Feltham, Middlesex, TW13 6LB

Rare Development Opportunity.

Description:

Rare opportunity to purchase this former garden nursery with a pair of semi detached properties sitting on circa 1.2 acres of land. For sale via auction treaty, this site offers huge development potential subject to the relevant planning permission. It also comes with the benefit of 3 single garages.

Located Feltham, the site is ideally located with good transport links to local amenities and London..



Guide Price:

£1,450,000 (plus fees)

[Click for more information](#)

Lot 61 Unit 1 Rear of 27 Elthorne Road, Uxbridge, Middlesex, UB8 2PS

Commercial Site with Huge Potential.

Description:

Rare opportunity to purchase this commercial yard space via auction treaty. The site offers the potential of commercial or residential development, subject to the relevant planning permission.

The site comprises: a large unit spanning the width of the land with 2 roller shutters, a further unit covering around a 1/3 of the width, separate outbuilding with WC and a strip of land behind the main structure.



Guide Price:
£290,000 (plus fees)

[Click for more information](#)

Lot 62 Apartment 908 Oakley House, 10 Electric Boulevard, London, SW11 8BT

Manhattan' Style Studio Apartment.

Description:

A spacious Manhattan-style studio apartment situated on the 9th floor, being the highest floor available for this layout, within a modern and well-regarded residential development. For sale by auction treaty sold with vacant possession.

The apartment offers well-designed accommodation with a private winter garden, extending the living space and providing a defined seating or retreat area. Finished to a high standard throughout, the property benefits from a smart, functional layout, excellent natural light, and floor-to-ceiling windows. The exterior and interior are both designed by Lord Foster in this original phase.



Guide Price:
£500,000 (plus fees)

[Click for more information](#)

Lot 63 Apartment 1 The Beeches, Dedworth Road, Windsor, Berkshire, SL4 4LH

One Bed Apartment In Popular Location.

Description:

Well-presented one-bedroom ground floor apartment in a popular residential location in Windsor. For sale via auction treaty. The accommodation comprises an entrance porch, open-plan kitchen/living room, hallway, bedroom, and bathroom.

The property is presented in very good condition throughout. Further benefits include one allocated parking space located to the front of the property.



Guide Price:
£175,000 (plus fees)

[Click for more information](#)

Lot 64 Apartment 2 The Beeches, Dedworth Road, Windsor, Berkshire, SL4 4LH

One Bed Apartment In Popular Location.

Description:

Well-presented one-bedroom ground floor apartment in a popular residential location in Windsor. For sale via auction treaty. The accommodation comprises an entrance porch, open-plan kitchen/living room, hallway, bedroom, and bathroom.

The property is presented in very good condition throughout. Further benefits include one allocated parking space located to the front of the property.



Guide Price:
£175,000 (plus fees)

[Click for more information](#)

Lot 65 350 & 350a Baker Street, Enfield, Middlesex, EN1 3LQ

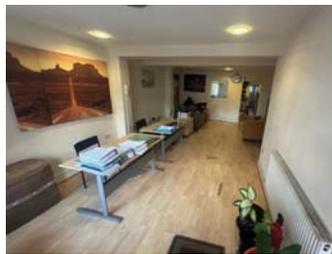
Freehold Mixed-Use Property in Prominent Location.

Description:

Freehold mixed-use property in the vibrant and well-connected heart of Enfield, North London. The property comprises a spacious commercial unit to the ground floor, open plan sales floor, additional offices to the rear, and WC. With 3 bedroom flat to the first floor, 3 bedrooms, kitchen living area, bathroom and WC.

The flat is currently returning £24,000 pa.

The estimate rental value for the commercial is circa £28,000.



Guide Price:

£550,000 (plus fees)

[Click for more information](#)



Lot 66 13 Gilmore Crescent, Ashford, Middlesex, TW15 2DE

Refurbishment Opportunity.

Description:

Three bedroom detached property in need of refurbishment for sale via auction treaty. Ideally located on Gilmore Crescent, Ashford, offering good investment potential, the property benefits from a garage, shared driveway, front and rear gardens, backing on to golf course.

The accommodation comprises: entrance hallway, two reception rooms and kitchen to the ground floor. With three bedrooms and bathroom to the first floor.



Guide Price:

£400,000 (plus fees)

[Click for more information](#)



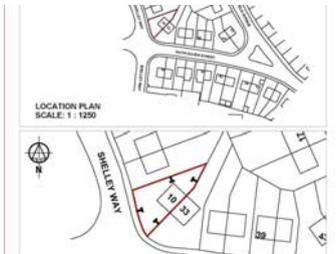
Lot 67 10 Shelley Way, Plymouth, Devon, PL5 1QE

3 Bed Semi-Detached.

Description:

3 bedroom semi-detached property situated in the St Budeaux area of Plymouth. Within close proximity of Victoria Road railway station providing routes into Cornwall and Devon.

Accommodation comprises: living room and kitchen to the ground floor with 3 bedrooms and bathroom to the first. Gardens to the front and rear.



Guide Price:
£120,000 (plus fees)

[Click for more information](#)

Lot 68 5 Collin Close, Plymouth, Devon, PL5 1QG

Refurbishment Project.

Description:

3 bedroom semi detached property located on Collins Close, Plymouth for sale via auction treaty. The property is in need of refurbishment through out.

The accommodation comprises: entrance hall, living room, kitchen and bathroom with WC to the ground floor. With 3 bedrooms to the first floor. Gardens to the front and rear.



Guide Price:
£110,000 (plus fees)

[Click for more information](#)

Lot 69 20 - 22 Upper Ham Road, Richmond, Surrey, TW10 5LA

Two Commercial Premises with Air Space Development.

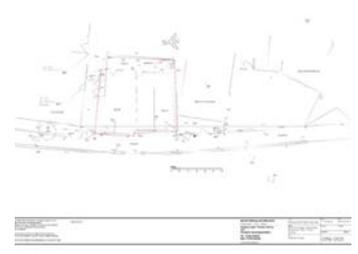
Description:

Unique freehold investment/owner occupier development potential.

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

This prestigious location in Richmond is within a short walk/close to Royal Richmond Park, Rivera Thames Ham Polo. On the main road and numerous buses stop within a few metres. Both Units are already vacant with an estimated total rental value of £40,000 (£20,000 per unit). There is potential for redevelopment, utilising the air space above, STPP.

Guide Price:
£375,000 (plus fees)



[Click for more information](#)

Lot 70 312 Worlds End Lane, Quinton, Birmingham, West Midlands, B32 2SB

3 Bed Terrace.

Description:

Three bedroom terrace house with driveway to front, for sale via auction treaty. The property is currently let on a 12 month Assured Shorthold Tenancy Agreement at £1,200 pcm/£14,400 per annum, which equates to an 8.4% yield based on this guide price.

Located in the sought-after area of Quinton, close to local amenities the accommodation comprises: entrance hall, loving room, conservatory, and kitchen to the ground floor. With 3 three bedrooms and bathroom to the first floor. Externally the property benefits from a driveway to the front and garden to the rear.

Guide Price:
£170,000 (plus fees)



[Click for more information](#)

Lot
71

**22-24 Rose Tree Lane, Newhall,
Swadlincote, Derbyshire, DE11 0LN**

Opportunity for Development.

Description:

Opportunity to purchase a pair of Semi Detached properties with a positive Pre Planning Application for 4 x two bedroom houses (two pairs of semi's) with off road parking for all.

This is a fantastic development opportunity for any buyer.



Guide Price:
£180,000 (plus fees)

[Click for more information](#)



Lot
72

**76A Hoxton Street, London,
N1 6LP**

Tenanted 3 Storey Commercial Premises in Popular North London Location.

Description:

A three storey commercial property located on Hoxton Street, in a well-established and popular mixed-use area of North London.

The building is arranged over ground, first and second floors and occupies a position on a busy thoroughfare with good footfall, close to Shoreditch and the City fringe.

The property is offered leasehold and is being sold by auction.

The property is currently let to 3 tenants. See leases in legal pack. The income as per the leases is circa £159,000. To date the receivers have not yet received any payments from the tenants.



Guide Price:
£630,000 (plus fees)

[Click for more information](#)



Lot
73

Flat 20 Gransden House, London, SE8 3QL

Studio Apartment in Popular SE8 Location.

Description:

Well presented ground floor studio flat in popular SE8. Benefitting from double glazing and gas central heating, this bright and spacious studio boasts a kitchen, open plan reception studio room and three piece bathroom suite. There is a rarely available private rear garden. The transport links and amenities of Surrey Quays and Deptford are both within walking distance, as are the local shops on Grove Street.

Leasehold Information:

Lease Details: From 4 March 2002 to 23 July 2125.



Guide Price:

£140,000 (plus fees)

[Click for more information](#)



Lot
74

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

Freehold Block Arranged as 5 Flats

Description:

Freehold block currently arranged as 5 flats returns circa £8,000 pcm via short term tenancies (£96,000 pa), the property will be sold with vacant possession.

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 with balcony 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:

£825,000 (plus fees)

[Click for more information](#)



Lot
75

**Broadmeadow Farm Oxhey Lane,
Oldham, Lancashire, OL3 5UB**

Circa 1.5 Acres of Land.

Description:

Fantastic opportunity to acquire circa 1.5 acres of land with a stable block and potential for further development subject to planning permission & building regs.



Guide Price:
£40,000 (plus fees)

[Click for more information](#)

Lot
76

**9 Ealham Close, Canterbury, Kent,
CT4 7BW**

Substantial Detached 5 Bedroom Property.

Description:

A substantial, detached property with double detached garage located in a sought after cul de sac in Canterbury, offering in excess of 2000 sq ft of accommodation, including 5 bedrooms, 2 en suite bathroom and 4 reception rooms.

Under a mile from Canterbury East station with easy access to the High Street, the property is situated close to highly regarded state and independent schools, University of Kent, Canterbury Christ Church University, Chaucer Hospital, the Kings Mile, and there is excellent access to city amenities, parks, and rail links, and the coast



Guide Price:
£500,000 - £600,000 (plus fees)

[Click for more information](#)

Lot 77

58 High Road, Trimley St. Mary, Felixstowe, Suffolk, IP11 OSY

Large Detached Commercial Premises with Significant Redevelopment Potential (STPP).

Description:

Detached commercial building with a rear single-storey extension currently arranged as a 24 bedroom care home extending to approximately 7,927 sq. ft. GIA.

There are gardens to the rear of the property and car parking for several vehicles at the front of the property; with the whole plot extending to 0.234 acres. The ground floor consists of kitchens, a laundry room, lounges and staff offices and some bedrooms; with the remaining bedrooms arranged over the first and second floors, and all floors connected by a 4-person lift.



Guide Price:

£600,000 (plus fees)

[Click for more information](#)



Lot 78

Saddleback Barn & Hogbarn The Old Piggeries, Sudbury, Suffolk, CO10 7EF

Two Adjoining Plots with Planning Permission Granted for 2 x Detached Dwellings.

Description:

A rare opportunity to acquire two adjoining building plots offered together as one auction lot, located just off Hedingham Road in the sought-after village of Bulmer, near Sudbury.

The site enjoys a semi-rural setting while remaining conveniently positioned for access into Sudbury and surrounding villages.



Guide Price:

£390,000 (plus fees)

[Click for more information](#)



Lot **79** **24 Legge Street, Newcastle, Staffordshire, ST5 1NL**

Turnkey Investment Opportunity.

Description:

Ideal turnkey investment opportunity, currently returning circa £26,130 per annum. Representing a yield of 18.66% against the lower end of the guide price. Arranged currently with 4 bedrooms and 2 bathrooms, this end of terrace property is an ideal turn key investment for a buyer. Ideally situated in Newcastle-Under-Lyme, within easy reach of the University Hospital of North Midlands.

The average room rent is £125 per week. The property would benefit from some TLC to maximise its features, presenting excellent opportunity for investors to add value through refurbishment whilst maintaining existing income.



Guide Price:

£140,000 (plus fees)

[Click for more information](#)

Lot **80** **18 Clapham Road, London, SW9 0JG**

Freehold Commercial Unit.

Description:

Fantastic opportunity to purchase this freehold commercial unit split over two storeys (ground floor & basement) via auction treaty. The upper floors are sold off on long leases.

The location is fantastic located within 5 minutes walk to Oval (Northern Line) and also Stockwell station (Victoria and Northern Line).



Guide Price:

£300,000 - £350,000 (plus fees)

[Click for more information](#)

Bidding opens 8.00 am

Lot 81

148 Wilton Road, Upper Shirley, Southampton, Hampshire, SO15 5JT

Transform a detached three-bedroom house into a stunning modern home.

Description:

Nestled in one of Southampton's most desirable neighborhoods, this property offers proximity to local amenities, reputable schools, and excellent transport links.

Renovation Potential: This house presents a blank canvas for those with the vision and expertise to undertake a full refurbishment. The existing layout includes two reception rooms, a kitchen, and a ground-floor W.C., with three double bedrooms and a bathroom upstairs.

Development Opportunity: With the right planning consents, there's ample potential to reconfigure and extend the property, adding significant value. Imagine creating a spacious, modern family home that stands out in this vibrant community.

Guide Price:

£275,000 - £350,000 (plus fees)



Click for more information

Lot 82

Flat 4 Eaton Court, 12 Madeira Road, Bournemouth, Dorset, BH1 1QG

One Bedroom Ground Floor Flat.

Description:

A ground Floor Flat in Bournemouth. The flat is accessed via the main communal entrance, leading down a set of steps.

The property benefits from a designated car parking space and enjoys a central Bournemouth location, within walking distance of shops, restaurants, and local amenities.

Guide Price:

£70,000 - £125,000 (plus fees)



Click for more information

Lot 83 9a, 11 & 23 Bransby Way,
Weston-super-Mare, Avon, BS24 7FN

A Small portfolio of 3 x 2 bedroom purpose built apartments.

Description:

Residential rental portfolio of 3 apartments situated in the very popular and highly sought after Bransby Way development.

Current rents are circa £600 per month but these have not been reviewed for many years. Current market rents are circa £995 per month for each flat.



Guide Price:
£345,000 - £360,000 (plus fees)

[Click for more information](#)

Lot 84 1 Rockley Road, Leicester, Leicestershire,
LE4 0GJ

Three Bedroom Semi Detached House in LE4.

Description:

A 3 bed semi-detached house located on the popular Stadium Estate. The property benefits from local schools and amenities, with the location providing great access to the city centre making this an ideal location to commute from.

Downstairs the property comprises of a hallway that leads to the kitchen and living room. Off the living room there is a large conservatory that overlooks the garden.



Guide Price:
£225,000 - £250,000 (plus fees)

[Click for more information](#)

Lot 85 27b Magdalen Road, St. Leonards-on-Sea, TN37 6EP

Rare Two Double Bedroom Ground Floor Garden Flat.

Description:

A very attractive two double bedroom garden flat offered with full vacant possession. Situated in a highly sought after residential road that is conveniently positioned to Warrior Square train station which boasts links to London Victoria.

The apartment is also well located for local amenities to be found on Norman Road and of course St Leonards seafront is just a short stroll away.



Guide Price:

£125,000 (plus fees)

[Click for more information](#)

Lot 86 44A St Johns Road, Winchester, Hampshire, SO23 0HQ

Block of Four Flats with Large Outbuilding/Garage.

Description:

A end of terrace, two storey house which has been converted into four flats. The original dwelling probably dates from around the turn of the Nineteenth Century.

All the flats are in a reasonable condition but would benefit from some updating. To the rear of the property is a reasonable sized garden, parking area and a garage.

This property is in a sought after location and has great potential so viewing is very highly recommended.



Guide Price:

£475,000 - £575,000 (plus fees)

[Click for more information](#)

Lot 87 **434 Ashley Road, Poole, Dorset, BH14 0AA**

Great Investment Opportunity.

Description:

This outstanding investment opportunity:- a spacious, vacant shop unit featuring private consulting rooms, a kitchen, and WC facilities.

Strategically located on a busy main road, this property benefits from excellent visibility and a steady stream of potential customers, making it ideal for a variety of commercial ventures.

The bathroom and WC have recently been modernised, including the addition of a shower cubicle. Hot water has been installed at both the washbasin and in the kitchen, which also includes a washing machine, fridge, and tumble dryer.



Guide Price:

£70,000 - £110,000 (plus fees)

[Click for more information](#)



Lot 88 **155 South Street, Bridport, Dorset, DT6 3PB**

Georgian Grade II listed townhouse.

Description:

This delightful Grade II Listed Georgian four/five bedroom townhouse in walking distance Bridport town centre, and on the doorstep of the Jurassic Coast.

The accommodation comprises, lounge dining room refitted kitchen and downstairs w/c. Floor one comprises double bedroom and a single bedroom and family bathroom. On the second floor you will find another two double bedrooms from the hall satire rise to the loft room.

To the rear of the property is an enclosed rear garden with a summerhouse that has power and light points, a storage shed and single garage.



Guide Price: £395,000 (plus fees)

[Click for more information](#)



Lot 89 23 Midwood Avenue, Bournemouth, Dorset, BH8 9LX

A charming and well-located home.

Description:

This stunning, energy-efficient detached residence offers an exceptional opportunity to secure a spacious family home in one of the area's most desirable locations. Set on Midwood Avenue in the ever-popular suburb of Queens Park, the property enjoys far-reaching views and a sense of privacy.

The accommodation has been thoughtfully arranged to suit modern family life. On arrival, you are welcomed by two generous and light-filled reception rooms, comprising a bright sitting room and an elegant dining room, both enjoying dual aspects that flood the space with natural light. To the rear, the kitchen/breakfast room is well appointed with a comprehensive range of base and wall units.

Guide Price: £330,000 (plus fees)



[Click for more information](#)



Lot 90 Cupcake Cottage, 17A Holyrood Street, Chard, Somerset, TA20 2AH

A beautifully refurbished character cottage.

Description:

This superbly refurbished two-bedroom cottage, ideally positioned in the heart of the charming Somerset town of Chard.

This delightful home has been meticulously renovated to an exceptional standard throughout, showcasing high-quality fixtures and fittings, stylish flooring, and tasteful décor that blends character with contemporary living.

Guide Price:
£130,000 (plus fees)



[Click for more information](#)



Bidding opens 8.00 am

Lot
91

**Flat 3 St. Johns Court, 8 Ship Street,
Shoreham-by-Sea, West Sussex, BN43 5EB**

A well-presented apartment situated within a Grade II listed converted church in Shoreham-by-Sea.

Description:

The property is arranged around a central hallway providing access to all rooms. The accommodation comprises a lounge/diner with Velux windows providing natural light, a separate fitted kitchen with a range of wall and base units, work surfaces, and two bedrooms, both of which benefit from Velux windows. A bathroom completes the internal accommodation.

The apartment forms part of a characterful church conversion and retains features consistent with the building's original design, including vaulted ceilings and arched external windows..

Guide Price:

£200,000 (plus fees)



[Click for more information](#)

Lot
92

**14 Salisbury Road, St. Leonards-on-Sea,
East Sussex, TN37 6RX**

Four Double Bedroom Three Storey Freehold Family Home In TN37.

Description:

The property has been used as a family home for over 20 years and would now benefit from a programme of improvement works and modernisation, while retaining a wealth of original features throughout.

The accommodation is arranged over three floors and offers a versatile layout comprising an entrance hall, bay-fronted living room, separate dining room, and kitchen with access to the rear garden.

To the first floor are two double bedrooms, a family bathroom with W.C., and an additional cloakroom with W.C. The second floor provides two further double bedrooms.

Guide Price:

£330,000 (plus fees)



[Click for more information](#)

Lot **93** Flat 5 Fort Mansions, 9-11 Fort Crescent, Margate, Kent, CT9 1HN

Two Bedroom Ground Floor Apartment with Open Plan Living and Sea Views in Central Margate.

Description:

A well-presented ground floor two-bedroom apartment, considered ideal for an investor.

The property has recently undergone a programme of external improvement and redecoration works and benefits from an entrance hall, open-plan living area with a large fitted kitchen, two bedrooms, and a bathroom with W.C.



Guide Price:

£125,000 - £150,000 (plus fees)

[Click for more information](#)

Lot **94** High Beech, 16 Battle Road, St. Leonards-on-Sea, East Sussex, TN37 7BS

2 Bedroom Property with Large Sun Terrace and Parking in Quite Location.

Description:

A fully renovated two-bedroom property in a stunning location with a rental potential over 10% per annum / £1200+ PM. AirBNB Acceptable.

The property is in a private, elevated position and has been comprehensively refurbished and upgraded.



Guide Price:

£50,000 - £100,000 (plus fees)

[Click for more information](#)

Lot
95

**Unit 15c, Atlantic Trading Estate,
Barry, CF63 3RF**

Bidding opens 12.00 pm

A substantial freehold workshop/industrial unit.

Description:

located within the well-established Atlantic Trading Estate in Barry.

Formerly utilised as a carpentry store and workshop, the property is well suited to a wide range of industrial, trade, storage, or light manufacturing uses (subject to any necessary consents).

The unit provides approximately 8,879 sq ft of accommodation arranged over two floors, offering generous workshop space alongside office and ancillary areas, making it ideal for owner-occupiers or investors alike.

Guide Price:

£495,000 (plus fees)



[Click for more information](#)

Lot
96

**121 Queens Road, Elliotts Town, New
Tredgar, NP24 6DU**

A two-bedroom mid-terraced property.

Description:

The property is offered for sale by public auction and is presented in turnkey condition, making it suitable for immediate occupation or letting with minimal further expenditure.

The accommodation is arranged over two floors and comprises an entrance hallway, living room, kitchen, two bedrooms, and a bathroom. The property benefits from a traditional terraced layout and is considered ideal for first-time buyers, buy-to-let investors, or owner-occupiers.

New Tredgar offers a range of local amenities and transport links to surrounding areas including Bargoed and Blackwood.

Guide Price:

£69,000 (plus fees)



[Click for more information](#)

Lot 97 193 Charston, Greenmeadow, Cwmbran, NP44 4LD

A three-bedroom semi-detached house.

Description:

The accommodation is arranged over two floors and comprises entrance hall, living accommodation and kitchen to the ground floor, with three bedrooms and bathroom facilities to the first floor. The property now requires modernisation throughout, offering clear scope for refurbishment and improvement, with potential to enhance both rental and resale value, subject to the necessary consents.

The house is located within a predominantly residential neighbourhood, conveniently placed for local shops, schools, public transport links and easy access to Cwmbran town centre and surrounding areas.

Guide Price:
£99,000 (plus fees)



[Click for more information](#)

Lot 98 17 (Block of 4 Flats), Ferry Road, Cardiff, CF11 7DW

Substantial Residential Investment.

Description:

With a potential rental income of approximately £3,900 per calendar month, this property represents a strong yield opportunity in a well-established and highly accessible area of Cardiff.

The building comprises four self-contained flats, arranged as one two-bedroom units and three one-bedroom units, one also with a mezzanine floor, all maintained in good condition throughout. All 4 flats have an EPC rating of C. Two of the flats are currently let, with further income potential from the remaining two units.

All flats benefit from fitted kitchens, modern bathroom suites and full double glazing, ensuring low maintenance and strong rental appeal.

Guide Price:
£350,000 (plus fees)



[Click for more information](#)

Lot **99** **34 Arthur Street, (2 flats), Cardiff, CF24 1QR**

**Residential Investment Opportunity
Comprising Two Self-Contained Flats.**

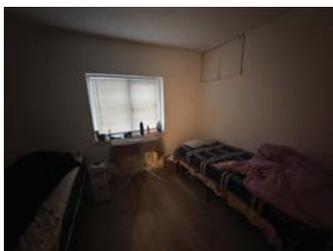
Description:

The ground floor flat offers two bedrooms and is currently rented at £1,000 per calendar month, while the first floor flat is a one-bedroom unit achieving £775 per calendar month. Combined, the property produces a gross income of £21,300 per annum.

The Ground Floor Flat has access to a low maintenance rear courtyard.

The property is well positioned within a popular residential area of Cardiff, benefiting from strong rental demand due to its proximity to the city centre, local amenities, public transport links and Cardiff University. This makes it an attractive and sustainable investment for landlords.

Guide Price:
£210,000 (plus fees)



[Click for more information](#)

Lot **100** **13 Gogarth Avenue, Dwygyfylchi, Penmaenmawr, Gwynedd, LL34 6PY**

**A spacious and extended
four-bedroom residential property.**

Description:

The property offers generous accommodation and would be suitable for owner-occupation or investment, with further potential to enhance, subject to the necessary consents.

Externally, the property benefits from gated driveway parking together with front and rear gardens, all set within an established residential area renowned for its scenery and access to coastal and countryside walks.

Well positioned for the A55 expressway, the property provides convenient links to Conwy, Llandudno, Bangor and beyond.

Guide Price:
£180,000 (plus fees)



[Click for more information](#)

Lot
101 **Crud-yr-Awel, Graig Road, Llandysul,
SA44 4DY**

4-bedroom town house.

Description:

The property is currently habitable but would benefit from a programme of modernisation, presenting an excellent opportunity for purchasers to improve and add value.

The house benefits from oil-fired central heating and uPVC double glazing and is considered suitable for immediate occupation.

To the rear of the property is a good-sized garden which leads to a useful detached two-storey garage, suitable for a variety of potential uses, subject to any necessary consents.



Guide Price:

£100,000 (plus fees)

[Click for more information](#)



Lot
102 **116 Park Hall, Carmarthen,
Carmarthenshire, SA31 1JQ**

Semi detached house.

Description:

No member of TCPA has viewed or visited this property and therefore we have no further details with regards to the internal layout of the property.

Viewers must rely on their own enquiries.



Guide Price:

£60,000 (plus fees)

[Click for more information](#)



Lot **103** Plot of land with planning, High Street, Gilfach-Goch, Rhondda Cynon Taf, CF39 8SH

Freehold Development Opportunity with Planning Permission.

Description:

A rare opportunity to acquire a freehold parcel of land situated just off High Street in the popular village of Gilfach Goch, within an established residential area.

The site benefits from full planning permission granted under Application Number 22/0996/10 for the construction of a three-storey dwelling, offering an excellent opportunity for builders, developers or owner-occupiers seeking a self-build project.

Planning consent was approved by Rhondda Cynon Taf County Borough Council on 12 April 2023.

Guide Price:

£40,000 (plus fees)



[Click for more information](#)

Lot **104** Bethania Baptist Chapel, Bethania Road, Clydach, Swansea, SA6 5DE

A rare and highly evocative development opportunity set within the heart of Clydach.

Description:

Positioned alongside its distinctive sloping graveyard, the chapel enjoys far-reaching views across the Swansea Valley landscape, creating a dramatic and characterful setting that is increasingly sought after for imaginative redevelopment projects.

Steeped in history and architectural presence, the building now requires complete modernisation and comprehensive refurbishment throughout, offering purchasers a blank canvas with significant scope to enhance and reimagine the existing structure.

Guide Price:

£30,000 (plus fees)



[Click for more information](#)

Lot **105** **20 Pen-y-Lan Road, Cardiff, CF24 3PF**

A substantial and characterful family home arranged over three floors.

Description:

situated in a highly sought-after location. This generously sized property offers six bedrooms, multiple reception areas, and a large rear extension that enhances the living space.

The ground floor features a bright and spacious modern kitchen located within the extension, providing an excellent hub for family living and entertaining. Additional reception areas offer flexibility for dining, relaxation, or working from home.

Across the upper floors are six well-proportioned bedrooms, ideal for larger households or those seeking a strong investment opportunity.

Guide Price:

£340,000 (plus fees)



[Click for more information](#)

Lot **106** **Brithdir, Rhydlewis, Llandysul, Ceredigion, SA44 5SN**

6-Acre Smallholding with Substantial 5-Bedroom Farmhouse.

Description:

A unique smallholding in an elevated position enjoying a wonderful countryside outlook.

A Substantial 5 bedroom farmhouse, multi-generational opportunity with potential to re-establish an agricultural/commercial buildings.

Wonderful property in an attractive setting with excellent scope for redevelopment and a great project for a willing party.



[Click for more information](#)

Guide Price:

£400,000 (plus fees)

Lot **107** **17 Glandafen Road, Llanelli, Carmarthenshire, SA15 2BH**

8 Bedroom property, previously used as HMO.

Description:

A substantial 8 bedroom property, fully refurbished throughout and most recently utilised as a House in Multiple Occupation (HMO).

The accommodation offers eight generously sized bedrooms alongside a spacious communal kitchen, ideal for HMO use or alternative residential configurations (subject to any necessary consents). There are two shower rooms and two cloakrooms, providing practical facilities for multiple occupants.



Guide Price:
£170,000 - £200,000 (plus fees)

[Click for more information](#)

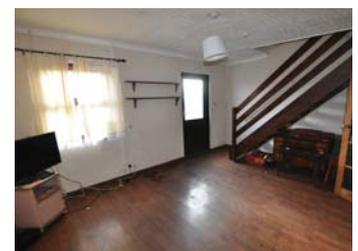
Lot **108** **1 Towy Mews Priory Street, Carmarthen, SA31 1NN**

A end-of-terrace two-bedroom house.

Description:

located just off Priory Street, presents an excellent opportunity for owner-occupiers or investors seeking a well-located property in Carmarthen. The property is set back from the road and benefits from open views across the Towy Valley to the rear, while remaining within close proximity of Carmarthen town centre and its amenities.

The accommodation includes a spacious lounge with entrance door and radiators, and a fitted kitchen offering a range of base and eye-level units, wood-effect work surfaces, stainless steel sink, cooker point with extractor, and space for white goods. The kitchen enjoys a double-aspect layout with a double-glazed window to the front.



Guide Price:
£95,000 (plus fees)

[Click for more information](#)

Lot 109 55 Wern Road, Ystalyfera, Swansea, Neath Port Talbot, SA9 2LX

A well-presented three-storey, 2/3-bedroom property.

Description:

Situated in the popular village of Ystalyfera, enjoying near valley views.

The accommodation is arranged over three floors and comprises a lounge/diner and fitted kitchen to the middle floor, the ground floor offers open-plan reception, bedroom area and modern bathroom, and two bedrooms with a shower room to the top floor.



Guide Price:
£80,000 - £100,000 (plus fees)

[Click for more information](#)

Lot 110 6 Deanery Street, Bedlington, Northumberland, NE22 6JY

Bidding opens 12.00 pm

A Ready-Made Buy-to-Let with Immediate Income.

Description:

An excellent opportunity to acquire a well-presented three bedroom terraced property located on Deanery Street, Bedlington, offering an ideal addition to any buy-to-let portfolio.

The property is fully tenanted and currently generating a rental income of £820 per calendar month, providing an immediate and reliable return from day one. This makes it a particularly attractive proposition for investors seeking a ready-made investment with strong ongoing rental demand in the local area.



Situated within a popular residential location, the property benefits from convenient access to local amenities, schools, and transport links.

Guide Price:
£75,000 (plus fees)

[Click for more information](#)

Lot **111** **17 Ninth Street, Horden, Peterlee, County Durham, SR8 4LZ**

Ultra-low entry price with huge refurbishment potential.

Description:

Set within a traditional residential street in Horden, this two-bedroom mid-terrace offers a blank canvas for anyone looking to transform a property from the ground up.

With a 764 sq ft layout and a simple, workable floorplan, it's the ideal project for buyers who enjoy bringing tired homes back to life. Local amenities, schools such as Cotsford Primary and Dene Academy, and Horden Station are all within easy reach.

Whether you're searching for an affordable first step onto the property ladder or a renovation opportunity with clear potential, this terraced home provides a rare chance to create something entirely your own.

Guide Price:

£5,000 - £25,000 (plus fees)



[Click for more information](#)

Lot **112** **5 Waterloo Terrace, Shildon, County Durham, DL4 1AU**

Vacant Two-Bedroom Terrace - Ideal Buy-to-Let Investment.

Description:

An excellent investment opportunity, this two-bedroom terraced property is offered with vacant possession, making it ideal for investors seeking a straightforward acquisition with immediate potential.

Situated within an established residential area of Shildon, the property benefits from good access to local amenities, transport links, and schools, supporting strong rental demand in the area. The accommodation is arranged over two floors and includes two well-proportioned bedrooms, providing a practical layout suitable for tenants or owner-occupiers alike.

Guide Price:

£30,000 (plus fees)



[Click for more information](#)

Lot 113 11 Sycamore Terrace, Haswell, Durham, County Durham, DH6 2AG

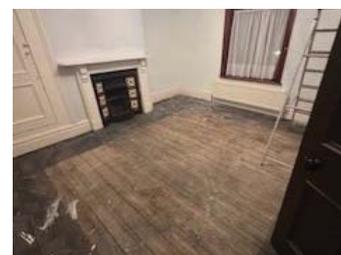
Spacious Period Terrace with Strong Investment & Value-Add Potential.

Description:

A substantial 3-bedroom period terraced house situated on the established and popular Sycamore Terrace in Haswell, County Durham. The property offers generous internal accommodation across multiple floors and represents an excellent opportunity for owner-occupiers, landlords, or investors seeking a family home or rental asset in a well-connected residential location.

The area has seen consistent demand from residential buyers and investors alike, with comparable properties in the street achieving sales in the region of £125,000–£145,000 in recent years.

Guide Price:
£75,000 (plus fees)



[Click for more information](#)

Lot 114 St Lukes Church, St Lukes Crescent, Sedgefield, Stockton On Tees, TS21 3NL

**Planning-Approved Church Conversion
– Prime Residential Development
Opportunity.**

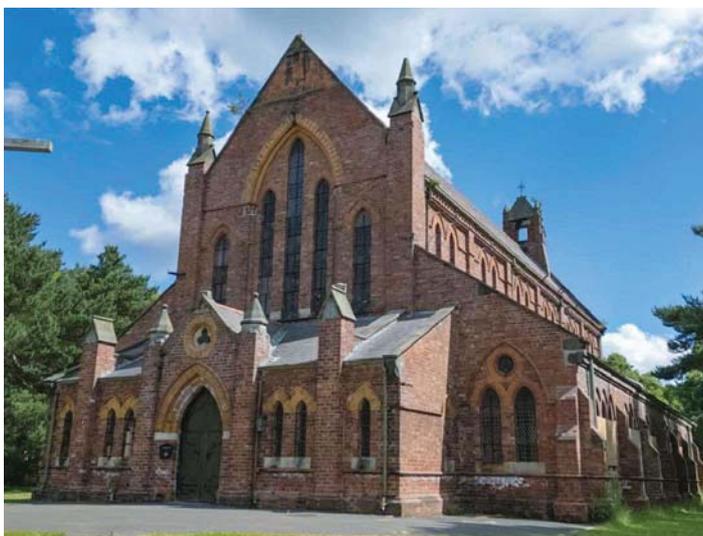
Description:

A rare and highly attractive development opportunity to acquire a former church building with planning permission granted for conversion into 10 residential apartments. The property was previously utilised as a gym and now benefits from an approved residential conversion scheme, offering significant potential for developers and investors.

Planning Reference: DM/24/O1991/LB

Full planning documentation and approved plans are available via Durham County Council's planning portal for prospective purchasers to review in detail.

Guide Price:
£340,000 (plus fees)



[Click for more information](#)

Lot **115** **59 Moorcock Close, Middlesbrough, Cleveland, TS6 0TS**

3-Bed Home with Exceptional Value,

Description:

Tucked away in a quiet residential cul-de-sac, this well-proportioned three-bedroom semi-detached home offers a fantastic opportunity for first-time buyers, families, or anyone seeking a practical and affordable home with generous internal space.

With 936 sq ft of accommodation, a bright living area, modern kitchen, and a spacious rear garden ideal for outdoor enjoyment, the property is perfectly positioned close to Bankfields Primary School, nearby bus links, and essential local amenities. The area benefits from very low flood risk and excellent connectivity, making day-to-day living both easy and convenient.



Guide Price:

£50,000 - £70,000 (plus fees)

[Click for more information](#)

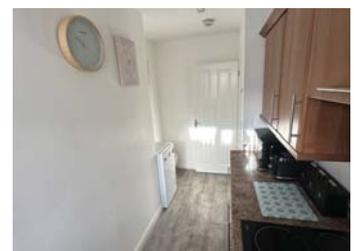
Lot **116** **Flat 1,3,4, 190 High Street, Eston, Redcar and Cleveland, TS6 9JE**

Fully Let 1-Bedroom Flats Generating a Strong 10% Yield.

Description:

An ideal ready-made investment comprising three well-presented one-bedroom flats, all currently let and generating a strong rental return. Situated in a central High Street location, this property offers consistent rental demand and the potential for long-term capital growth.

Perfect for investors seeking a hands-off buy-to-let opportunity with immediate income.



Guide Price:

£125,000 (plus fees)

[Click for more information](#)

Lot **117** **275 Raby Road, Hartlepool, Hartlepool, TS24 8HF**

Modern Two-Bed Apartment in Central Hartlepool.

Description:

This well-presented two-bedroom mid-floor apartment offers an excellent opportunity for first-time buyers or investors seeking strong rental potential in a popular Hartlepool location.

Built in 2015, the property benefits from modern construction, energy efficiency (EPC Rating: B), and low-maintenance living close to local amenities and transport links.

The accommodation comprises a bright open-plan living and dining area, a well-equipped kitchen, two good-sized bedrooms, and a modern family bathroom. The apartment enjoys gas central heating, double glazing, and secure entry access.

Guide Price:

£50,000 - £70,000 (plus fees)



[Click for more information](#)



Lot **118** **6 Crossfields, Coulby Newham, Middlesbrough, Cleveland, TS8 0TS**

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

Description:

Located in the heart of Coulby Newham, this one-bedroom flat in the sought-after Crossfields development offers a fantastic opportunity for investors seeking strong rental yields and long-term growth.



Guide Price:

£40,000 (plus fees)

[Click for more information](#)



Lot **119** **38 Windermere Road, Seaham, County Durham, SR7 8HW**

Modern two-bed home with superb potential.

Description:

This well-presented two-bedroom semi-detached home offers a fantastic opportunity in a popular residential pocket of Seaham. With a spacious and bright bay-fronted lounge, a modern fitted kitchen, separate dining room, utility area, two generous bedrooms, and a contemporary bathroom, the property provides comfortable, ready-to-move-into living.

The sizeable rear garden offers excellent outdoor space for relaxing, entertaining, or future improvement. With several highly rated schools nearby, local shops within easy reach, and strong access to transport links, this home is ideally suited to first-time buyers, young families, or anyone seeking a well-connected residential setting.

Guide Price:
£68,000 - £92,000 (plus fees)



[Click for more information](#)

Lot **120** **17 Campbell Street, Tow Law, Bishop Auckland, County Durham, DL13 4DX**

A two-bedroom end-of-terrace property.

Description:

The accommodation briefly comprises a spacious lounge, fitted kitchen, and a ground-floor bathroom. To the first floor are two well-proportioned bedrooms, offering flexible living space suitable for tenants or owner-occupiers alike.

Externally, the end-terrace position provides added privacy, with an enclosed rear yard ideal for low-maintenance outdoor space.

The property presents strong potential for buy-to-let investors or first-time buyers looking to add value. With rental demand remaining high in the area and the benefit of vacant possession, this is a fantastic opportunity to refurbish or let immediately.

Guide Price:
£35,000 (plus fees)



[Click for more information](#)

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

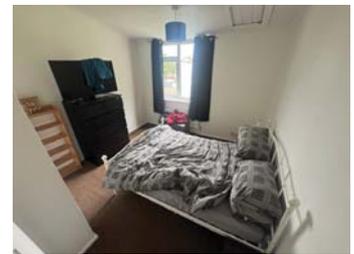
Investment Opportunity 2-Bed Mid-Terrace with Tenant in Situ.

Description:

This property is sold with a tenant in situ, making it an attractive opportunity for investors seeking immediate rental income. Ideally located close to key transport links, shops, and local amenities, it offers strong appeal to both tenants and future buyers.

The investment presents multiple exit strategies, including a buy-to-let approach for long-term passive income with stable rental returns, an HMO strategy to generate multiple income streams and maximise yield, or serviced accommodation for higher short-term rental profits. There is also potential to add value through refurbishment and pursue a profitable resale as a flip opportunity.

Guide Price:
£38,000 (plus fees)



[Click for more information](#)

Lot 122 9 Shackleton Close, Thornaby, Stockton-on-Tees, Cleveland, TS17 0DW

Investment Opportunity - Tenanted Three-Bedroom Flat/Maisonette.

Description:

Situated in a popular residential area of Thornaby, 9 Shackleton Close, TS17 0DW offers a strong buy-to-let investment opportunity with immediate rental income. This three-bedroom flat/maisonette is sold with a long-term tenant in situ, held on an Assured Shorthold Tenancy and currently generating £470 per month, making it ideal for investors seeking stable returns.

The property is leasehold with long duration remaining, providing long-term security, and benefits from a convenient location close to local amenities, transport links, and key employment centres.

Guide Price:
£49,000 (plus fees)



[Click for more information](#)

Lot **123** **8 Stainsby Street, Thornaby, Stockton-on-Tees, Cleveland, TS17 6HP**

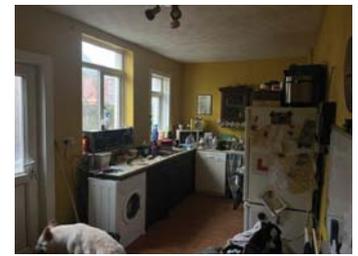
Tenanted Investment Opportunity – Two-Bedroom Terraced House.

Description:

Situated in a well-established residential area of Thornaby, Stainsby Street, offers a strong buy-to-let investment opportunity with immediate rental income. This two-bedroom terraced house is sold with a long-term tenant in situ under an Assured Shorthold Tenancy, currently generating £105 per week, making it ideal for investors seeking reliable and consistent returns.

The property benefits from a convenient location close to local amenities, transport links, and key employment centres, ensuring continued tenant demand.

Guide Price:
£47,000 (plus fees)



[Click for more information](#)

Lot **124** **112 Gilmour Street, Thornaby, Stockton-on-Tees, Cleveland, TS17 7DN**

Two-Bedroom Tenanted Property in Thornaby.

Description:

Located in a sought-after area of Thornaby, Gilmour Street is a fantastic buy-to-let opportunity offering immediate rental income. This two-bedroom property benefits from a long-term tenant under an Assured Shorthold Tenancy, generating a steady income of £110 per week.

Perfectly positioned close to local amenities, transport links, and employment hubs, this property is ideal for investors seeking a low-maintenance, income-producing asset with strong tenant demand.

Guide Price:
£50,000 (plus fees)



[Click for more information](#)

Lot **125** **16 Shaftesbury Street, Stockton-on-Tees, Cleveland, TS18 3EL**

Strong Cashflow HMO Opportunity.

Description:

This substantial property is arranged as a mixed-income HMO investment comprising:
 Five individual letting rooms served by shared communal amenities
 One self-contained flat
 One self-contained studio apartment

The layout provides diversified income across multiple tenancies, enhancing resilience and reducing reliance on any single occupant.

Strong, Proven Income

The property currently generates £2,365.66 per calendar month, equating to £28,387.92 per annum.

Guide Price:
£135,000 (plus fees)



[Click for more information](#)

Lot **126** **75 South Street, Spennymoor, County Durham, DL16 7TX**

Two Bedroom Mid Terrace.

Description:

The house requires modernisation throughout, making it an ideal value-add project with clear potential to increase capital value and rental yield.

Typical market rental income for similar properties in this area range between £550 - £650 per calendar month. This would represent a healthy yield.

Guide Price:
£5,000 - £40,000 (plus fees)



[Click for more information](#)

Lot **127** **7 & 7A Norfolk Street, Sunderland, Tyne and Wear, SR1 1EA**

High-Impact Mixed-Use Opportunity.

Description:

An impressive period building in a prime Sunderland city centre location, offering adaptable commercial space across multiple levels, former gym facilities, and ancillary living accommodation.

Located in the heart of Sunderland city centre, 7 Norfolk Street is a rare opportunity to acquire a striking mixed-use commercial property set within an attractive period building.

Previously used as a wellness therapy centre with a boutique gym on the lower ground floor, the property offers a highly flexible layout across multiple levels.



Guide Price:
£175,000 (plus fees)

[Click for more information](#)

Lot **128** **1 Edendale Court, South Shields, Tyne And Wear, NE34 9EY**

Vacant Four-Bedroom Investment Opportunity.

Description:

Offered with vacant possession, this four-bedroom terraced property presents a strong buy-to-let investment opportunity in a popular residential area of South Shields.

The accommodation includes a spacious lounge, kitchen, and an additional ground-floor living area, offering flexibility for tenants or family living. Across the upper floors are four well-sized bedrooms and a family bathroom, making the property suitable for larger households or potential multi-occupancy use, subject to any required consents.

Externally, the property benefits from a private rear yard, providing low-maintenance outdoor space.



Guide Price:
£75,000 (plus fees)

[Click for more information](#)

Bidding opens 1.30 pm

Lot 129 Wellwood Manor, 13 West Moulin Road, Pitlochry, Perthshire, PH16 5EA

A £682k Revenue, High-Yield Highland Guesthouse with Exceptional Growth & Conversion Potential.

Description:

A character-filled 10-bed en-suite guesthouse in the heart of Pitlochry. Highly rated by group travellers (9.6/10), this established business offers exceptional performance and outstanding versatility.

The property features stylish bedrooms, generous public areas, free parking, WiFi, and sits on 2-3 acres, giving impressive scope for future development. Currently run as a successful adults-only guesthouse, it is equally suited for conversion into a prestigious private residence.

Guide Price:
£1,400,000 (plus fees)



[Click for more information](#)

Lot 130 Dalnair Castle Apartments, Dalnair Castle, Dalnair Estate, Croftamie, Stirling, G63 OFG

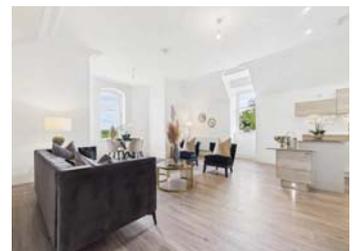
A truly unique opportunity to own an apartment within the historic Dalnair Castle.

Description:

Originally built in the late 19th century, Dalnair Castle later operated as a care home before being acquired and transformed into luxury apartments from 2020 onwards, carefully blending period architecture with modern living. This sensitive conversion has created an exceptional residential offering while preserving the castle's historic character and grandeur.

This property is designed for a buyer seeking a luxurious, statement lifestyle. Very few can say they live in a castle, set within beautiful grounds, surrounded by open countryside, and enjoying breath taking views, this is a home that offers privacy, prestige, and timeless appeal.

Guide Price:
£250,000 (plus fees)



[Click for more information](#)

Lot **131** **12 Tanfield, Mauchline, Ayrshire, KA5 5AL**

A high-yield 1-bed investment opportunity.

Description:

Set within an established residential pocket of Mauchline, the property benefits from a compact and efficient layout, making it ideally suited to both long-term rental and short-term / serviced accommodation strategies.

From an income perspective, the numbers are compelling. The property is expected to achieve approximately £500 per month on a traditional buy-to-let basis, equating to £6,000 per annum. Alternatively, as a serviced accommodation unit, projected figures indicate potential income of circa £23,000 per annum, based on 77% occupancy and an average daily rate of £84 (subject to relevant consents).

Guide Price:

£5,000 (plus fees)



[Click for more information](#)

Lot **132** **18A Main Street, Wishaw, Lanarkshire, ML2 7AF**

the opportunity to secure a high-yield town-centre investment.

Description:

From a long-term rental perspective, rental demand is estimated at approximately £550 per month, delivering a strong yield relative to the low guide price and providing clear scope for capital growth when benchmarked against the £55,000 Home Report valuation.

Based on conservative projections of £115 Average Daily Rate at 63% occupancy, the property could generate circa £26,000 per annum, allowing investors to secure income below prevailing local Average Daily Rates, supporting higher occupancy and offering upside through future optimisation, subject to the relevant consents and approvals.

Guide Price:

£30,000 (plus fees)



[Click for more information](#)

Lot 133 Flat 1/2, 3 Brandon Place, Kilchattan Bay, Isle of Bute, Buteshire, PA20 9NH

A coastal apartment in the heart of Kilchattan Bay.

Description:

Positioned at the southern tip of the island, Kilchattan Bay is renowned for its unspoilt natural beauty, tranquil atmosphere, and sweeping views across the Firth of Clyde towards Arran and the Cumbraes.

This location is particularly attractive for holiday-home buyers and investors, with the island continuing to grow in popularity as a staycation destination. The peaceful village setting, combined with immediate access to beaches, wildlife, and historic landmarks such as St Blane's Chapel, underpins strong short-term and lifestyle demand.



Guide Price:

£10,000 (plus fees)

[Click for more information](#)

Lot 134 Flat 6, 34 High Street, Campbeltown, Argyll, PA28 6EA

A one-bedroom town-centre flat located directly on Campbeltown High Street.

Description:

The flat is offered with vacant possession, allowing an incoming buyer to proceed straight to refurbishment and letting without delay.

Rental demand is estimated at £475+ per month, equating to £5,700+ per annum and delivering a 30%+ gross yield based on the guide price.

The property is sold under ADS Threshold, providing clear terms and a straightforward transaction.



Guide Price:

£15,000 (plus fees)

[Click for more information](#)

Lot **135** 49E Longrow, Campbeltown, Argyll and Bute, PA28 6ER

A high-yield Campbeltown investment.

Description:

From an investment perspective, the numbers are highly compelling.

Estimated long-term rental income sits at £500 per month (£6,000 per annum), delivering an excellent gross yield of approximately 30% per year based on the guide price.

This makes the property an ideal buy-to-let opportunity for investors targeting high returns from a modest capital outlay.



Guide Price:
£20,000 (plus fees)

[Click for more information](#)

Lot **136** 22 Magdalene Medway, Edinburgh, Midlothian, EH15 3DL

A well-located two-bedroom property.

Description:

From an investment perspective, the fundamentals are compelling.

Estimated long-term rental demand sits at £1,500 per month, while serviced accommodation presents strong additional upside (subject to local authority consent), with projected income of circa £35,000 per annum, based on 72% occupancy and an ADR of £134.



Guide Price:
£145,000 (plus fees)

[Click for more information](#)

Lot **137** **1/8, 1 Ocean Way, North Leith, Edinburgh, Edinburgh, EH6 7DG**

A well-positioned two-bedroom apartment.

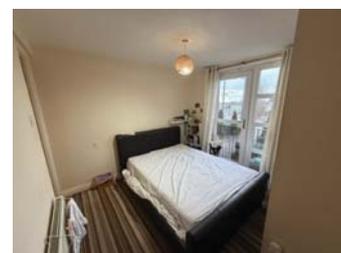
Description:

Set within one of Edinburgh's most vibrant districts, the location is particularly appealing due to its excellent connectivity, with regular tram and bus services providing quick and easy access to Edinburgh city centre, as well as strong links to Edinburgh University, Napier University, and Heriot-Watt, making it highly attractive to students and professionals.

From an investment perspective, the fundamentals are compelling. Estimated long-term rental demand sits at £1,600 per month, while serviced accommodation presents strong upside potential (subject to local authority consent), with projected income of circa £54,000 per annum, based on 72% occupancy and an ADR of £205.

Guide Price:

£220,000 (plus fees)



[Click for more information](#)

Lot **138** **21 Catmoor Court, Scone, Perth, Perthshire, PH2 6NH**

A two-level maisonette flat.

Description:

This property is well suited to families, thanks to nearby schools, parks, and everyday amenities, while also appealing strongly to investors seeking a proven rental location close to Perth city centre. Local shops, supermarkets, GP services, transport links, and riverside leisure options are all within easy reach, alongside attractions such as Scone Palace.

From an investment perspective, the property offers an estimated £900 per month in long-term rental income. For those considering serviced accommodation (subject to clearance), projected figures indicate circa £30,000 per annum, based on 65% occupancy and a £125 Average Daily Rate, highlighting strong income flexibility.

Guide Price:

£90,000 (plus fees)



[Click for more information](#)

Lot **139** 31-33 George Street, Whithorn, Newton Stewart, Wigtownshire, DG8 8NS

A end-terraced three-bedroom shell property.

Description:

The property is offered in shell condition, with key works already completed including clearance, a new damp-proof course, and double glazing throughout. This allows an incoming buyer to focus on layout, specification, and finish to maximise end value.

Whithorn's coastal location and year-round tourism support both long-term rental and serviced accommodation strategies.

Once refurbished, rental demand is estimated at £900+ per month, with serviced accommodation income projected at approximately £22,000 per annum.

Guide Price:
£100,000 (plus fees)



[Click for more information](#)

Lot **140** 9 Hogarth Gardens, Glasgow, Lanarkshire, G32 6HG

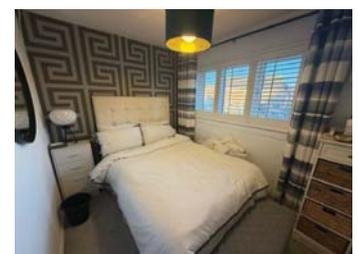
Well-located property in the East End of Glasgow.

Description:

The location is further strengthened by excellent transport links, with nearby rail stations, frequent bus routes, and quick access to the M8 and M74, making it a practical choice for commuters and renters alike.

From an investment perspective, the area supports strong rental demand, with estimated long-term rental income of £1,000 per month. There is also serviced accommodation potential (subject to approval), with projected income of circa £24,000 per annum, based on 61% occupancy and a £108 ADR.

Guide Price:
£120,000 (plus fees)



[Click for more information](#)

Lot **141** 75 Barlandfauld Street, Kilsyth, Glasgow, Lanarkshire, G65 0BT

A one-bedroom flat.

Description:

From an income perspective, the numbers are strong across multiple strategies. As a one-bedroom property, rental demand is estimated at £600 per month.

Following conversion to a two or three-bedroom layout, projected rental income increases to £900 per month, significantly improving yield. There is also strong potential for serviced accommodation, with projected figures of approximately £19,000 per annum, based on 58% occupancy and an Average Daily Rate of £90.

Located close to everyday amenities and within walking distance of St Patrick's Primary School, the property sits in a popular residential pocket.

Guide Price: £65,000 (plus fees)



Click for more information

Lot **142** 9 Harbour Street, Plockton, Ross-Shire, IV52 8TG

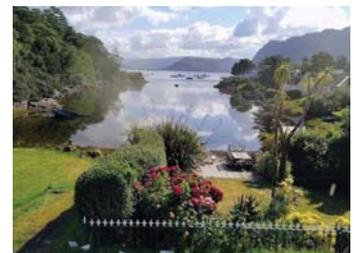
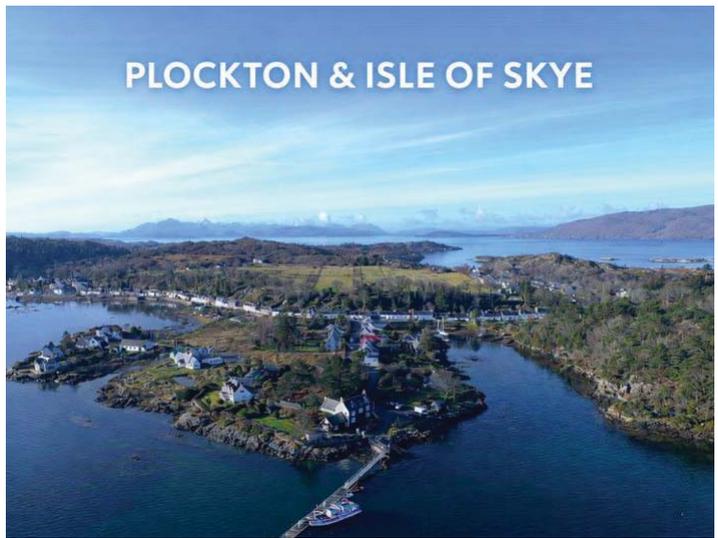
Iconic Plockton waterfront home.

Description:

A charming traditional stone-built terrace house dating back to 1875, enjoying what is widely regarded as one of the most famous and photographed views in the picturesque village of Plockton, near the Isle of Skye. The photo of Plockton from the air, shows Skye on the horizon.

Plockton is reputed to be the most beautiful village in the Scottish Highlands with the most sought-after properties. It has 2 pubs; 2 hotels with good restaurants; shop; church; high school; community hall; RAILWAY STATION with trains to Inverness/Edinburgh/London; yachting/boating piers; active sailing club; circa 40 yachts every summer.

Guide Price: £395,000 (plus fees)



Click for more information

Lot **143** **14A South Crescent Road, Ardrossan, Ayrshire, KA22 8DY**

Iconic 1870s seafront home beside Ardrossan Harbour

Description:

A three-bedroom apartment, set within a former Victorian hotel dating back to 1870, occupying a commanding position directly beside Ardrossan Harbour.

Steeped in local history, the building originally operated as a hotel in the late 19th and early 20th centuries and was once a performance venue for the renowned Scottish singer Lulu, before being sensitively converted into residential apartments.

From an income perspective, the property also offers attractive potential. Based on projected figures of a £109 Average Daily Rate at 75% occupancy, estimated annual income could reach circa £22,000 per annum

Guide Price:
£215,000 (plus fees)



[Click for more information](#)

Lot **144** **Flat 7, 54A Victoria Road, Aberdeen, Aberdeen City, AB11 9DS**

A well-located residential opportunity situated.

Description:

Offering excellent access to the city centre, transport links, local amenities, and key employment and education hubs.

Offered at a guide price of £60,000, the property represents a compelling entry point, sitting £20,000 below the £80,000 Home Report valuation, providing immediate equity on purchase and strong value relative to the local market.

From a long-term rental perspective, demand is estimated at £900+ per month, supported by proximity to Aberdeen city centre, local services, and universities, delivering a strong yield relative to the guide price.

Guide Price:
£60,000 (plus fees)



[Click for more information](#)

Lot **145** **5 Low Street, Banff, Banffshire, AB45 1AU**

A strong But-To-Let & Serviced Accommodation.

Description:

From an investment perspective, the fundamentals are compelling. Estimated long-term rental demand sits at approximately £500 per month, while serviced accommodation presents strong additional upside (subject to local authority consent), with projected income of circa £19,500 per annum, based on 54% occupancy and an ADR of £99.

Set on Low Street, the property benefits from immediate access to local shops, everyday services, cafés and amenities, while also sitting within easy walking distance of key schooling.



Guide Price:
£30,000 (plus fees)



[Click for more information](#)

Lot **146** **73 Ash-Hill Drive, Aberdeen, Aberdeenshire, AB16 5YR**

A high-yield 2-bed opportunity.

Description:

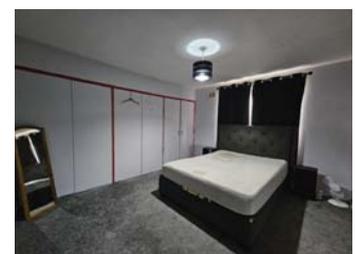
A two-bedroom property set within an established residential area of Aberdeen's AB16 district, offering an excellent opportunity for both investors and small families.

Ideally positioned close to Cornhill Primary School and within easy reach of Aberdeen Royal Infirmary, the property benefits from strong rental demand and convenient access to local amenities and transport links.

From an investment perspective, the numbers are compelling. The property is expected to achieve approximately £750 per month on a traditional buy-to-let basis, equating to £9,000 per annum, delivering an estimated 16% gross yield at guide price.



Guide Price:
£55,000 (plus fees)



[Click for more information](#)

Lot **147** **4 Union Terrace, Buckie, Banffshire, AB56 1QH**

A two-bedroom property.

Description:

The property is centrally positioned within Buckie, close to a wide range of local amenities including supermarkets, cafés, schools, independent shops, and scenic coastal walking routes. The town benefits from good connectivity to Elgin, Keith, and Banff, making it a practical location for both residents and tenants.

From a buy-to-let perspective, the area supports rental demand of circa £700 per month, making it a solid long-term investment. There is also serviced accommodation potential (subject to approval), with projected figures of circa £26,000 per annum, based on 80% occupancy and an average daily rate of £91, adding an additional income-led angle.

Guide Price:
£60,000 (plus fees)



[Click for more information](#)

Lot **148** **37 Middlefield Crescent, Aberdeen, Aberdeenshire, AB24 4PU**

A solid buy-to-let opportunity.

Description:

The property is positioned within a popular AB24 crescent, close to local shops, transport links, schools and Aberdeen Royal Infirmary — a location that consistently attracts long-term tenants. Demand in the area remains strong from local workers and professionals.

Offered with vacant possession, the flat allows an incoming buyer to refurbish and let immediately. Comparable properties in the area achieve £650–£700 per month, providing the potential for attractive gross yields depending on purchase price.

Guide Price:
£60,000 (plus fees)



[Click for more information](#)

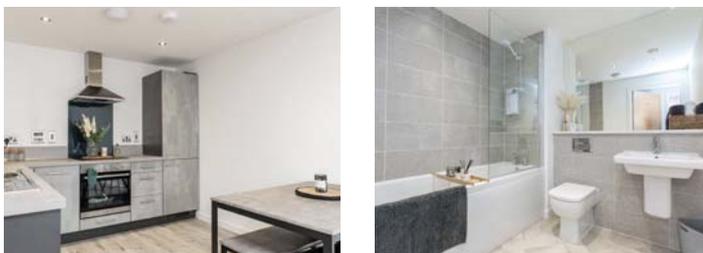
Lot 149 Flat 32 Aspire Residence, Union Grove, Aberdeen, Aberdeenshire, AB10 6TH

A modern two-bedroom apartment.

Description:

Set within the highly regarded Aspire Residence development on Union Grove, offering a superb lifestyle opportunity in one of Aberdeen's most desirable central locations.

The apartment is finished to a high standard throughout, making it ideal for a buyer seeking a luxury city home, as well as first-time buyers looking to step into a premium development. The layout and location also make it highly attractive to students or professional tenants, supported by consistent rental demand in the area with estimated rents of £1,500+ per month.



Guide Price:

£190,000 (plus fees)

[Click for more information](#)

Lot 150 2 St. Marys Place, Peterculter, Aberdeenshire, AB14 0UU

Three-bedroom first-floor flat.

Description:

The property is located close to Aberdeen city centre, Union Street, the waterfront, and key employment hubs, ensuring strong demand from tenants and short-term guests alike. While the property would benefit from refurbishment, this provides a clear opportunity to add value and maximise returns.

Rental potential is estimated at £1,500+ per month following refurbishment, while serviced accommodation income is projected at approximately £28,000 per annum, based on 62% occupancy and an average daily rate of £124, subject to consents. Offered at £25,000 below Home Report value, this represents a strong central investment opportunity with instant equity.



Guide Price:

£75,000 (plus fees)

[Click for more information](#)

Lot **151** **Corrielyn, Drumoak, Banchory, Kincardineshire, AB31 5AP**

Scenic 3-bed detached home.

Description:

A beautifully maintained 3-bedroom detached family home set against a stunning countryside backdrop. Offered with an exceptional £110,000 discount, this property combines peaceful rural living with easy access to Aberdeen, Banchory, and key commuter routes.

Surrounded by open landscape and uninterrupted scenic views, this is a rare opportunity to secure a private family home in a highly desirable setting.

Located close to excellent schools, walking trails, village shops, local cafés, and major travel links, Corrielyn offers both lifestyle appeal and long-term value.

Guide Price:

£280,000 (plus fees)



[Click for more information](#)



Lot **152** **208 Auchmill Road, Bucksburn, Aberdeen, Aberdeenshire, AB21 9NA**

A spacious three-bedroom mid-terrace property.

Description:

In the popular area of Bucksburn, Aberdeen. The property was originally two flats, converted into a single dwelling in 1996, resulting in generous internal proportions.

An excellent opportunity for a first-time buyer or family to secure a home below market value, allowing instant equity on purchase, with strong long-term capital growth prospects.

From an investment perspective, the property offers immediate equity and the potential to generate £950 per month in rental income, supported by strong local demand.

Well located for schools, shops, public transport, Aberdeen Airport, and the A96.

Guide Price:

£90,000 (plus fees)



[Click for more information](#)



Lot 153 2 Firview Nivensknowe Park, Loanhead, Midlothian, EH20 9PP

A two-bedroom residential lodge.

Description:

This well-presented two-bedroom residential lodge is located within the popular Nivensknowe Park, offering all-year-round living in a quiet yet highly accessible Midlothian setting.

The lodge provides comfortable, low-maintenance accommodation and is well suited to downsizers, retirees, or buyers seeking an affordable residential alternative close to Edinburgh. Internally, the property offers a bright open-plan living and dining area, a fitted kitchen, two bedrooms, and a modern shower room.



Guide Price:
£50,000 (plus fees)

[Click for more information](#)

Lot 154 41 Peterculter Retirement Park, Peterculter, Aberdeenshire, AB14 0AB

Luxury two-bedroom retirement lodge.

Description:

This well-presented two-bedroom retirement lodge is located within the popular Peterculter Retirement Park, a secure gated community offering residential, all-year-round living exclusively for residents aged 55 years and over.

The lodge offers comfortable, low-maintenance accommodation and sits within a well-established park that benefits from a strong community feel. Residents have access to an on-site event hall, regularly used for bingo, entertainment, and social gatherings, providing excellent opportunities to socialise and stay active.



Guide Price:
£100,000 (plus fees)

[Click for more information](#)

Lot **155** **61A Broad Street, Denny, Stirlingshire, FK6 6DX**

Two-bed flat.

Description:

Potential Rent: £750 per month

A well-proportioned two-bedroom flat located in the heart of Denny town centre, offering excellent value and affordability within the Central Belt of Scotland.

The property benefits from a central position on Broad Street, with local shops, services, schools and amenities all within walking distance.

An ideal opportunity for a first-time buyer to step onto the property ladder below market value, creating instant equity on purchase, or for an investor seeking a strong yield from a low capital outlay.

Guide Price:

£80,000 (plus fees)



[Click for more information](#)



Lot **156** **3/2, 51 Mannering Court, Glasgow, Lanarkshire, G41 3QH**

A one-bedroom top-floor flat in Glasgow.

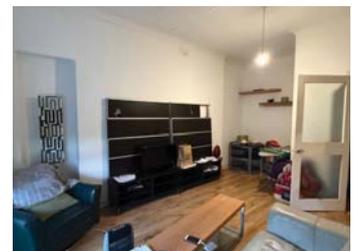
Description:

A one-bedroom top-floor flat in a highly sought-after Glasgow location, offered at a substantial £30,000 discount from its Home Report valuation. This is a standout opportunity for investors seeking strong rental income, instant equity, and excellent long-term appreciation.

Currently rented at £450 per month, the property offers scope to increase to £725 per month, or achieve up to £22,000 per annum, based on a 61% Occupancy at an Average Daily Rate of £99 through serviced accommodation. Ideal for buyers looking for cashflow from day one with the flexibility to maximise returns through rental uplift or Service Accommodation conversion.

Guide Price:

£100,000 (plus fees)



[Click for more information](#)



Lot
157 92 Woodland Road, London,
SE19 1PA

Bidding opens 2.00 pm

1 Bedroom ground floor flat.

Description:

Ground floor 1 bedroom flat, to be sold with vacant possession.

The accommodation comprises a well-sized bedroom, a bathroom, a separate kitchen and a living area. The kitchen and bathroom are fully fitted and in good condition, while the living area and bedroom would benefit from renovation, presenting an opportunity for a purchaser to improve the property and add value.

The rooms are arranged in a practical and functional layout making the apartment well suited to the rental market. The property further benefits from a private rear garden, providing valuable outdoor space and enhancing overall tenant appeal.

Guide Price:

£180,000 (plus fees)



[Click for more information](#)

Lot
158 Flat 3 St. Anns Hill, 81 St. Anns Lane, Leeds,
West Yorkshire, LS4 2SG

A 2 bedroom apartment.

Description:

The spacious living dining room has high ceilings, a feature fireplace 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:

£80,000 - £100,000 (plus fees)



[Click for more information](#)

Lot **159** **Cumberland House, Market Street, Abergele, Clwyd, LL22 7AG**

Mixed Use Property on High Street.

Description:

An exciting opportunity to acquire a substantial freehold mixed-use property occupying a prominent end-of-terrace position, benefitting from excellent visibility and strong redevelopment potential. The building is highly prominent within the street scene, with existing signage and high levels of passing footfall.

The property is currently arranged to provide a ground floor commercial unit, most recently operated as a bakery. The space offers a generous and adaptable open layout, ready for full refurbishment. Providing purchasers with the flexibility to redesign to suit a variety of commercial uses, including retail, food, service or alternative uses, subject to any necessary consents.

Guide Price:
£50,000+ (plus fees)



[Click for more information](#)

Lot **160** **Land Adjacent, 7 Wakefield Road, Stalybridge, Tameside, SK15 1AJ**

0.19 Acre Prime Development Plot.

Description:

This 0.19 acre (approximately 780.46 sq.m.) plot offers an exciting opportunity to develop in a prime residential location.

Planning permission was previously granted in March 2021 (now lapsed) for the erection of five dwellings. Each dwelling was planned with an identical layout, featuring 4 bedrooms and 1 bathroom. Any redevelopment would require obtaining the necessary new consent.



Guide Price:
£150,000 (plus fees)

[Click for more information](#)

Lot 161 Land at Longdown Road, Longdown, Exeter, Devon, EX6 7SR

0.12 Acre plot with magnificent views.

Description:

This 0.12 acre plot is located in the village of Longdown, which lies in a beautiful rural setting. Just three miles from the centre of Exeter, providing the best of country living with convenient access to all of the city's amenities and transport links.

Full planning permission was accepted for the development of one substantial detached dwelling and benefits from truly magnificent forestry views. The proposed property features 3 bedrooms, with a kitchen, lounge, dining area and study. Designed to combine modern life with country living, a total area of 196.2 square metres.

** PLANNING REF 13/00124/FUL **

Guide Price:

£100,000+ (plus fees)



[Click for more information](#)

Lot 162 9 Kings Road, Wombwell, Barnsley, South Yorkshire, S73 0DW

3 Bedroom End Terrace.

Description:

A spacious end-terrace house located in the S73 area. On the ground floor, the property features a separate dining room, a comfortable and well-sized living room, a guest toilet and a furnished kitchen, providing a practical setup for everyday use. There is also a generously sized cellar, with potential to convert to an extra living space.

Previously rented out at £950 PCM offering excellent rental returns. Situated within easy reach of Wombwell and the wider S73 district, the property has convenient access to major road networks, local bus routes and nearby rail links, giving direct connections to surrounding towns and cities.

Guide Price:

£80,000 - £100,000 (plus fees)



[Click for more information](#)

Lot **163** **13 Mainland House, 395 Stanley Road, Bootle, Merseyside, L20 3EF**

1 Bedroom Apartment.

Description:

Situated on an upper floor of Mainland House, this well-presented one-bedroom apartment offers convenient living in the very heart of Bootle town centre. The building benefits from secure entry and lift access, making it suitable for a wide range of occupiers.

The location is particularly appealing, with Bootle Strand Shopping Centre, a wide range of local amenities, supermarkets, cafés, and leisure facilities all within easy walking distance. This property represents a fantastic opportunity for both owner-occupiers and investors alike, with a potential rental income of approximately £550 per calendar month, making it a strong addition to a buy-to-let portfolio.



Guide Price:
£20,000 (plus fees)

[Click for more information](#)

Lot **164** **Land Between, 99 & 101 St Johns Road, Walthamstow, Waltham Forest, E17 4JH**

Residential Plot of Land.

Description:

This plot presents an excellent development opportunity, allowing a developer to construct a dwelling without the need to undertake a new planning application. The site comprises approximately 1,700 sq ft of land, situated between two end-of-terrace properties and following the established boundary lines of the existing terrace.

Full planning permission has been granted for the construction of a two storey dwelling house (4-bed) including roof accommodation.. The planning consent remains valid until 2027.

** PLANNING REF 23-1237 **



Guide Price:
£225,000 (plus fees)

[Click for more information](#)

Lot 165 Apartment 107, 50 Manchester Street, Manchester, Lancashire, M16 9GZ

A well-presented two-bedroom apartment.

Description:

A well-proportioned accommodation comprising an open-plan living and dining area with laminated flooring and access to a Juliette balcony, along with a fully fitted kitchen. The layout further includes two double bedrooms and a main bathroom.

The property has been recently redecorated and is offered without fixtures or fittings other than those within the kitchen, allowing a purchaser or tenant to install furnishings to their own requirements. Also included is x1 car parking space.

The apartment is offered ready to let, with comparable properties in the surrounding area achieving rental levels of approximately £950 per calendar month.

Guide Price:
£70,000 - £90,000 (plus fees)



[Click for more information](#)

Lot 166 118 Wheldon Road, Castleford, West Yorkshire, WF10 2RT

A substantial commercial building arranged over three floors.

Description:

A substantial commercial building arranged over three floors with an additional loft space, currently used predominantly for storage.

The ground floor includes a WC and benefits from near access via security shutters. Upper floors provide extensive floor space, with a small office area positioned on the second floor and further accommodation extending into the loft. The building is fitted with extensive shelving throughout, reflecting its current storage use, and would now benefit from refurbishment.

The property also offers an excellent opportunity for conversion to residential or mixed-use accommodation, subject to the necessary planning consents.

Guide Price:
£100,000+ (plus fees)



[Click for more information](#)

Lot **167** Flat S5 Block E, 30 Fox Street, Liverpool, L3 3BQ

3 Bedroom Apartment.

Description:

Three bedroom apartment situated on the third floor of the modern development on Fox Street which benefits from fantastic city views and amazing L3 location. The accommodation is well proportioned throughout, comprising three spacious double bedrooms, each of which benefits from its own private en-suite bathroom, as well as a generous shared living and kitchen area.

The property is currently configured as a three-bedroom investment apartment, with two of the three rooms already tenanted, generating an income of £1,500 PCM. If the third bedroom were to be let, the total rental return would increase to circa £2,000 per month, offering strong yield potential for an investor.

Guide Price:

£100,000+ (plus fees)



[Click for more information](#)

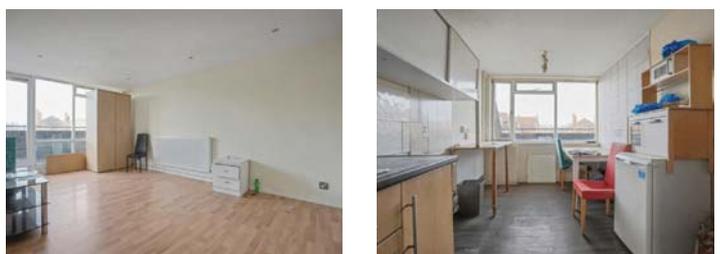
Lot **168** Flat 376 Southwyck House, Clarendon Walk, London, SW9 8TT

A 2 Bedroom Flat.

Description:

The property is arranged over multiple levels and offers well-proportioned accommodation throughout. The ground floor comprises a spacious living room with direct access to a private balcony and a separate fitted kitchen.

The first floor provides two generously sized bedrooms, both benefiting from good natural light, together with a neutrally presented bathroom fitted with a full suite. A further single bedroom/study is located on the top floor.



[Click for more information](#)

Guide Price:

£200,000+ (plus fees)

Lot 169 45 Paradise Fields, New Lane, Pontefract, WF8 1ET

A 1 Bedroom Flat.

Description:

As you enter the property you will find the entrance hall and staircase rising to the first floor as well as a spacious and fairly modern living room measuring approx. 3.24m x 4.76m, enjoying good natural light, with the kitchen located to the rear.

The kitchen (1.83m x 2.52m) is custom built and fitted with matching base and wall units, single drainer sink with mixer tap and tiled surrounds. Down the hall is a separate boiler room currently used as a utility space.



Guide Price:

£60,000 (plus fees)

[Click for more information](#)

Lot 170 Summer House, 14 Mendy Street, High Wycombe, Buckinghamshire, HP11 2FF

A superb turnkey purchase in a highly convenient location.

Description:

This conveniently located and well-maintained first-floor apartment presents an excellent investment opportunity with a potential rental income of £1000 or more per month.

The accommodation comprises a generous double bedroom, a stylish modern shower room, and a bright open-plan living space incorporating a contemporary fitted kitchen with built-in appliances.

The layout has been thoughtfully designed to maximise space and natural light, creating a comfortable and low-maintenance home ready to move straight into.



Guide Price:

£100,000 (plus fees)

[Click for more information](#)

Lot **171** **16 Tavistock Street, Luton, Bedfordshire, LU1 3UR**

Fantastic Investment opportunity.

Description:

A spacious terraced property is situated in a popular South Luton location.

Offered with no upper chain. Ideal for investors or those looking to create their dream home. Luton town centre, mainline station, and M1 Junction 10 are all close by – convenience and potential rolled into one



Guide Price:
£160,000 (plus fees)

[Click for more information](#)

Lot **172** **21 Lyttleton House, 64 Broomfield Road, Chelmsford, Essex, CM1 1SW**

One-bedroom apartment.

Description:

Ideally located just 0.2 miles from Chelmsford train station and within close proximity to the lively and vibrant city centre, making it a superb opportunity for both first-time buyers and buy-to-let investors.

The property is set within a modern and well-maintained development and benefits from secure underground parking with one allocated space, as well as access to communal areas and bike storage.



Guide Price:
£150,000 (plus fees)

[Click for more information](#)

Lot **173** **49A The Hyde, Abingdon, Oxfordshire,
OX14 5JG**

Well presented one bedroom investment apartment.

Description:

Currently generating £1000pcm, the property is finished to a modern standard with allocated parking, communal garden and use of a bicycle storage too. Within reach of town centre. This flat was built to NHBC standards.

Lease Start Date
29/09/2007

Lease Duration
125 years (106 years unexpired)

Annual Ground Rent
£250

Annual Service Charge
£848

Guide Price:
£135,000 (plus fees)



[Click for more information](#)

Lot **174** **Flat 2 Willoughby Mews, 38 Willoughby Lane,
London, N17 0YH**

One bedroom, ground floor flat.

Description:

Situated in Willoughby Mews, Tottenham, conveniently located close to local shops and amenities, and within walking distance of Northumberland Park Rail Station, providing excellent transport links.

Accommodation comprises a 15ft reception room, separate kitchen, bathroom, and double bedroom. The property also benefits from residents parking, making it practical and appealing for both first-time buyers and investors.

This property represents a great opportunity to acquire a conveniently located flat with long lease security, ideal for first-time buyers or investment purposes.

Guide Price:
£180,000 (plus fees)



[Click for more information](#)

Lot
175

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

Bidding opens 4.00 pm

Rare south-facing building plot in St Austell.

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
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.



Guide Price:

£546,000 (plus fees)

Click for more information



Lot
177 **Corte Jago, 15 Bassett Walk, Truro,
Cornwall, TR1 2GN**

Furnished three-bedroom mid-terrace house.

Description:

A modern three-bedroom mid-terrace situated in a convenient and sought-after residential location within walking distance of Truro city centre.

The accommodation is arranged over two floors and comprises, at ground floor level, an entrance hall, cloakroom/WC, a spacious sitting room, and a fitted kitchen/dining room with access to the rear courtyard garden.

The first floor provides three bedrooms, including a principal bedroom with en-suite shower room, together with a family bathroom.

Guide Price:

£240,000 (plus fees)



[Click for more information](#)



Lot
178 **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).

Trewetha Lane is located just a short stroll from Port Isaac's picturesque harbour, made famous by television series including Doc Martin. The village offers charming pubs, independent shops, and Michelin-starred dining at Nathan Outlaw's Fish Kitchen.

Guide Price:

£700,000 (plus fees)



[Click for more information](#)



Lot **179** 12 Palm Drive, St. Merryn, Padstow, Cornwall, PL28 8FG

Detached 3-bedroom Cornish coastal home.

Description:

This detached three-bedroom holiday home is set within a quiet cul-de-sac of the highly regarded St Merryn Holiday Village, just four miles (around a ten-minute drive) from Padstow and within easy reach of the stunning “Seven Bays” coastline.

Offering modern accommodation across two floors, the property presents an exciting opportunity for buyers seeking a coastal retreat, holiday-let investment, or second home.



Guide Price:
£218,000 - £240,000 (plus fees)

[Click for more information](#)

Lot **180** Lamorna, Upper Dobbin Lane, Trevone, Padstow, Cornwall, PL28 8QR

Substantial coastal residence with sea views.

Description:

Lamorna is located in the village of Trevone, in the parish of Padstow, occupying a quiet cul-de-sac position along Upper Dobbin Lane — one of North Cornwall’s most desirable coastal settings. The property sits just moments from Trevone Bay and within a short drive of Padstow’s vibrant harbour, cafés, and award-winning restaurants.

Offering approximately 2,971 sq ft (276 sq m) of versatile accommodation, this impressive detached single-storey residence combines spacious modern living with an adaptable layout suited to multi-generational use or luxury holiday letting.



Guide Price:
£995,000 - £1,195,000 (plus fees)

[Click for more information](#)

Lot **181** **1 The Quay, Red Wharf Bay, Anglesey, LL75 8RJ**

Bidding opens 5.30 pm

A Superb Three Storey Four Bedroom House.

Description:

Having breathtaking panoramic views across Red Wharf Bay on the beautiful island of Ynys Môn, the property is located within a secure gated complex, with allocated parking and lawns, and is an ideal family home, holiday retreat, or investment property.

Benefiting from double glazing and LPG-fired central heating, it is currently used as holiday let accommodation.



Guide Price:
£430,000 (plus fees)

[Click for more information](#)

Lot **182** **Shalom, Llangynog, Oswestry, Shropshire, SY10 0HL**

A large detached contemporary four bedroom property.

Description:

Nestled in the picturesque village of Llangynog, Oswestry, this large detached contemporary home presents a remarkable opportunity for those seeking a project to create their dream residence.

With four spacious bedrooms and the potential for a fifth, this property is ideal for families or those looking for extra space. The house boasts two large first floor reception rooms, providing ample room for relaxation and entertaining.

While the property requires extensive modernisation, it offers a blank canvas for imaginative buyers to transform it into an exceptional home tailored to their tastes.



Guide Price:
£255,000 (plus fees)

[Click for more information](#)

Lot **183** Fern Bank Villa, Eversley Park, Chester, Cheshire, CH2 2AJ

Versatile Property.

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. This property was originally two apartments but now comprises of a ground floor that opens into a spacious lounge, family bathroom and a bedroom with double doors opening out onto a private patio/courtyard ideal for outdoor entertaining and for those seeking an al fresco lifestyle.

Guide Price:

£250,000 (plus fees)



[Click for more information](#)



Lot **184** Plas Newydd, Cefn Coch, Llanrhaeadr Ym Mochnant, Oswestry, SY10 0BN

A two bedroom country cottage requiring a scheme of improvement.

Description:

A charming two bedroom character cottage in stunning rural setting. Requiring a scheme of improvement and set on the outskirts of Llanrhaeadr ym Mochnant, within the breath-taking Tanat Valley.

Surrounded by countryside, this traditional home is brimming with original character and charm. The cottage offers excellent potential for those seeking a peaceful rural retreat to make their own, with a generous garden and off road parking.

Guide Price:

£150,000 (plus fees)



[Click for more information](#)



Lot
185 Morda Court, 2, Morda, Oswestry,
Shropshire, SY10 9NY

A spacious, Georgian Grade II listed first floor apartment.

Description:

Situated in a 'tucked away' position in Morda. Accommodation briefly comprises - Hallway, Lounge, Bathroom, Kitchen and Two Bedrooms. Outside the property there is shared parking and a garage.



Guide Price:

£70,000 (plus fees)

[Click for more information](#)

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

A very rare opportunity to acquire a freehold detached chalet.

Description:

Positioned within 200 metres of Traeth Bychan beach on the beautiful island of Ynys Môn, it enjoys superb coastal views to the front. In need of a comprehensive scheme of refurbishment/redevelopment, subject to consents.

The existing chalet is built of timber walls under a sloping felt roof. It extends to 51.5 square metres or thereabouts internally. It is not in a habitable condition. The accommodation provides for a living room, kitchen, two bedrooms and a bathroom. It stands on an excellent plot with panoramic coastal views.



Guide Price:

£100,000 - £150,000 (plus fees)

[Click for more information](#)

Lot **187** Ty Mawn, Llanberis, Gwynedd, LL55 4SR

A detached two bedroom cottage of traditional stone construction.

Description:

With rendered elevations under a slate roof, having been constructed circa 1860 or earlier and having a separate detached outbuilding.

The property is located in an upland location outside the village of Llanberis within Eryri National Park, having unobstructed stunning views of the summit of Yr Wyddfa and also Llyn Padarn. Access is via a farm track.



Guide Price:

£100,000 - £150,000 (plus fees)

[Click for more information](#) 

Lot **188** 47 Pen Y Cefn, Amlwch, Anglesey, LL68 9DF

A good sized three bedroom semi detached house.

Description:

Benefiting from gas central heating and uPVC double glazing and standing on a good sized plot. Located in the port town of Anglesey on Ynys Môn, being close to local amenities and within easy reach of stunning beaches and coastal walks. An ideal family home or investment property.



Guide Price:

£100,000 - £150,000 (plus fees)

[Click for more information](#) 

Lot **189** 163A Conway Road, Colwyn Bay, Conwy, LL29 7NA

A self contained leasehold two bedroom first floor flat.

Description:

Being close to all local amenities, including shops and a doctors surgery/pharmacy.

Benefiting from uPVC double glazing and gas central heating, and having a garden area and single garage. An ideal home or investment property. Leasehold 999 years from 28 March 2001.



Guide Price:
£75,000 (plus fees)

[Click for more information](#)

Lot **190** Land Adjacent To, 11 Clayton Road, Pentre Broughton, Wrexham, LL11 6BL

Plot of land with a road frontage.

Description:

Being located within a popular residential area close to Wrexham and Chester, and near local amenities including schools, shops, and Wrexham Maelor Hospital.

Planning was previously granted for the erection of a detached dwelling and alteration to existing vehicular and pedestrian access (code P/2007/1401 refers).



Guide Price:
£19,000 (plus fees)

[Click for more information](#)

Lot 191 1 Vaughan Street, Rhyl, Denbighshire, LL18 1TB

A substantial corner plot property in Rhyl town centre.

Description:

An opportunity has arisen to purchase a substantial 'all' Commercial premises occupying a prominent corner position in a convenient location. Known as the RSPCA incorporating a Veterinary practise the charity are selling as a whole, however there is an opportunity for the Investor buyer to split into three sections (subject to planning and consents).

Arranged over three floors, to the ground floor a reception room, offices, surgery and consultation rooms and to the part of the upper floor a one bedroom apartment. Adjoining is a former four bedroom house in need of refurbishment.

Guide Price:

£150,000 - £200,000 (plus fees)



[Click for more information](#)

Lot 192 1 Harbour Lights, Cemaes, Gwynedd, LL67 0NN

Substantial 4-Bedroom Character Home with Stunning Sea Views.

Description:

Enjoy breathtaking views of the sea, harbour, and beach from this spacious and extended 4-bedroom semi-detached home, ideally located in the picturesque coastal village of Cemaes Bay.

Just a stone's throw (approx. 100 yards) from the beach and the renowned Anglesey Coastal Path, this property offers a rare opportunity to create your dream seaside retreat.

Previously on the market at £300,000.



Guide Price:

£175,000+ (plus fees)

[Click for more information](#)

Lot **193** **2 The Broadway, Abergele, Conwy, LL22 7DB**

A unique two-bedroom detached bungalow.

Description:

Located in one of Abergele’s most desirable residential areas, this unique two-bedroom detached bungalow offers fantastic potential for modernisation, all just a stone’s throw from the town centre and a short walk to the coast.

Tucked away on a peaceful no-through road, the home is ideally situated for enjoying the best of both town and countryside living—with Abergele Golf Course, Coed Y Gopa woodland, and the beach at Pensarn all within walking distance.



Guide Price:

£175,000 - £200,000 (plus fees)

[Click for more information](#)

Lot **194** **8 Mountain View, Menai Bridge, Gwynedd, LL59 5EN**

A Modernised & Extended Mid Terrace House.

Description:

Located in the sought after Town Of Menai Bridge. Having spacious accommodation throughout.

Boasting elevated gardens to the rear. The House Has Been updated the last few years with a contemporary Fitted Kitchen & bathroom suite, Flooring to the Hallway & Open Plan Kitchen/Diner with A Multi Fuel Stove.



Guide Price:

£140,000 (plus fees)

[Click for more information](#)

Lot **195** Bwthyn Rhyddid, Llanfihangel, Llanfyllin, Powys, SY22 5JD

A substantial country home with land and outbuildings, menage and indoor arena..

Description:

Nestled on the outskirts of the picturesque village of Llanfihangel, this spacious detached country home offers a unique opportunity for those seeking a tranquil lifestyle in a stunning rural setting.

With its extensive grounds, menage and indoor arena and paddocks the property provides ample outdoor space, perfect for enjoying the beauty of the surrounding countryside.

Inside, the home boasts three inviting reception rooms, ideal for both relaxation and entertaining. The five well-proportioned bedrooms offer comfortable living spaces, ensuring that family and guests alike will feel at home.

Guide Price:

£750,000 (plus fees)



[Click for more information](#)

Lot **196** 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.



Guide Price:

£15,000 - £25,000 (plus fees)

[Click for more information](#)

Lot 197 Land Off Riverside Walk, Neston, Merseyside, CH64 0TT

A Substantial Potential Development Plot.

Description:

Highly sought-after area of Neston that provides exceptional views across the Dee Estuary towards the Welsh Hills.

An opportunity to create a stunning development, subject to appropriate consents.



Guide Price:
£50,000+ (plus fees)

[Click for more information](#)

Lot 198 Rose Cottage, Y Gors Gwynfryn, Wrexham, LL11 5UW

A two bedroom stone cottage standing on a superb plot.

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:
£100,000 - £150,000 (plus fees)

[Click for more information](#)

Lot **199** Ty'n Rheol, Mona Street, Amlwch, Anglesey, LL68 9AN

A prominently positioned substantial three-storey building.

Description:

Located in the centre of the coastal town of Amlwch on Ynys Môn, planning consent on the building has previously been granted for conversion into four studio apartments and two one-bedroom flats (code 11C4-33B refers, granted 24.02.2010).

In addition, there are two retail units at ground floor level, one of which is occupied as a hairdresser under a rolling contract at a rent of £300 per calendar month.

An agreement is being put into place to let the vacant retail unit as a food shop, with potential annual income from the two retail units of circa £6,000.

Guide Price:
£150,000 - £180,000 (plus fees)



[Click for more information](#)

Lot **200** Land off, Ffordd St Gregoire, Holywell, Sir Y Fflint, CH8 7PL

A plot of land located in the centre of Holywell.

Description:

Having a road frontage and being close to shops and amenities. Suitable for a number of uses, subject to planning.

Guide Price:
£1,000 - £10,000 (plus fees)



[Click for more information](#)

Lot
201 28 Oakfield Road, Chester,
CH1 5AG

A large extended three-bedroom detached bungalow.

Description:

Standing on a good-sized plot in a popular residential area. In need of a scheme of upgrading and providing an ideal opportunity to create a family home or investment property.

Inside the property offers versatile accommodation throughout. A welcoming entrance leads to a bright sitting room with a feature bay window, complemented by a bay-fronted double bedroom to the front. The inner hallway provides access to a further bedroom, a bathroom fitted with a white three piece suite, a well equipped kitchen with fitted units and work surfaces and a generously sized living/dining room.



Guide Price:

£135,000 (plus fees)

[Click for more information](#)

Lot
202 105 Wellington Road, Rhyl,
Denbighshire, LL18 1LB

An opportunity to acquire a substantial three-storey licensed HMO..

Description:

Comprising three self-contained flats together with communal spaces.

Benefiting from gas central heating via individual boilers, uPVC double glazing, and individual water, gas, and electricity supplies.

Communal fire alarm system. Two of the flats are currently tenanted, but the property is being offered with full vacant possession on completion.

The property is in need of some cosmetic upgrading, with a potential gross yield of circa 14%.



Guide Price:

£125,000 (plus fees)

[Click for more information](#)

Lot **203** 3 Bryn Mor, Rhoscolyn, Anglesey, LL65 2NJ

A stunning two-storey, two-bedroom apartment.

Description:

The property is one of three properties at Bryn Mor and is on a 999 year leasehold arrangement.

Each of the properties has an equal share of the freehold. Rhoscolyn is a village and community located on Holy Island, some five miles south of Holyhead and provides easy access to the beautiful beaches and amenities of Ynys Mon.

There are distant sea views from the bedrooms. A large communal garden provides ample room for relaxation. The property also has the benefit of a single garage.



Guide Price:

£250,000 - £300,000 (plus fees)

[Click for more information](#)



Lot **204** Land off, Fagl Lane, Hope, Flintshire, LL12 9PY

A predominantly flat parcel of land with a road frontage to Fagl Lane.

Description:

Being located in the village centre of Hope, close to local amenities including a Co-Op store, Castell Alun High School, and Ysgol Estyn C P School.

The plot is also within easy reach of Chester and Wrexham. Potential for a number of uses, subject to planning.



Guide Price:

£50,000 - £100,000 (plus fees)

[Click for more information](#)



Lot 205 1 Harwd Road, Brymbo, Wrexham, LL11 5BP

A good sized three-bedroom terraced house.

Description:

A popular residential area, with easy access to Wrexham city centre and being close to local amenities.

In need of a scheme of full refurbishment. Potential to create a single home or a couple of units, subject to consents.



Guide Price:
£75,000 (plus fees)

[Click for more information](#)

Lot 206 84 Castlefields, Tattenhall, Chester, Cheshire, CH3 9RD

A unique and exciting opportunity to purchase a completely original and unrestored heritage listed stone barn.

Description:

A unique and exciting opportunity to purchase a completely original and unrestored heritage listed stone barn with detailed planning consent to convert into an unrestricted residential property in a spectacular setting within the Snowdonia National Park. Taltreuddyn Fawr, lying between Dyffryn Ardudwy and Llanbedr, is a set of former barns which have been granted planning permission to be converted into luxury homes. The barns are in an extraordinary setting near the coast, each forming a part of the wonderfully intact historic farm courtyard.



Guide Price:
£80,000+ (plus fees)

[Click for more information](#)

Lot **207** Plas Pedr, Glan Y Don Parc, Amlwch, Anglesey, LL68 9TE

Large detached 4 bedroom property situated overlooking bull bay.

Description:

We are informed that the property benefits from the potential to be extensively modernised and extended benefiting from its prime location!

This is an opportunity to put your own stamp on the property and would have a say in what interior and fixtures and fittings, Kitchen and Bathrooms you would like. TPCA have not inspected the above property.



Guide Price:
£500,000+ (plus fees)

[Click for more information](#)

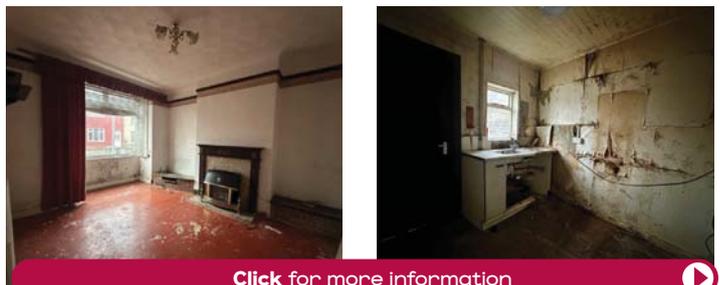
Lot **208** 48 Princes Road, Ellesmere Port, Merseyside, CH65 8AY

Three-bedroom mid-terrace in need of modernisation.

Description:

Offering huge potential for investors, builders, or first-time buyers in a prime location near Chester, Liverpool, schools, and the Vauxhall factory. A three-bedroom mid-terraced property offered for sale by auction on 25th February, presenting an excellent opportunity for investors, builders, tradespeople or first-time buyers.

The property has previously been let and is now in need of modernisation throughout, offering clear scope to add value and improve rental or resale potential. Once refurbished, the house is well suited to the strong local rental market or owner occupation.



Guide Price:
£85,000 (plus fees)

[Click for more information](#)

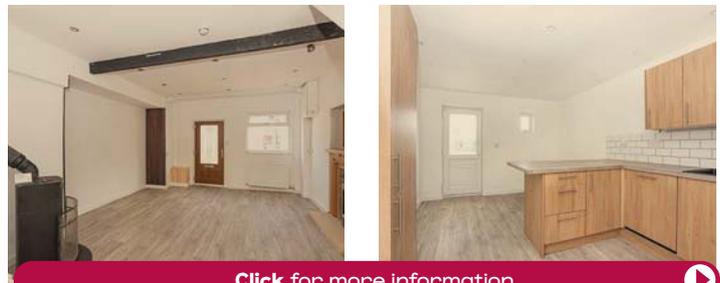
Lot **209** 7A Water Street Penygroes, Caernarfon, Gwynedd, LL54 6LR

Spacious two-bedroom mid-terrace.

Description:

The property is well presented throughout and has been improved to a high standard. Works include a new kitchen and bathroom, along with additional upgrades such as new internal doors, carpeting and refreshed décor, creating a bright and welcoming interior.

Accommodation comprises a generous living room featuring a large wood-burning stove, a useful utility area with plumbing for a washing machine, and a bright, airy kitchen fitted with a range of new appliances including an oven, hob, extractor fan, dishwasher and fridge/freezer. The modern bathroom is finished with a contemporary three-piece suite.



Guide Price:
£87,500 (plus fees)

[Click for more information](#)

Lot **210** Freehold land at, 5/10, 13/17 and 21/28 Drome Road, CH5 2NY

Absolute Freehold Interest In Plot Extending To 6.840 Acres Or Thereabouts.

Description:

Absolute Freehold Interest In Plot Extending To 6.840 Acres Or Thereabouts As Included In Title Number CYM510200



Guide Price:
£5,000 - £10,000 (plus fees)

[Click for more information](#)

Lot **211** Freehold Land At Evans Easyspace,
Welsh Road, Garden City, CH5 2JZ

Absolute Freehold Interest In Plot Extending To 2.923 Acres Or Thereabouts.

Description:

Absolute Freehold Interest In Plot Extending To 2.923 Acres Or Thereabouts As Contained In Title Number CYM806520



Guide Price:
£5,000 - £10,000 (plus fees)

[Click for more information](#)



Lot **212** 7 & 7A Water Street Penygroes,
Caernarfon, Gwynedd, LL54 6LR

x2 Two Bedroom Terrace Properties.

Description:

7A Water Street:

Recently renovated and tastefully modernised, this spacious two-bedroom mid-terrace house is ideally positioned in the heart of the popular village of Penygroes, within easy walking distance of local amenities and schools.

7 Water Street:

A fantastic opportunity to acquire a partially renovated two-bedroom mid-terraced home, offered for sale by auction with the option to purchase individually or together with the neighbouring property, 7A Water Street, as a single lot.



Guide Price:
£175,000 (plus fees)

[Click for more information](#)



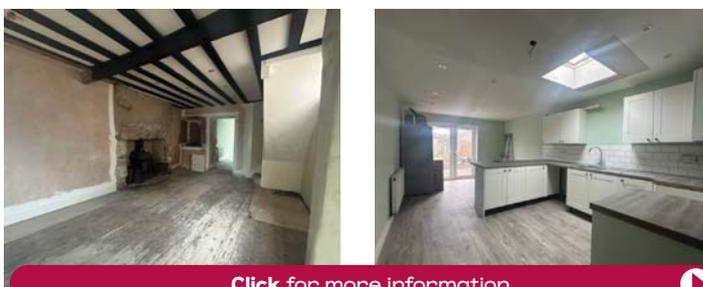
Lot **213** **7 Water Street Penygroes, Caernarfon, Gwynedd, LL54 6LR**

A partially renovated two-bedroom terraced home.

Description:

The property has already undergone significant improvement works, including a full re-wire, partial kitchen installation, updated bathroom and utility area, and new carpets to the first floor.

While some finishing touches are required, the majority of the hard work has been completed, making this an ideal project for investors or buyers looking to add value.



Guide Price:
£87,500 (plus fees)

[Click for more information](#)

Lot **214** **29 Salop Road, Oswestry, Shropshire, SY11 2NR**

A spacious three bedroom requiring a full renovation.

Description:

A spacious three bedroom, two reception room period property requiring a full renovation. With great potential to own a central, town centre property with great potential for onward sale or as a rental investment.



Guide Price:
£85,000 (plus fees)

[Click for more information](#)

Lot **215** 38 Curlew Road, Bournemouth, Dorset, BH8 9QB

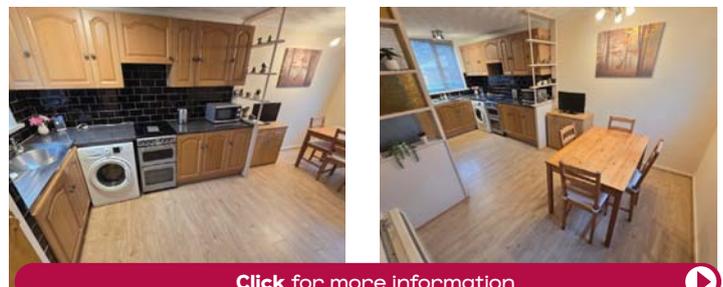
Bidding opens 2.00 pm

A very nicely proportioned and decorated three bedroom home.

Description:

A spacious terraced property that presents an excellent opportunity for buy-to-let investors. The home has been updated in several areas, while still offering scope for light modernisation to suit personal taste.

The accommodation begins with a welcoming entrance porch leading into a generous hallway, which provides access to the ground floor rooms and a convenient cloakroom. To the rear, a uPVC door opens directly into the conservatory, creating a pleasant connection between the internal living space and the garden.



Guide Price:
£250,000 - £350,000 (plus fees)

[Click for more information](#)

Lot **216** 33 Durley Crescent, Totton, Southampton, Hampshire, SO40 7QA

Spacious First Floor Studio Flat.

Description:

A excellent refurbishment opportunity of a self-contained first-floor studio flat with its own private entrance.

The property offers well-proportioned accommodation comprising a spacious open-plan living area, fitted kitchen, separate utility room, shower room, and built-in storage.



Guide Price:
£50,000 - £60,000 (plus fees)

[Click for more information](#)

Lot **217** **95 Catalina Drive, Poole, Dorset, BH15 1TQ**

Three bedroom house in Baiter Park with sea views.

Description:

This property in Baiter Park enjoying extensive far reaching sea views across Poole Harbour towards Brownsea Island. Offered with vacant possession and requiring some refurbishment.

The accommodation comprises: entrance porch into hallway. Kitchen breakfast room lounge with pain doors leading to enclosed garden. On the ground floor there is also a W/C.



Guide Price:

£250,000 - £350,000 (plus fees)



[Click for more information](#)



Lot **218** **Flat 3, 40 Hamilton Road, Bournemouth, Dorset, BH1 4EH**

An extremely well-presented ground floor studio flat.

Description:

This extremely well-presented ground floor studio flat, an ideal purchase for investors and owner-occupiers alike.

The property is accessed via its own private entrance, creating a sense of independence rarely found in studio accommodation, and opens into a welcoming entrance hall leading through to a neatly arranged bathroom and a bright lounge/bedroom with useful built-in storage.



[Click for more information](#)



Guide Price: £55,000 (plus fees)

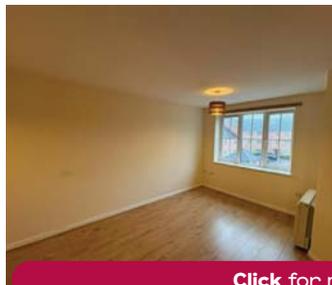
Lot **219** 38 Ashwood Close, Oldbury, West Midlands, B69 4SD

Second floor modern apartment.

Description:

Two bedrooms. allocated parking. good transport links. strong rental yield – most recently £785.00 pcm.

The well presented accommodation comprises of an entrance hall, lounge, fitted kitchen, two bedrooms and bathroom. The property benefits from UPVC double glazed windows, electric heating, entry phone, allocated parking space and having good transport links.



Guide Price:
£89,000 (plus fees)

[Click for more information](#)

Lot **220** 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:
£325,000+ (plus fees)

[Click for more information](#)

Lot 221 138 Spital, Aberdeen, Aberdeenshire, AB24 3JU

High-yield 1-bed Old Aberdeen investment.

Description:

One-bedroom flat positioned within the highly sought-after Spital / Old Aberdeen area, a location synonymous with strong, consistent rental demand.

From an investment perspective, this is a strong low-entry opportunity, offering £550 per month rental demand and a £20,000 discount to Home Report value, creating immediate equity. As a serviced accommodation unit (subject to consents), it also presents potential income of around £17,000 per annum based on 57% occupancy and an £83 ADR, providing additional upside in a prime university location.

Guide Price:

£30,000 (plus fees)



[Click for more information](#)

Lot 222 12 Dieppe Close, Plymouth, Devon, PL1 4DE

3 bedroom maisonette.

Description:

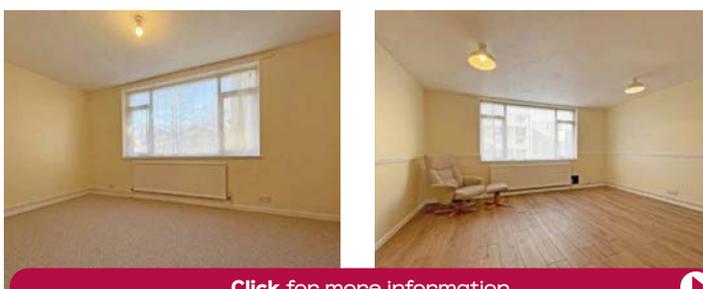
This spacious ground floor maisonette is ideal for first-time buyers or use as a family home, offering well-proportioned accommodation throughout.

The property comprises a fitted kitchen with ample storage and a serving hatch to the living room, a generous living room overlooking the rear, and three good-sized bedrooms arranged over the first floor.

The bathroom is fitted with a three-piece suite including a bath with electric shower. Additional internal features include new carpets throughout, double glazing, and gas central heating.

Guide Price:

£70,000 (plus fees)



[Click for more information](#)

TOWN + COUNTRY
PROPERTY AUCTIONS

New Lots Added...

**Lots
223 - 238**

tcpa.co.uk

Lot **223** 44A Bedford Street, Y Rhyl, Sir Ddinbych, LL18 1SY

A leasehold five bedroom flat, set over two floors.

Description:

Being in need of a scheme of refurbishment. A superb opportunity to create an investment property producing a significant return. The property is to be sold under the terms of a new 125 year lease at a peppercorn rent. Service charge contribution towards communal costs and insurance.



Guide Price:
£32,000 (plus fees)

[Click for more information](#)

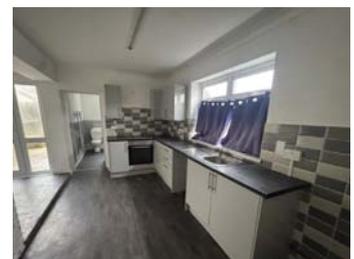


Lot **224** 2 Delabeche Street, Llanelli, Carmarthenshire, SA15 1AT

A extended end-terraced property offers excellent potential.

Description:

This property presents an exciting opportunity to add value or occupy immediately, with generous room sizes and practical features throughout. Located in a convenient residential area close to local amenities, transport links, and schools.



Guide Price:
£70,000 (plus fees)

[Click for more information](#)



Lot
225 35 Edward Street, Hetton-le-Hole,
Houghton Le Spring, DH5 9EL

Two-Bedroom Mid-Terrace.

Description:

Located in the popular area of Houghton le Spring, this two-bedroom mid-terraced property is offered with vacant possession, making it an ideal opportunity for investors or buyers seeking a refurbishment project.

The accommodation is arranged over two floors and typically comprises a reception room, kitchen, two bedrooms, and a bathroom. The property offers scope for improvement and modernisation, allowing purchasers to add value and maximise rental potential.



Guide Price:

£39,999 (plus fees)

[Click for more information](#)

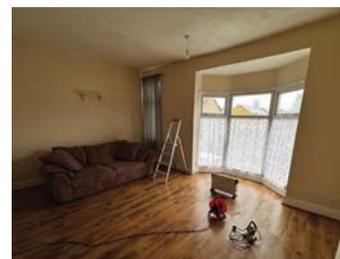
Lot
226 Flats, 229 & 231 Raby Road,
Hartlepool, Hartlepool, TS24 8EH

Two self-contained flats with £900 pcm income potential.

Description:

A fantastic opportunity to acquire two self-contained one bedroom flats situated at 229 & 231 Raby Road, Hartlepool, offered with vacant possession and presenting an ideal investment opportunity for landlords and property investors.

Both flats offer well-proportioned accommodation and provide excellent scope for refurbishment, letting, or resale, depending on an investor's strategy. With strong rental demand in the area, the combined rental potential is estimated at approximately £900 per calendar month once fully let, making this an attractive proposition for those seeking a high-performing buy-to-let investment.



Guide Price:

£75,000 (plus fees)

[Click for more information](#)

Lot 227 3 Lloyds Terrace, Langley Park, Durham, County Durham, DH7 9YE

A traditional mid-terraced property.

Description:

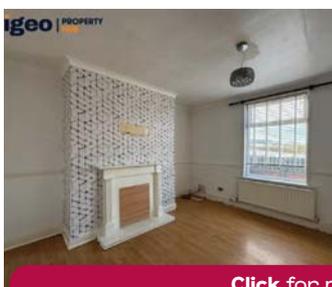
This property presents strong potential for investors, developers or buyers seeking a refurbishment project with scope to add value. The accommodation is arranged over two floors and offers well-proportioned living space typical of this style of property, with further potential for modernisation and improvement.

Situated within close proximity to local amenities, schools and transport links into Durham City Centre, the property benefits from continued rental demand within the area, making it particularly attractive to buy-to-let investors seeking an affordable entry point.

At a guide price of £55,000, this represents a competitively positioned opportunity within the local marketplace.

Guide Price:

£55,000 (plus fees)



[Click for more information](#)

Lot 228 21 Central Avenue, Kinloss, Forres, Morayshire, IV36 3XU

A well-located residential property in Forres, offered 18% below Home Report value.

Description:

From an investment perspective, the property offers solid rental potential in an area with consistent tenant demand. Estimated long-term rental income is approximately £700–£800 per month, subject to condition and presentation, making it an attractive buy-to-let opportunity. The location also supports strong resale appeal due to its established residential reputation.

Situated on Central Avenue, the property enjoys a peaceful residential setting within easy reach of Forres town centre. Forres is widely regarded as one of Scotland's most attractive small towns, offering a blend of historic charm and modern convenience.

Guide Price:

£115,000 (plus fees)



[Click for more information](#)

Lot 229 21 Catmoor Court, Scone, Perth, Perthshire, PH2 6NH

Two-level maisonette flat, built circa 1970, located in the popular Scone area of Perth.

Description:

This property is well suited to families, thanks to nearby schools, parks, and everyday amenities, while also appealing strongly to investors seeking a proven rental location close to Perth city centre. Local shops, supermarkets, GP services, transport links, and riverside leisure options are all within easy reach, alongside attractions such as Scone Palace.

From an investment perspective, the property offers an estimated £900 per month in long-term rental income. For those considering serviced accommodation (subject to clearance), projected figures indicate circa £30,000 per annum, based on 65% occupancy and a £125 Average Daily Rate, highlighting strong income flexibility.

Guide Price:
£90,000 (plus fees)



[Click for more information](#)

Lot 230 Black Loch Resort, Caldercruix Road, Slamannan, Falkirk, FK1 3BT

A fully consented 12-lodge luxury holiday resort development.

Description:

Fully Approved Luxury Resort Development | Unique Central Belt Loch Access | Significant Future Expansion Potential

The approved scheme comprises 12 luxury holiday cabins and an on-site restaurant, set across a 7.5-acre site with direct access to the 124-acre Black Loch. A fishing permit is already in place, adding an immediately monetisable leisure element to the development.

A rare, developer-led opportunity to deliver a fully consented luxury resort scheme in one of Scotland's most supply-constrained markets. Black Loch Resort benefits from full planning permission granted by the local council for a high-end hospitality destination.

Guide Price:
£300,000 (plus fees)



[Click for more information](#)

Lot **231** Barracca, Pitcalnie, Tain, Ross-Shire, IV20 1XJ

A quiet rural Highland setting within easy reach of Inverness!.

Description:

two-bedroom home set within the quiet rural hamlet of Pitcalnie, just outside Tain, offering an excellent opportunity for buyers seeking space, privacy, and true Highland tranquillity.

Barracca enjoys a secluded countryside position surrounded by open fields and natural scenery, providing a peaceful lifestyle away from busy urban environments. The setting is ideal for families looking to raise children closer to nature, buyers seeking a slower pace of life, or those wanting a quiet retreat while remaining connected.

The combination of rural seclusion, proximity to amenities, and a £20,000 discount to Home Report value makes this an attractive proposition for buyers.

Guide Price:

£130,000 (plus fees)



[Click for more information](#)



Lot **232** 21 Huntingtower Road, Baillieston, Glasgow, Lanarkshire, G69 7BH

A well-located Gartcosh investment opportunity.

Description:

Gartcosh continues to grow in popularity with families and professionals due to its proximity to schooling, everyday amenities, and major employment centres such as Glasgow Fort.

From an investment perspective, this is a strong low-entry opportunity, offering £550+ per month rental demand and a substantial discount to Home Report value, creating immediate equity on purchase. As a serviced accommodation unit (subject to the necessary consents), it also presents potential income of approximately £17,000 per annum, based on around 57% occupancy and an £83 average daily rate, providing additional upside in a well-connected commuter location.

Guide Price:

£39,000 (plus fees)



[Click for more information](#)



Lot **233** 29 Ida Road, Skegness, Lincolnshire, PE25 2AU

A substantial 3/4 storey, freehold, semi-detached.

Description:

A haracter property offering twelve bedrooms, eight with ensuites, thirteen bathrooms in total, four reception rooms, two kitchens, one with laundry room, carport for eight cars, multiple Courtyards.

Presently a family home of some 12+ years, previously being a large guest house. Benefits from No Article 4 restrictions for HMO use. Located within a residential area to the fringe of Skegness centre and the promenade.



Guide Price:
£320,000 (plus fees)

[Click for more information](#)

Lot **234** 2 Hazelmere Close, Leatherhead, Surrey, KT22 7XA

Renovation Opportunity.

Description:

A ground floor, one bedroom flat set within a lovely location, just a short walk from the local amenities and station. Requiring full refurbishment.

An excellent opportunity. Benefitting from private garage and unallocated parking. Bathroom, open plan kitchen/dining/reception room.



Guide Price:
£120,000 (plus fees)

[Click for more information](#)

Lot 235 Flat 17 Moxons Island, 48 Stafford Street, Stoke, ST1 1JB

An outstanding investment opportunity.

Description:

Just three years old, the property offers contemporary living with high-quality finishes, making it an attractive choice for tenants. Currently VACANT but would let at approx. £6,500 per annum.

Located in the heart of Hanley, this modern studio apartment presents an outstanding investment opportunity. Just three years old, the property offers contemporary living with high-quality finishes, making it an attractive choice for tenants.

Service charge approx: £54pcm

Ground rent approx: £12.50pcm



Guide Price:

£29,000 (plus fees)

[Click for more information](#)



Lot 236 18 Queen Street, Market Drayton, Shropshire, TF9 1PX

An increasingly rare opportunity to acquire a striking mixed-use freehold property in the heart of Market Drayton.

Description:

Formerly a bank, this imposing building is packed with original character and architectural charm, offering a versatile commercial space on the ground floor and an opulent two-bedroom apartment above.

Offered to the market vacant, the property represents an appealing value-add opportunity. Once fully let, it is anticipated to achieve £18,000–£20,000 per annum, making it an attractive proposition for investors seeking a high-yielding asset in a thriving town centre location.



Guide Price:

£180,000 (plus fees)

[Click for more information](#)



Lot **237** 2 Green Lane West, Sealand, Deeside,
CH5 2LJ

A great investment opportunity with this three-bedroom mid-terraced house.

Description:

Conveniently located just a stone's throw away from Deeside Industrial Park, this property is ideal for those looking to cater to professionals seeking residences close to work, as well as investors searching for a reliable rental opportunity. With an approximate rental income of £650 per calendar month, it offers strong potential for steady returns in a highly accessible location.



Guide Price:
£40,000 (plus fees)



Lot **238** 38 Ashwood Close, Oldbury,
B69 4SD

Two-Bedroom Apartment with Strong Rental Yield.

Description:

This property features two bedrooms, allocated parking, and good transport links, making it highly convenient for residents. It also offers a strong rental yield, with the most recent income recorded at £785.00 per calendar month.

The well presented accommodation comprises of an entrance hall, lounge, fitted kitchen, two bedrooms and bathroom. The property benefits from UPVC double glazed windows, electric heating, entry phone, allocated parking space and having good transport links.



Guide Price:
£89,000 (plus fees)



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National Auction

is on

29 April
2026

Closing Date for Entries: 15 April

tcpa.co.uk

Seller's FAQs

Why auction?

Best price – competition is good, gathering all potential purchasers together at the same time creates this, so you can be rest assured the price achieved is the best price you could possibly achieve.

Speed – Selling at auction is much faster than selling through an estate agent. Most properties are sold on an unconditional basis which means immediate exchange of contract and most auction sales complete in 20 working days.

Security – Once the hammer falls your buyer is legally committed to purchase and cannot change their mind without the penalty of losing their deposit.

Can I set a reserve price?

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

What properties are sold at auction?

We sell a wide variety of properties at our auctions ranging from properties for improvement, tenanted properties, residential investments, probate properties, development propositions, derelict property, building land, mixed use properties, commercial investments, unique properties and amenity land.

How will you advertise my property?

We advertise on property portals such as Rightmove, Onthemarket and Zoopla reaching a wide audience of buyers. All properties are marketed on our national website and our buyers receive regular alerts. Our property experts are happy to discuss any local marketing campaigns over the phone or at an appointment.

My sale has fallen through, is selling at auction secure?

Yes, on unconditional sales exchange of contracts is immediate. The buyer pays a deposit and most sales are typically completed in 28 days.



“Going to Town and Country made selling my property so much easier. The staff are polite, helpful, efficient and knowledgeable and thanks to their seamless service my property was sold quickly, realising an excellent sale price. I wholeheartedly recommend them.”

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Common Auction Conditions (Edition 4)

Reproduced with the consent of the RICS.

INTRODUCTION

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

Glossary (Compulsory)

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

Auction Conduct Conditions (Compulsory)

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

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

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

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

Sale Conditions (General Conditions compulsory, template forms optional)

The Sale Conditions apply only to property in England and Wales, and govern the agreement between each seller and buyer. They include general conditions of sale and template forms of special conditions of sale, tenancy and arrears schedules and a sale memorandum. They must not be used if other standard conditions apply.

The RICS owns the copyright in all editions of the Common Auction Conditions (CAC), but permits the free use of Edition 4.0 if the user:

- relies on its own legal advice as to whether the CAC are suitable;
- agrees that the Royal Institution of Chartered Surveyors and those who advised it have no liability to anyone who uses or relies on the CAC;
- reproduces the compulsory sections of the CAC without any changes, except as stated in the text;
- acknowledges that the CAC are reproduced with the consent of the RICS; and
- refers to the Conditions as the Common Auction Conditions (Edition 4.0).

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

Auction Conditions.

GLOSSARY

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

Wherever it makes sense:

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

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

ADDENDUM (*)

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

AGREED COMPLETION DATE Subject to CONDITION G9.3:

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

APPROVED FINANCIAL INSTITUTION

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

ARREARS

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

ARREARS SCHEDULE

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

AUCTION (*)

The auction advertised in the CATALOGUE.

AUCTION CONDUCT CONDITIONS

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

AUCTIONEERS

The auctioneers at the AUCTION.

BUSINESS DAY

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

BUYER (*)

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

CATALOGUE

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

COMPLETION

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

CONDITION

One of the AUCTION CONDUCT CONDITIONS or SALE CONDITIONS.

CONTRACT

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

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

DOCUMENTS

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

EXTRA GENERAL CONDITIONS

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

FINANCIAL CHARGE

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

GENERAL CONDITIONS

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

INTEREST RATE

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

LOT

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

OLD ARREARS

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

PARTICULARS

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

PRACTITIONER

An insolvency practitioner for the purposes of the Insolvency Act 1986 (or, in relation to jurisdictions outside the United Kingdom, a person undertaking a similar role).

PRICE

The PRICE (exclusive of VAT) that the BUYER agrees to pay for the LOT.

READY TO COMPLETE

Ready, willing and able to complete; if COMPLETION would enable the SELLER to discharge all FINANCIAL CHARGES secured on the LOT that have to be discharged by COMPLETION, then those outstanding FINANCIAL CHARGES do not prevent the SELLER from being READY TO COMPLETE.

SALE CONDITIONS

The GENERAL CONDITIONS as varied by any SPECIAL CONDITIONS or ADDENDUM.

SALE MEMORANDUM

The form so headed (whether or not set out in the CATALOGUE) in which the terms of the CONTRACT for the sale of the LOT are recorded.

SELLER (*)

The person selling the LOT. If two or more are jointly the SELLER their obligations can be enforced against them jointly or against each of them separately.

SPECIAL CONDITIONS

Those of the SALE CONDITIONS so headed that relate to the LOT.

TENANCIES

TENANCIES, leases, licences to occupy and agreements for lease and any documents varying or supplemental to them.

TENANCY SCHEDULE

The schedule of TENANCIES (if any) forming part of the SPECIAL CONDITIONS.

TRANSFER

Transfer includes a conveyance or assignment (and "to transfer"

includes "to convey" or "to assign").

TUPE

The Transfer of Undertakings (Protection of Employment) Regulations 2006.

VAT

Value Added Tax or other tax of a similar nature.

VAT OPTION

An option to tax.

WE (and US and OUR)

The AUCTIONEERS.

YOU (and YOUR) (*)

Someone who has seen the CATALOGUE or who attends or bids at or otherwise participates in the AUCTION, whether or not a BUYER.

Amendments and Additions to the Glossary

Amendments

Addendum

An amendment or addition to the CONDITIONS or to the PARTICULARS or to both whether contained in a supplement to the CATALOGUE, a written notice from the AUCTIONEERS made available via the WEBSITE, LOT details page, email or by any other method that the AUCTIONEERS see fit.

Auction

The online AUCTION of each LOT advertised in the CATALOGUE.

Contract date

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

You (and your)

Someone who has seen the CATALOGUE or who visits the WEBSITE or bids at or otherwise participates in the AUCTION, whether or not a BUYER.

Additions

Administration Fee

An ADMINISTRATION FEE (the amount of which will be specified on a LOT by LOT basis within the PARTICULARS and/or the SPECIAL CONDITIONS of sale) must be paid (or secured by way of a hold on a credit/debit card) in advance of the AUCTION as part of the

AUCTION ENTRANCE FEE.

If YOU are not the SUCCESSFUL BIDDER, then the AUCTION ENTRANCE FEE will be refunded to you. Auction Entrance Fee An AUCTION ENTRANCE FEE is required for each LOT that YOU wish to bid on and is comprised of the ADMINISTRATION FEE as well as the BIDDER SECURITY FEE (should YOU be the SUCCESSFUL BIDDER). It must be secured in advance either by way of bank TRANSFER or a hold being made on a credit or debit card. Where YOU have not made a SUCCESSFUL BID in relation to the LOT the AUCTION ENTRANCE FEE will be released to YOU if YOU provided it via bank/electronic TRANSFER or released back to YOU if a hold was placed on the funds via the online payment system.

Auction Operation Guide

A document(s) that outlines the AUCTION process in its entirety, for both BUYERS and SELLERS. The document can be found on the AUCTIONEERS WEBSITE or on request.

Bidder Security Fee

The BIDDER SECURITY FEE forms part of the AUCTION ENTRANCE FEE and if YOU are the SUCCESSFUL BIDDER it will go on to form part of the DEPOSIT.

Deposit

The DEPOSIT is a sum of money (usually 10% of the SALE PRICE) calculated at the fall of the electronic gavel that YOU must pay to the AUCTIONEER if YOU are the SUCCESSFUL BIDDER within 2 business days or as specified in the PARTICULARS of sale or AUCTION OPERATION GUIDE, or other such documents that the AUCTIONEER may specify. This payment must be made via bank or electronic TRANSFER, taking into account any amount paid already by the BIDDER SECURITY FEE.

Online bidding Process

The method and processes that allow a BIDDER to bid at the AUCTION online as described on the AUCTIONEERS WEBSITE.

Reserve

The RESERVE is the minimum amount that the auctioneer is authorised to sell the LOT at. It is subject to change and will not normally be disclosed.

Successful Bid (and successful bidder)

The highest bid at the fall of the electronic gavel that will win the LOT for the BIDDER, providing that the BID is at or above the RESERVE.

Website

The WEBSITE controlled by the AUCTIONEERS and on which the online AUCTION is conducted.

AUCTION CONDUCT CONDITIONS

Words in small capitals have the special meanings defined in the Glossary.

The AUCTION CONDUCT CONDITIONS (as supplemented or varied by CONDITION A6, if applicable) are a compulsory section of the Common Auction Conditions. They cannot be disappled or varied without OUR agreement, even by a CONDITION purporting to replace the Common Auction Conditions in their entirety.

A1 Introduction

A1.1 The AUCTION CONDUCT CONDITIONS apply wherever the

Common Auction Conditions (Edition 4)

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LOT is located.

A1.2 If YOU make a bid for a LOT or otherwise participate in the AUCTION it is on the basis that YOU accept these AUCTION CONDUCT CONDITIONS. They govern OUR relationship with YOU. They can be varied only if WE agree.

A2 Our role

A2.1 As agents for each SELLER WE have authority to (a) prepare the CATALOGUE from information supplied by or on behalf of each SELLER; (b) offer each LOT for sale; (c) sell each LOT; (d) receive and hold BIDDER SECURITY and DEPOSITS as agent for the SELLER; (e) sign each SALE MEMORANDUM; and (f) treat a CONTRACT as repudiated if the BUYER fails to sign a SALE MEMORANDUM or pay a DEPOSIT as required by these AUCTION CONDUCT CONDITIONS.

A2.2 OUR decision on the conduct of the AUCTION is final.

A2.3 WE may cancel the AUCTION or alter the order in which LOTS are offered for sale. WE may also combine or divide LOTS. A LOT may be sold or withdrawn from sale prior to the AUCTION.

A2.4 YOU acknowledge that to the extent permitted by law WE owe YOU no duty of care and YOU have no claim against US for any loss.

A2.5 WE may refuse to admit one or more persons to participate in the AUCTION without having to explain why.

A3 Bidding and reserve prices A3.1 All bids are to be made in pounds sterling exclusive of VAT.

A3.2 WE may refuse to accept a bid. WE do not have to explain why.

A3.3 If there is a dispute over bidding, WE are entitled to resolve it, and OUR decision is final.

A3.4 Unless stated otherwise each LOT is subject to a RESERVE price (which may be fixed just before the LOT is offered for sale). If no bid equals or exceeds that RESERVE price the LOT will be withdrawn from the AUCTION.

A3.5 Where there is a RESERVE price the SELLER may bid (or ask US or another agent to bid on the SELLER's behalf) up to the RESERVE price but may not make a bid equal to or exceeding the RESERVE price. YOU accept that it is possible that all bids up to the RESERVE price are bids made by or on behalf of the SELLER.

A3.6 Where a GUIDE PRICE (or range of prices) is published, that GUIDE PRICE (or the lower end of the range) is the minimum price at which the SELLER might be prepared to sell at the date of the GUIDE PRICE. It is not an indication of the RESERVE PRICE, which may not be set until the date of the AUCTION.

A4 The PARTICULARS and other information

A4.1 WE have taken reasonable care to prepare PARTICULARS that correctly describe each LOT. THE PARTICULARS are based on information supplied by or on behalf of the SELLER. YOU need to check that the information in the PARTICULARS is correct.

A4.2 If the SPECIAL CONDITIONS do not contain a description of the LOT, or simply refer to the relevant LOT number, YOU take the risk that the description contained in the PARTICULARS is incomplete or inaccurate, as the PARTICULARS have not been prepared by a conveyancer and are not intended to form part of a legal contract.

A4.3 THE PARTICULARS and the SALE CONDITIONS may change prior to the AUCTION and it is YOUR responsibility to check that YOU have the correct versions.

A4.4 If WE provide information, or a copy of a document, WE do so only on the basis that WE are not responsible for the accuracy of that information or document.

A5 The CONTRACT

A5.1 A SUCCESSFUL BID is one WE accept as such (normally on the fall of the hammer). This CONDITION A5 applies to YOU only if YOU make the SUCCESSFUL BID for a LOT. A5.2 YOU are obliged to buy the LOT on the terms of the SALE MEMORANDUM at the PRICE YOU bid (plus VAT, if applicable).

A5.3 YOU must, before leaving the AUCTION: (a) provide all information WE reasonably need from YOU to enable US to complete the SALE MEMORANDUM (including proof of YOUR identity if required by US); (b) sign the completed SALE MEMORANDUM; and (c) pay the DEPOSIT.

A5.4 If YOU do not, WE may either: (a) as agent for the SELLER treat that failure as YOUR repudiation of the CONTRACT and offer the LOT for sale again; the SELLER may then have a claim against YOU for breach of CONTRACT; or (b) sign the SALE MEMORANDUM on YOUR behalf.

A5.5 THE DEPOSIT (*)

A5.5 has been amended in full in the 'Amendments' section below.

(a) is to be held by us (or, at OUR option, the SELLER's conveyancer)

(b) is to be held as stakeholder where VAT would be chargeable on the DEPOSIT were it to be held as agent for the SELLER, but otherwise is to be held as stakeholder unless the SALE CONDITIONS require it to be held as agent for the SELLER; and

(c) must be paid in pounds sterling by cheque or by bankers' draft, made payable to US (or, at OUR option, the SELLER's conveyancer) on an APPROVED FINANCIAL INSTITUTION. CONDITION A6 may state if WE accept any other form of payment.

A5.6 WE may retain the SALE MEMORANDUM signed by or on behalf of the SELLER until the DEPOSIT has been received in cleared funds.

A5.7 Where WE hold the DEPOSIT as stakeholder, WE are authorised to release it (and interest on it if applicable) to the SELLER on COMPLETION or, if COMPLETION does not take place, to the person entitled to it under the SALE CONDITIONS.

A5.8 If the BUYER does not comply with its obligations under the CONTRACT then (a) YOU are personally liable to buy the LOT even if YOU are acting as an agent; and (b) YOU must indemnify the SELLER in respect of any loss the SELLER incurs as a result of the BUYER's default.

A5.9 Where the BUYER is a company YOU warrant that the BUYER is properly constituted and able to buy the LOT.

Amendments and Additions to the Auction Conduct Conditions

Amendments

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

Section A5 has been reproduced in full below and also includes OUR amendments (as marked by (*)):

A5.1 (*) A SUCCESSFUL BID is one WE accept as such (normally on the fall of the electronic hammer). This CONDITION A5 applies to YOU only if YOU make the SUCCESSFUL BID for a LOT.

A5.2 YOU are obliged to buy the LOT on the terms of the SALE MEMORANDUM at the PRICE YOU bid (plus VAT, if applicable).

A5.3 (*) In order to bid online you must:

(a) provide all information WE reasonably need from YOU to enable US to verify YOUR identity and complete the SALE MEMORANDUM;

(b) accept and agree that the WE can sign the Memorandum of Sale on YOUR behalf;

(c) pay the Auction Entrance Fee.

A5.4 If YOU do not, WE may sign the SALE MEMORANDUM on YOUR behalf.

A5.5 (*) The Auction Entrance Fee

(a) is to be held by US (or, at OUR option, the SELLER's conveyancer)

(b) is to be held as stakeholder where VAT would be chargeable on the DEPOSIT were it to be held as agent for the SELLER, but otherwise is to be held as stakeholder unless the SALE CONDITIONS require it to be held as agent for the SELLER; and

(c) must be paid in pounds sterling by cheque or by bankers' draft, made payable to US (or, at OUR option, the SELLER's conveyancer) on an APPROVED FINANCIAL INSTITUTION. condition A6 may state if WE accept any other form of payment.

(d) YOU accept and agree that the AUCTION ENTRANCE FEE (comprised of the BIDDER SECURITY and ADMINISTRATION FEE) is deemed nonrefundable if you are the successful bidder at the fall of the electronic gavel and that it will be released back (or returned) to YOU should YOU be unsuccessful;

(e) the BIDDER SECURITY element of the AUCTION ENTRANCE FEE shall be used to make a partial payment of the deposit due;

(f) the ADMINISTRATION FEE element of the AUCTION ENTRANCE FEE shall be paid to and retained by the AUCTIONEERS.

A5.6 (*) WE reserve the right to retain the SALE MEMORANDUM signed by/on behalf of the BUYER until such time as we have received the full DEPOSIT in cleared funds.

A5.7 Where WE hold the DEPOSIT as stakeholder, WE are authorised to release it (and interest on it if applicable) to the SELLER on COMPLETION or, if COMPLETION does not take place, to the person entitled to it under the SALE CONDITIONS.

A5.8 If the BUYER does not comply with its obligations under the CONTRACT then

(a) YOU are personally liable to buy the LOT even if YOU are acting as an agent; and

(b) YOU must indemnify the SELLER in respect of any loss the SELLER incurs as a result of the BUYER's default.

A5.9 Where the BUYER is a company YOU warrant that the BUYER is properly constituted and able to buy the LOT

Additions

A2.6 YOU accept and acknowledge that WE will use reasonable care to provide the online AUCTION platform. In the event that a situation or situations arise that affect the running of the ONLINE AUCTION platform, we may, at OUR absolute discretion suspend or cancel the AUCTION and declare any or all results of the ONLINE AUCTION as null and void without any liability on the part of US or OUR third party providers of the ONLINE AUCTION platform. OUR decision in these situations is final and WE do not have to give any reasons for OUR actions.

A2.7 Should you be unable to connect to and bid on the ONLINE AUCTION platform you accept that WE and OUR third-party providers accept no liability for any loss of any nature that results from, directly or indirectly, YOUR inability to successfully bid on the AUCTION platform.

A2.8 YOU accept that the AUCTIONEER and OUR third-party providers are in no way liable for any loss suffered by YOU in relation to the ONLINE AUCTION platform even if the AUCTIONEER has been made aware of the possibility of any such risks.

A2.9 The AUCTION PROCESS will be run in accordance with OUR AUCTION OPERATION GUIDE which can be found on OUR WEBSITE.

A2.10 If the AUCTION PLATFORM fails to work in the way as described in the AUCTION OPERATION GUIDE then YOU accept that neither we nor OUR third-party providers hold any liability for a loss of any kind that YOU may incur.

A5.10 Within the period specified in the AUCTION OPERATION GUIDE of the auction closing, the DEPOSIT on balance of DEPOSIT due, (usually 10% of the SALE PRICE) must be paid by YOU via electronic TRANSFER or bank TRANSFER to the AUCTIONEERS.

A6 Extra Auction Conduct Conditions

A6.1 Despite any SPECIAL CONDITION to the contrary the minimum DEPOSIT WE accept is £..... (or the total PRICE, if less). A SPECIAL CONDITION may, however, require a higher minimum DEPOSIT.

SALE MEMORANDUM

Words in small capitals have the special meanings defined in the GLOSSARY.

The GENERAL CONDITIONS (as supplemented or changed by any EXTRA GENERAL CONDITIONS or ADDENDUM) are compulsory but may be dispensed or changed in relation to one or more LOTS by SPECIAL CONDITIONS. The template forms of SPECIAL CONDITIONS, schedules and SALE MEMORANDUM are not compulsory and may be changed.

G1. The LOT

G1.1 The LOT (including any rights to be granted or reserved, and any exclusions from it) is described in the SPECIAL CONDITIONS, or if not so described is that referred to in the SALE MEMORANDUM.

G1.2 The LOT is sold subject to any TENANCIES disclosed by the SPECIAL CONDITIONS, but otherwise with vacant possession on COMPLETION.

G1.3 The LOT is sold subject to all matters contained or referred to in the DOCUMENTS. THE SELLER must discharge FINANCIAL CHARGES on or before COMPLETION.

G1.4 The LOT is also sold subject to such of the following as may affect it, whether they arise before or after the CONTRACT DATE and whether or not they are disclosed by the SELLER or are apparent from inspection of the LOT or from the DOCUMENTS:

(a) matters registered or capable of registration as local land charges;

(b) matters registered or capable of registration by any competent authority or under the provisions of any statute;

(c) notices, orders, demands, proposals and requirements of any competent authority;

(d) changes, notices, orders, restrictions, agreements and other matters relating to town and country planning, highways or public health;

(e) rights, easements, quasi-easements, and wayleaves;

(f) outgoing 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) two BUSINESS DAYS after the draft has been approved by the SELLER; and
 - (b) the SELLER must approve or revise the draft TRANSFER within five BUSINESS DAYS of receiving it from the BUYER.
- G5.2 If the SELLER has any liability (other than to the BUYER) in relation to the LOT or a TENANCY following COMPLETION, the BUYER is specifically to covenant in the TRANSFER to indemnify the SELLER against that liability.
- G5.3 The SELLER cannot be required to transfer the LOT to anyone other than the BUYER, or by more than one TRANSFER.
- G5.4 Where the SPECIAL CONDITIONS state that the SELLER is to grant a new lease to the BUYER

- (a) the CONDITIONS are to be read so that the TRANSFER refers to the new lease, the SELLER to the proposed landlord and the BUYER to the proposed tenant;
- (b) the form of new lease is that described by the SPECIAL CONDITIONS; and
- (c) the SELLER is to produce, at least five BUSINESS DAYS before the AGREED COMPLETION DATE, the engrossed counterpart, lease, which the BUYER is to sign and deliver to the SELLER on COMPLETION

G6. COMPLETION

G6.1 COMPLETION is to take place at the offices of the SELLER'S conveyancer, or where the SELLER may reasonably require, on the AGREED COMPLETION DATE. The SELLER can only be required to complete on a BUSINESS DAY and between the hours of 0930 and 1700.

G6.2 The amount payable on COMPLETION is the balance of the PRICE adjusted to take account of apportionments plus (if applicable), VAT and interest and any other amounts stated in the SPECIAL CONDITIONS.

G6.3 Payment is to be made in pounds sterling and only by

- (a) direct TRANSFER from the buyer's conveyancer to the SELLER'S conveyancer; and
 - (b) the release of any DEPOSIT held by a stakeholder or in such other manner as the SELLER'S conveyancer may agree.
- G6.4 Unless the SELLER and the BUYER otherwise agree, COMPLETION cannot take place until both have complied with the obligations under the CONTRACT that they are obliged to comply with prior to COMPLETION, and the amount payable on COMPLETION is unconditionally received in the SELLER'S conveyancer's client account or as otherwise required by the terms of the CONTRACT.

G6.5 If COMPLETION takes place after 1400 hours for a reason other than the SELLER'S default it is to be treated, for the purposes of apportionment and calculating interest, as if it had taken place on the next BUSINESS DAY.

G6.6 Where applicable the CONTRACT remains in force following COMPLETION.

G7. Notice to complete

G7.1 The SELLER or the BUYER may on or after the AGREED COMPLETION DATE but before COMPLETION give the other notice to complete within ten BUSINESS DAYS (excluding the date on which the notice is given) making time of the essence.

G7.2 The person giving the notice must be READY TO COMPLETE.

G7.3 If the BUYER fails to comply with a notice to complete the SELLER may, without affecting any other remedy the SELLER has:

- (a) terminate the CONTRACT;
- (b) claim the DEPOSIT and any interest on it if held by a stakeholder;
- (c) forfeit the DEPOSIT and any interest on it;
- (d) resell the LOT; and
- (e) claim damages from the BUYER.

G7.4 If the SELLER fails to comply with a notice to complete the BUYER may, without affecting any other remedy the BUYER has:

- (a) terminate the CONTRACT; and
- (b) recover the DEPOSIT and any interest on it from the SELLER or, if applicable, a stakeholder.

G8. If the CONTRACT is brought to an end if the CONTRACT is lawfully brought to an end:

- (a) the BUYER must return all papers to the SELLER and appoints the SELLER its agent to cancel any registration of the CONTRACT; and
- (b) the SELLER must return the DEPOSIT and any interest on it to the BUYER (and the BUYER may claim it from the stakeholder, if applicable) unless the SELLER is entitled to forfeit the DEPOSIT under CONDITION G9.

G9. Landlord's licence

G9.1 Where the LOT is or includes leasehold land and licence to assign or sublet is required this CONDITION G9 applies.

G9.2 The CONTRACT is conditional on that licence being obtained, by way of formal licence if that is what the landlord lawfully requires.

G9.3 The AGREED COMPLETION DATE is not to be earlier than the date five BUSINESS DAYS after the SELLER has given notice to the BUYER that licence has been obtained ("licence notice").

G9.4 The SELLER must

- (a) use all reasonable endeavours to obtain the licence at the SELLER'S expense; and
 - (b) enter into any authorised guarantee agreement properly required.
- G9.5 The BUYER must promptly

- (a) provide references and other relevant information; and
- (b) comply with the landlord's lawful requirements.

G9.6 If within three months of the CONTRACT DATE (or such longer period as the SELLER and BUYER agree) the SELLER has not given licence notice to the BUYER the SELLER or the BUYER may (if not then in breach of any obligation under this CONDITION G9) by notice to the other terminate the CONTRACT at any time before the SELLER has given licence notice. That termination is without prejudice to the claims of either SELLER or BUYER for breach of this CONDITION G9.

G10. Interest and apportionments

G10.1 If the ACTUAL COMPLETION DATE is after the AGREED COMPLETION DATE for any reason other than the SELLER'S default the BUYER must pay interest at the INTEREST RATE on the money due from the BUYER at COMPLETION for the period starting on the AGREED COMPLETION DATE and ending on the ACTUAL COMPLETION DATE.

G10.2 Subject to CONDITION G11 the SELLER is not obliged to apportion or account for any sum at COMPLETION unless the SELLER has received that sum in cleared funds. The SELLER must promptly pay to the BUYER after COMPLETION any sum to which the BUYER is entitled that the SELLER subsequently receives in cleared funds.

G10.3 Income and outgoings are to be apportioned at the ACTUAL COMPLETION DATE unless:

- (a) the BUYER is liable to pay interest; and
- (b) the SELLER has given notice to the BUYER at any time up to COMPLETION requiring apportionment on the date from which interest becomes payable by the BUYER; in which event income and outgoings are to be apportioned on the date from which interest becomes payable by the BUYER.

G10.4 Apportionments are to be calculated on the basis that:

- (a) the SELLER receives income and is liable for outgoings for the whole of the day on which apportionment is to be made;
 - (b) annual income and expenditure accrues at an equal daily rate assuming 365 days in a year (or 366 in a leap year), and income and expenditure relating to some other period accrues at an equal daily rate during the period to which it relates; and
 - (c) where the amount to be apportioned is not known at COMPLETION apportionment is to be made by reference to a reasonable estimate and further payment is to be made by SELLER or BUYER as appropriate within five BUSINESS DAYS of the date when the amount is known.
- G10.5 If a payment due from the BUYER to the SELLER on or after COMPLETION is not paid by the due date, the BUYER is to pay interest to the SELLER at the INTEREST RATE on that payment from the due date up to and including the date of payment.

G11. ARREARS

Part 1 – Current rent

G11.1 "Current rent" means, in respect of each of the TENANCIES subject to which the LOT is sold, the instalment of rent and other sums payable by the tenant on the most recent rent payment date on or within four months preceding COMPLETION.

G11.2 If on COMPLETION there are any ARREARS of current rent the BUYER must pay them, whether or not details of those ARREARS are given in the SPECIAL CONDITIONS.

G11. Parts 2 and 3 of this CONDITION G11 do not apply to ARREARS of current rent.

Part 2 - BUYER to pay for ARREARS

G11. Part 2 of this CONDITION G11 applies where the SPECIAL CONDITIONS give details of ARREARS.

G11.5 The BUYER is on COMPLETION to pay, in addition to any other money then due, an amount equal to all ARREARS of which details are set out in the SPECIAL CONDITIONS.

G11.6 If those ARREARS are not OLD ARREARS the SELLER is to assign to the BUYER all rights that the SELLER has to recover those ARREARS.

Part 3 – BUYER not to pay for ARREARS

G11.7 Part 3 of this CONDITION G11

applies where the SPECIAL CONDITIONS

- (a) so state; or
- (b) give no details of any ARREARS.

G11.8 While any ARREARS due to the SELLER remain unpaid the BUYER must:

- (a) try to collect them in the ordinary course of management but need not take legal proceedings or forfeit the TENANCY;

(b) pay them to the SELLER within five BUSINESS DAYS of receipt in cleared funds (plus interest at the INTEREST RATE calculated on a daily basis for each subsequent day's delay in payment);

(c) on request, at the cost of the SELLER, assign to the SELLER or as the SELLER may direct the right to demand and sue for OLD ARREARS, such assignment to be in such form as the SELLER'S conveyancer may reasonably require;

(d) if reasonably required, allow the SELLER'S conveyancer to have on loan the counterpart of any TENANCY against an undertaking to hold it to the BUYER'S order;

(e) not without the consent of the SELLER release any tenant or surety from liability to pay ARREARS or accept a surrender of or forfeit any TENANCY under which ARREARS are due; and

(f) if the BUYER disposes of the LOT prior to recovery of all ARREARS obtain from the BUYER'S successor in title a covenant in favour of the SELLER in similar form to part 3 of this CONDITION G11.

G11.9 Where the SELLER has the right to recover ARREARS it must not without the BUYER'S written consent bring insolvency proceedings against a tenant or seek the removal of goods from the LOT.

G12. Management

G12.1 This CONDITION G12 applies where the LOT is sold subject to TENANCIES.

G12.2 The SELLER is to manage the LOT in accordance with its standard management policies pending COMPLETION.

G12.3 The SELLER must consult the BUYER on all management issues that would affect the BUYER after COMPLETION (such as, but not limited to, an application for licence; a rent review; a variation, surrender, agreement to surrender or proposed forfeiture of a TENANCY; or a new tenancy or agreement to grant a new tenancy) and:

- (a) the SELLER must comply with the BUYER'S reasonable requirements unless to do so would (but for the indemnity in paragraph (c)) expose the SELLER to a liability that the SELLER would not otherwise have, in which case the SELLER may act reasonably in such a way as to avoid that liability;

(b) if the SELLER gives the BUYER notice of the SELLER'S intended act and the BUYER does not object within five BUSINESS DAYS giving reasons for the objection the SELLER may act as the SELLER intends; and

(c) the BUYER is to indemnify the SELLER against all loss or liability the SELLER incurs through acting as the BUYER requires, or by reason of delay caused by the BUYER.

G13. Rent deposits

G13.1 Where any TENANCY is an assured shorthold tenancy, the SELLER and the BUYER are to comply with their respective statutory duties in relation to the protection of tenants' deposits, and to demonstrate in writing to the other (before COMPLETION, so far as practicable) that they have complied.

G13.2 The remainder of this CONDITION

G13 applies where the SELLER is holding or otherwise entitled to money by way of rent deposit in respect of a TENANCY. In this CONDITION G13 "rent deposit deed" means the deed or other document under which the rent deposit is held.

G13.3 If the rent deposit is not assignable the SELLER must on COMPLETION hold the rent deposit on trust for the BUYER and, subject to the terms of the rent deposit deed, comply at the cost of the BUYER with the BUYER'S lawful instructions.

G13.4 Otherwise the SELLER must on COMPLETION pay and assign its interest in the rent deposit to the BUYER under an assignment in which the BUYER covenants with the SELLER to:

- (a) observe and perform the SELLER'S covenants and conditions in the rent deposit deed and indemnify the SELLER in respect of any breach;
- (b) give notice of assignment to the tenant; and
- (c) give such direct covenant to the tenant as may be required by the rent deposit deed.

G14. VAT

G14.1 Where a SALE CONDITION requires money to be paid or other consideration to be given, the payer must also pay any VAT that is chargeable on that money or consideration, but only if given a valid VAT invoice.

G14.2 Where the SPECIAL CONDITIONS state that no VAT OPTION has been made the SELLER confirms that none has been made by it or by any company in the same VAT group nor will be prior to COMPLETION.

G15. Transfer as a going concern

G15.1 Where the SPECIAL CONDITIONS so state:

- (a) the SELLER and the BUYER intend, and will take all practicable steps (short of an appeal) to procure, that the sale is treated as a transfer of a going concern; and

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(b) this CONDITION G15 applies.

G15.2 The SELLER confirms that the SELLER:

(a) is registered for VAT, either in the SELLER'S name or as a member of the same VAT group; and

(b) has (unless the sale is a standard-rated supply) made in relation to the LOT a VAT OPTION that remains valid and will not be revoked before COMPLETION.

G15.3 The BUYER confirms that (a) it is registered for VAT, either in the BUYER'S name or as a member of a VAT group;

(b) it has made, or will make before COMPLETION, a VAT OPTION in relation to the LOT and will not revoke it before or within three months after COMPLETION;

(c) article 5(2B) of the Value Added Tax (Special Provisions) Order 1995 does not apply to it; and

(d) it is not buying the LOT as a nominee for another person.

G15.4 The BUYER is to give to the SELLER as early as possible before the AGREED COMPLETION DATE evidence

(a) of the BUYER'S VAT registration;

(b) that the BUYER has made a VAT OPTION; and

(c) that the VAT OPTION has been notified in writing to HM Revenue and Customs; and if it does not produce the relevant evidence at least two BUSINESS DAYS before the AGREED COMPLETION DATE, CONDITION G14.1 applies at COMPLETION.

G15.5 The BUYER confirms that after COMPLETION the BUYER intends to

(a) retain and manage the LOT for the BUYER'S own benefit as a continuing business as a going concern subject to and with the benefit of the TENANCIES; and

(b) collect the rents payable under the TENANCIES and charge VAT on them.

G15.6 If, after COMPLETION, it is found that the sale of the LOT is not a transfer of a going concern then:

(a) the SELLER'S conveyancer is to notify the BUYER'S conveyancer of that finding and provide a VAT invoice in respect of the sale of the LOT;

(b) the BUYER must within five BUSINESS DAYS of receipt of the VAT invoice pay to the SELLER the VAT due; and

(c) if VAT is payable because the BUYER has not complied with this CONDITION G15, the BUYER must pay and indemnify the SELLER against all costs, interest, penalties or surcharges that the SELLER incurs as a result.

G16. **Capital allowances** G16.1 This CONDITION G16 applies where the SPECIAL CONDITIONS state that there are capital allowances available in respect of the LOT.

G16.2 The SELLER is promptly to supply to the BUYER all information reasonably required by the BUYER in connection with the BUYER'S claim for capital allowances.

G16.3 The value to be attributed to those items on which capital allowances may be claimed is set out in the SPECIAL CONDITIONS.

G16.4 The SELLER and BUYER agree:

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

(b) to submit the value specified in the SPECIAL CONDITIONS to HM Revenue and Customs for the purposes of their respective capital allowance computations.

G17. Maintenance agreements

G17.1 The SELLER agrees to use reasonable endeavours to transfer to the BUYER, at the BUYER'S cost, the benefit of the maintenance agreements specified in the SPECIAL CONDITIONS.

G17.2 The BUYER must assume, and indemnify the SELLER in respect of, all liability under such agreements from the ACTUAL COMPLETION DATE.

G18. Landlord and Tenant Act 1987

G18.1 This CONDITION G18 applies where the sale is a relevant disposal for the purposes of part I of the Landlord and Tenant Act 1987

G18.2 The SELLER warrants that the SELLER has complied with sections 5B and 7 of that Act and that the requisite majority of qualifying tenants has not accepted the offer.

G19. Sale by PRACTITIONER

G19.1 This CONDITION G19 applies where the sale is by a PRACTITIONER either as SELLER or as agent of the SELLER.

G19.2 The PRACTITIONER has been duly appointed and is empowered to sell the LOT.

G19.3 Neither the PRACTITIONER nor the firm or any member of the firm to which the PRACTITIONER belongs has any personal liability in connection with the sale or the performance of the SELLER'S obligations. The TRANSFER is to include a declaration excluding that personal liability.

G19.4 The LOT is sold

(a) in its condition at COMPLETION;

(b) for such title as the SELLER may have; and

(c) with no title guarantee; and the BUYER has no right to terminate the CONTRACT or any other remedy if information provided about the LOT is inaccurate, incomplete or missing.

G19.5 Where relevant:

(a) the DOCUMENTS must include certified copies of those under which the PRACTITIONER is appointed, the document of appointment and the PRACTITIONER'S acceptance of appointment; and

(b) the SELLER may require the TRANSFER to be by the lender exercising its power of sale under the Law of Property Act 1925.

G19.6 The BUYER understands this CONDITION G19 and agrees that it is fair in the circumstances of a sale by a PRACTITIONER.

G20. TUPE

G20.1 If the SPECIAL CONDITIONS state "there are no employees to

which TUPE applies", this is a warranty by the SELLER to this effect.

G20.2 If the SPECIAL CONDITIONS do not state "there are no employees to which TUPE applies" the following paragraphs apply:

(a) The SELLER must notify the BUYER of those employees whose contracts of employment will transfer to the BUYER on COMPLETION (the "Transferring Employees"). This notification must be given to the BUYER not less than 14 days before COMPLETION.

(b) The BUYER confirms that it will comply with its obligations under TUPE and any SPECIAL CONDITIONS in respect of the Transferring Employees.

(c) The BUYER and the SELLER acknowledge that pursuant and subject to TUPE, the contracts of employment between the Transferring Employees and the SELLER will transfer to the BUYER on COMPLETION.

(d) The BUYER is to keep the SELLER indemnified against all liability for the Transferring Employees after COMPLETION.

G21. Environmental

G21.1 This CONDITION G21 only applies where the SPECIAL CONDITIONS so provide.

G21.2 SELLER has made available such reports as the SELLER has as to the environmental condition of the LOT and has given the BUYER the opportunity to carry out investigations (whether or not the BUYER has read those reports or carried out any investigation) and the BUYER admits that the PRICE takes into account the environmental condition of the LOT

G21.3 The BUYER agrees to indemnify the SELLER in respect of all liability for or resulting from the environmental condition of the LOT.

G22. Service Charge

G22.1 This CONDITION G22 applies where the LOT is sold subject to TENANCIES that include service charge provisions.

G22.2 No apportionment is to be made at COMPLETION in respect of service charges.

G22.3 Within two months after COMPLETION the SELLER must provide to the BUYER a detailed service charge account for the service charge year current on COMPLETION showing:

(a) service charge expenditure attributable to each TENANCY;

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

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

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

G22.4 In respect of each TENANCY, if the service charge account shows:

(a) that payments that the tenant has made on account exceed attributable service charge expenditure, the SELLER must pay to the BUYER an amount equal to that excess when it provides the service charge account; or

(b) that attributable service charge expenditure exceeds payments made on account, the BUYER must use all reasonable endeavours to recover the shortfall from the tenant as soon as practicable and promptly pay the amount so recovered to the SELLER; but in respect of payments on account that are still due from a tenant CONDITION G11 (ARREARS) applies.

G22.5 In respect of service charge expenditure that is not attributable to any TENANCY the SELLER must pay the expenditure incurred in respect of the period before ACTUAL COMPLETION DATE and the BUYER must pay the expenditure incurred in respect of the period after ACTUAL COMPLETION DATE. Any necessary monetary adjustment is to be made within five BUSINESS DAYS of the SELLER providing the service charge account to the BUYER.

G22.6 If the SELLER holds any reserve or sinking fund on account of future service charge expenditure or a depreciation fund:

(a) the SELLER must pay it (including any interest earned on it) to the BUYER on COMPLETION; and

(b) the BUYER must covenant with the SELLER to hold it in accordance with the terms of the TENANCIES and to indemnify the SELLER if it does not do so.

G23. Rent reviews

G23.1 This CONDITION G23 applies where the LOT is sold subject to a TENANCY under which a rent review due on or before the ACTUAL COMPLETION DATE has not been agreed or determined.

G23.2 The SELLER may continue negotiations or rent review proceedings up to the ACTUAL COMPLETION DATE but may not agree the level of the revised rent or commence rent review proceedings without the written consent of the BUYER, such consent not to be unreasonably withheld or delayed.

G23.3 Following COMPLETION the BUYER must complete rent review negotiations or proceedings as soon as reasonably practicable but may not agree the level of the revised rent without the written consent of the SELLER, such consent not to be unreasonably withheld or delayed.

G23.4 The SELLER must promptly:

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

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

G23.5 The SELLER and the BUYER are to keep each other informed of the progress of the rent review and have regard to any proposals the other makes in relation to it.

G23.6 When the rent review has been agreed or determined the BUYER must account to the SELLER for any increased rent and interest recovered from the tenant that relates to the SELLER'S period of ownership within five BUSINESS DAYS of receipt of cleared funds.

G23.7 If a rent review is agreed or determined before COMPLETION but the increased rent and any interest recoverable from the tenant has not been received by COMPLETION the increased rent and any interest recoverable is to be treated as ARREARS.

G23.8 The SELLER and the BUYER are to bear their own costs in

relation to rent review negotiations and proceedings.

G24. Tenancy renewals

G24.1 This CONDITION G24 applies where the tenant under a TENANCY has the right to remain in occupation under part II of the Landlord and Tenant Act 1954 (as amended) and references to notices and proceedings are to notices and proceedings under that Act.

G24.2 Where practicable, without exposing the SELLER to liability or penalty, the SELLER must not, without the written consent of the BUYER (which the BUYER must not unreasonably withhold or delay) serve or respond to any notice or begin or continue any proceedings.

G24.3 If the SELLER receives a notice the SELLER must send a copy to the BUYER within five BUSINESS DAYS and act as the BUYER reasonably directs in relation to it.

G24.4 Following COMPLETION the BUYER must:

(a) with the co-operation of the SELLER take immediate steps to substitute itself as a party to any proceedings;

(b) use all reasonable endeavours to conclude any proceedings or negotiations for the renewal of the TENANCY and the determination of any interim rent as soon as reasonably practicable at the best rent or rents reasonably obtainable; and

(c) if any increased rent is recovered from the tenant (whether as interim rent or under the renewed TENANCY) account to the SELLER for the part of that increase that relates to the SELLER'S period of ownership of the LOT within five BUSINESS DAYS of receipt of cleared funds.

G24.5 The SELLER and the BUYER are to bear their own costs in relation to the renewal of the TENANCY and any proceedings relating to this.

G25. Warranties

G25.1 Available warranties are listed in the SPECIAL CONDITIONS.

G25.2 Where a warranty is assignable the SELLER must:

(a) on COMPLETION assign it to the BUYER and give notice of assignment to the person who gave the warranty; and

(b) apply for (and the SELLER and the BUYER must use all reasonable endeavours to obtain) any consent to assign that is required. If consent has not been obtained by COMPLETION the warranty must be assigned within five BUSINESS DAYS after the consent has been obtained.

G25.3 If a warranty is not assignable the SELLER must after COMPLETION:

(a) hold the warranty on trust for the BUYER; and

(b) at the BUYER'S cost comply with such of the lawful instructions of the BUYER in relation to the warranty as do not place the SELLER in breach of its terms or expose the SELLER to any liability or penalty.

G26. No assignment

The BUYER must not assign, mortgage or otherwise transfer or part with the whole or any part of the BUYER'S interest under this CONTRACT.

G27. Registration at the Land Registry

G27.1 This CONDITION G27.1 applies where the LOT is leasehold and its sale either triggers first registration or is a registrable disposition. The BUYER must at its own expense and as soon as practicable:

(a) procure that it becomes registered at the Land Registry as proprietor of the LOT;

(b) procure that all rights granted and reserved by the lease under which the LOT is held are properly noted against the affected titles; and

(c) provide the SELLER with an official copy of the register relating to such lease showing itself registered as proprietor.

G27.2 This CONDITION G27.2 applies where the LOT comprises part of a registered title. The BUYER must at its own expense and as soon as practicable:

(a) apply for registration of the TRANSFER;

(b) provide the SELLER with an official copy and title plan for the BUYER'S new title; and

(c) join in any representations the SELLER may properly make to the Land Registry relating to the application.

G28. Notices and other communications

G28.1 All communications, including notices, must be in writing. Communication to or by the SELLER or the BUYER may be given to or by their conveyancers.

G28.2 A communication may be relied on if:

(a) delivered by hand; or

(b) made electronically and personally acknowledged (automatic acknowledgement does not count); or

(c) there is proof that it was sent to the address of the person to whom it is to be given (as specified in the SALE MEMORANDUM) by a postal service that offers normally to deliver mail the next following BUSINESS DAY.

G28.3 A communication is to be treated as received:

(a) when delivered, if delivered by hand; or

(b) when personally acknowledged, if made electronically; but if delivered or made after 1700 hours on a BUSINESS DAY a communication is to be treated as received on the next BUSINESS DAY.

G28.4 A communication sent by a postal service that offers normally to deliver mail the next following BUSINESS DAY will be treated as received on the second BUSINESS DAY after it has been posted.

G29. Contracts (Rights of Third Parties) Act 1999

No one is intended to have any benefit under the CONTRACT pursuant to the Contracts (Rights of Third Parties) Act 1999.

G30. Extra General Conditions

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

Scottish Terms & Conditions

Auction General Conditions

Definitions and Interpretation

Special capitalised words are used throughout this document, and, unless the context suggests otherwise the word is defined on its first use.

These conditions "General Conditions" apply to the sale of each lot placed in the auction "Lot" subject to any variation or addition referred to in the special conditions of sale "Special Conditions" relating to the Lot and which Special Conditions shall have precedence over these General Conditions.

Seller's Reservation

1. The owner of, or person authorised to deal with, the Lot "Seller" reserves to itself the following rights:

[a] to withdraw the Lot from the auction;

[b] the right to sell by private bargain the whole or any part of the Lot before the auction and that without disclosing the reserve price or giving any reason;

[c] to consolidate two or more lots into one Lot; and

[d] the right to bid by itself or by the Auctioneer up to the reserve price.

Reserve Price

2. Unless otherwise stated, there will be an undisclosed reserve price.

Bidding

3. The Auctioneer retains the right to regulate the bidding and refuse any bid or bids without assigning any reason therefore in their sole and absolute discretion. All bidders are required to register their details and provide proof of identity and any other regulatory requirements as detailed by the Auctioneer to obtain a bidder's number prior to bidding. In the event of competition, each offer after the first shall exceed the immediately preceding offer by such sum as may be prescribed by the Auctioneer. The Auctioneer retains the right to divide and sell the Lot in separate lots if the Lot is unsold or sell a group of individual lots as one lot. All bids are to be made clearly. The person offering the reserve price or, should there be more offers than one above the reserve price, the highest bidder, shall be the successful bidder "Purchaser" and such bid shall be the price payable by the Purchaser to the Seller for the Lot ("Price"). On the fall of the Auctioneer's hammer on the successful bid, the Purchaser must provide the Auctioneer with their allocated bidding number and in default the Auctioneer shall be entitled to re-submit the Lot for sale. The Purchaser shall then immediately pay the Deposit in the manner prescribed by the Auctioneer. After paying the necessary Deposit the Purchaser shall then immediately complete and sign the Minute of Preference and Enactment, the date of which shall be the date of the auction and shall become bound and obliged for the sum offered by the Purchaser. If the successful bidder acted as an agent, they must give details of their principal at

the time of completing and signing the Minute of Preference and Enactment. In default the Auctioneer will be entitled to re-submit the Lot for sale or allocate a representative to sign the contract as offeror for the Purchaser and principal. A bid which does not reach the reserve price at the time of auction may be held provisionally by the Auctioneer and submitted to the Seller of the Lot to be accepted or rejected. The

bidder is held liable to their provisional bid price for 7 working days after the auction date. If the Auctioneer does not return an answer to the bidder within this time, then the bidder is not required to stand on their provisional bid. If the provisional bid is accepted, then the bidder shall be the Purchaser and is required to proceed under auction terms immediately upon notification.

4. Where the sale of a Lot is agreed pre or post auction then the payment of the Deposit shall bind the person purchasing the Lot as the Purchaser to these General Conditions and any Special Conditions and the Purchaser will proceed as if the Lot had been purchased at the auction. The Auctioneer reserves the right to modify the specified Date of Entry in the auction contract to reflect

any agreement reached between the Seller and the Purchaser.

5. Where a Deposit payment is made by telephone or proxy form there shall be no cooling off period allowed. In default of the Purchaser signing the contract the Auctioneer will be entitled to allocate a representative to sign the contract as offeror for the Purchaser and principal.

6. If the Purchaser is a Limited Company, then: -

[a] The contract to purchase the Lot shall be deemed to be entered into at the request of the person bidding at the Auction "Guarantor".

[b] The Guarantor warrants that the Purchaser is a properly constituted Limited Company of good standing and empowered to purchase any estate or interest in land in the United Kingdom and that the Guarantor has been duly authorised by the Purchaser to bind the Purchaser to purchase the Lot.

[c] The Guarantor guarantees to the Seller "as witnessed by the signature of the Guarantor on the Minute of Preference and Enactment which the Guarantor shall be deemed to sign as agent for the Purchaser and as the Guarantor of the Purchaser" as follows:

i. That the Guarantor shall within five working days of any request therefor provide to the Seller's solicitors such evidence as they may reasonably require to verify the warranties given by the Guarantor under clause 6.b:

ii. That the Purchaser will observe and perform its obligations under this contract to purchase the Lot and the Guarantor will pay and make good to and keep the Seller indemnified in respect of all losses, actions, costs, expenses and damages of the Seller arising by virtue of any breach by the Purchaser of such obligations and the Guarantor's liabilities to the Seller hereunder shall not be released by any neglect or forbearance on the part of the Seller in enforcing or giving time to the Purchaser for the performance of the Purchaser's contract to purchase the Lot; and

iii. That if any liquidator of the Purchaser shall disclaim this contract to purchase the Lot then the Seller may within 28 days from the date of such disclaimer give the Guarantor fourteen days written notice requiring the Guarantor to accept such disposition of the subjects contained in the Lot upon the same terms as the General Conditions and Special Conditions "as if any such liquidator had not disclaimed the same" save that time shall be of the essence for the purpose of the date for completion which shall be on or before the expiry of such fourteen days' notice and the Guarantor shall "in addition to the payment of all sums due from the Purchaser to the Seller under this contract" pay to the Seller any interest which should have been payable to the Seller by the Purchaser but for such disclaimer.

Judge of Roup

7. The Judge of the Roup shall be the Auctioneer named in any Minute of Preference and Enactment and shall have power to determine whatever questions or differences may occur at the Auction between Seller and a bidder or among the bidders themselves in relation to the foresaid Auction, to prefer the highest bidder and to adjourn the Auction from time to time.

Deposit

8. A Deposit of 10% of the Price subject to a minimum of £5,000 ("Deposit") shall be paid by the successful bidder or the Purchaser contemporaneously with the execution of the Minute of Enactment and Preference to the Auctioneer as agents for the Seller, and after the completion and subscription of the Minute of Preference and Enactment. Payment of the Deposit must be made by cleared funds in such a manner as the Auctioneer, in their sole discretion, specify. If the Purchaser fails to pay the Deposit, the Auctioneer may re-sell the Lot or require the bidder immediately preceding to the Purchaser to complete the purchase at the last offer without prejudice to the Seller's right to claim damages against the Purchaser for their failure. If a cheque given for the payment of the Deposit is dishonoured on presentation or if the Purchaser fails to pay such Deposit immediately

after subscription of the Minute of Preference and Enactment, the Seller will be entitled to treat this as breach of contract by the Purchaser and will be entitled, but not bound, to rescind the contract and re-sell the Lot. Without prejudice to this the Seller may still claim damages for breach of contract against the Purchaser. The Auctioneer reserves the right to hold the Minute of Preference and Enactment until cleared funds have been secured from the Purchaser.

Date of Entry and Settlement

9. The date of entry "Date of Entry", when the balance of the Price is payable, shall take place on the date specified in the Special Conditions or, if not specified, twenty-eight days after the date of the auction or

such earlier date as may be mutually agreed between Seller and the Purchaser. The Price will be exclusive of VAT. Should VAT be chargeable on the Lot, the Seller reserves their right to charge VAT in addition to the Price, in exchange for a valid VAT invoice. On the Date of Entry, the balance of the Price will require to be paid by the Purchaser's solicitor to the Seller's Solicitor's Client Account by same day electronic transfer. If the balance of the Price has not been paid in full by 3pm on the Date of Entry the Seller's solicitor shall be entitled to refuse to settle the transaction on that day or, as a condition of completing after 3pm on that day, to require that the next working day shall be deemed to be the Date of Entry for the purpose of calculating interest on the balance of the Price payable, and apportioning incomings and outgoings. Payment of the balance of the Price in full by 3pm on the Date of Entry is of the essence of the contract. In the event of the balance of the Price or any part thereof remaining outstanding as at the Date of Entry, then notwithstanding consignment or the fact that entry has not been taken by the Purchaser, the Purchaser shall be deemed to be in material breach of contract and further, interest will accrue, on the balance of the Price, in favour of the Seller at the rate of five per cent, per annum above the Royal Bank of Scotland plc base lending rate governing from time to time until full payment of the balance of the Price "including the interest accrued" is made or, in the event of the Seller exercising their option to rescind the contract, until such time as the Seller shall have completed re-sale of the Lot and received the re-sale price and further interest shall run on any shortfall

between the balance of the Price and the re-sale price until such time as the shortfall shall have been paid by the Seller by the Purchaser. If the balance of the Price, with interest as aforesaid, is not paid in full by the date seven days after the Date of Entry the Seller will be entitled to treat the Purchaser as being in material breach of contract and will be entitled to rescind the contract without liability upon giving prior written notice to that effect to the Purchaser and, in such circumstances, the Deposit will be held to be forfeit to the Seller, without prejudice to the Seller's right to claim damages for all losses, damages and expenses suffered as a result of the breach of contract by the Purchaser, so far as such losses exceed the Deposit forfeited by the Purchaser, including interest on the balance of the Price calculated as set out in this clause. For computation, the interest element of any claim by the Seller shall be deemed to be a liquidate penalty provision eligible notwithstanding the exercise by the Seller of their option to rescind the contract for non-payment of the Price or any repudiation of the contract by the Purchaser. If for any reason the Seller is unable to complete the sale of the Lot, then the Deposit will be returned to the Purchaser. The Purchaser agrees that the Auctioneer and Seller will not be held liable for any expenses, loss of possible income incurred by the Purchaser in this instance or any liability whatsoever.

Risk and Destruction

10. The risk of damage or destruction of the Lot will pass to the Purchaser on the date of signing of the Minute of Preference and Enactment by or on behalf of the Purchaser and the Purchaser shall make their own arrangements for insurance of the Lot with effect from that time. The Seller will be under no liability in respect of any damage to or destruction of the Lot from whatever

Scottish Terms & Conditions

cause as from this time. The Purchaser will be bound to proceed with the purchase of the Lot notwithstanding any damage to or destruction of the Lot from whatever cause.

Tenancy

11. The Purchaser is deemed to have satisfied itself as to any lease or tenancy agreement in place and accept the terms of any such agreement for the Lot.

Apportionment of Rents, Rates, Taxes etc

12. The Purchaser will be entitled to any rents of the Lot purchased by them from and after the date of payment of the Price in full. All apportionments between the Seller and the Purchaser of rent or other receipts or outgoing shall be made as at the Date of Entry on a day/year basis on the assumption of a 365-day year.

Necessary Enquiries

13. The Purchaser shall be deemed to have made all necessary enquiries in connection with the planning position, the status of roads, footpaths, water, drains and sewage and generally all such other matters as are normally covered by Registers of Scotland Land Register/ Sasine Searches, Property Enquiry Certificates, Coal Authority Reports, Searches in the personal registers, charges registers and registers of inhibitions and insolvencies and the Seller will not be required to produce any such certificates or searches. Purchasers are advised to make their own enquiries to the Lot. The Purchaser is deemed to have placed no reliance whatsoever on:

[a] any sales evidence or lettings evidence which appears in the catalogue or websites, and the Purchaser shall be deemed to have made their own enquiries with regards to sales evidence and letting potential of the Lot.

[b] any comments made either verbally or in the catalogue or on websites, with respect to; descriptions or location, accommodation details or descriptions or statements, any rental guarantees, any sales evidence whatsoever, any lettings evidence whatsoever, any prospective development potential of the Lot or any related property which may be stated whatsoever, or anything which appears on the descriptive page or website relating to the Lot whatsoever, or has been verbally said to the Purchaser or prospective purchasers.

No Warranty

14. No warranty or representation is given by the Seller or the Auctioneer:

[a] that the present use of the Lot is a permitted use under the Town and Country Planning [Scotland] Acts.

[b] as to the state or condition of the Lot or any part of it.

[c] as to whether the Lot is subject to any schemes, resolutions, development orders, improvement notices or other proposals under the Housing Acts or other legislation or regulations of whatever kind.

[d] as to descriptions, extents, boundaries, advertisements, accommodation, rentals, rateable value, Council Tax, leases, burdens, servitudes, rights of way or wayleaves, whether formally constituted or not, building warrants, building warrant plans, certificates of completion, planning permissions, superior consents, planning or any orders, regulations or notices made by or issued by an authority, or any particulars, plans, documents or information given by the Seller or their agents;

[e] as to whether the Lot is affected by rights and interests of statutory undertakers including rights and interests relating to electricity sub-stations, generators and gas governors and that irrespective of whether such rights and interests are held under lease, title, missives or otherwise nor as to the extent to which the Lot is subject to or has the benefit or any leases and other rights of possession and occupancy or other third party interests; or

[f] that upon registration of the Disposition or Assignment in favour of the Purchaser a Title Sheet in favour of the Purchaser or any derivative interest from the Purchaser shall be granted without exclusion or limitation of warranty or any relevant note by the Keeper of the Registers of Scotland.

Title

15. The Purchaser accepts the title to the Lot as it stands, tantum et tale, and the Purchaser will be taken bound to have satisfied themselves as to the validity and sufficiency of the title and the Seller's right to the Lot and their ability to sell same. Without prejudice to the foregoing or to any other clause within the General Conditions or Special Conditions, the Purchaser will be bound to accept the title subject to such burdens, conditions, rights of pre-emption, rights of redemption, encumbrances as set out in Section 9 of the Land Registration etc. (Scotland) Act 2012 ("2012 Act") (whether specified or referred to in the title or not), Caveats as defined in Part 6 of the 2012 Act and restrictions on use which may be imposed or contained in the title or otherwise affect the Lot and will be bound to comply therewith or obtain any necessary Waiver thereof all at their own expense. The minerals will be conveyed only in so far as the Seller has right thereto. The Lot will be sold under burden of any servitudes and rights of wayleave for laying and maintaining sewers, drains, pipes, cables, electricity, telegraph, and telephone poles,

wires, and stays that may be laid in, under, through or across the Lot. The Purchaser will free and relieve the Seller of all obligations incumbent upon the Seller to construct, uphold or maintain any items of common property and any fences, walls, drains, ditches, water supplies or other works with connection to the Lot. If the title to a Lot is not registered in the Land Register of Scotland or in Sasine Registers, it will be deduced in accordance with the Special Conditions. Any plan which the Purchaser may wish to incorporate in their title to the Lot or annex to the Disposition in their favour, or which may be required by the Keeper of the Land Register of Scotland "Keeper" shall be prepared at the sole expense of the Purchaser and shall not be warranted by the Seller. The Seller shall be under no obligation to obtain any documents and/or evidence which the Keeper may require to enable the Keeper to update or create [as the case may be] the Title Sheet of the Lot to disclose the Purchaser as the registered proprietor of the Lot, including: -

(a) a plan or bounding description sufficient to enable the Lot to be identified on the cadastral map; and

(b) evidence [such as a plans report] that [i] the description of the Lot in the title is able to include the whole of the occupied extent and [ii] there is no conflict between the extent of the Lot and any registered cadastral units.

16. Any documents and/or evidence required shall be obtained by and at the sole expense of the Purchaser and shall not be warranted by the Seller.

17. The Seller's Solicitors will be under no obligation to exhibit or deliver any evidence including consents, affidavits or renunciations required under or by virtue of the terms of the Matrimonial Homes (Family Protection) (Scotland) Act 1981 as amended or the Civil Partnership Act 2004.

Disposition

18. On the Date of Entry and in exchange for payment of the whole Price and interest thereon

(if any) the Seller shall deliver to the Purchaser:-

(d) a duly executed Disposition or Assignment of the Lot in favour of the Purchaser and under the reservations, burdens, conditions, and others referred to in the title deeds of the Lot or otherwise affecting the same; and

(e) any tenancy or lease documentation relating to the Lot.

19. Any current lets, servitudes, rights of possession and other rights however constituted shall be excluded from the warrantance to be granted in said Disposition. The Seller will not be required to convey, transfer or assign the whole or any part of the Lot to any person or body other than the Purchaser or Guarantor if the Purchaser defaults or its liquidator disclaims the contract nor shall the Seller be required to execute a Disposition or Assignment other than of the whole Lot nor at a price different from that stated in the Minute of Preference and Enactment.

Searches

20. No Legal Reports, searches in the Register of Community Interests in Land or Searches in the Charges Registers or Company Files for the Seller or any

predecessors in title will be exhibited nor will any letters of non-crystallisation of any floating charge be exhibited or delivered in respect of any floating charge granted by the Seller or any predecessor in title. No Advance Notice as defined in Section 56 of the 2012 Act will be applied for by the Seller in relation to the Disposition. The Purchaser's solicitors shall be entitled to register at their own cost an Advance Notice in respect of the Disposition in favour of the Purchaser and any Standard Security by the Purchaser in favour of a lender [provided that such Advance Notices are discharged immediately if requested by the Seller's Solicitors]. The Seller will be responsible for the discharge of any recorded/registered Standard Securities affecting the Lot. Where any Lot is being sold by the Seller as heritable creditor in possession no discharge of the Standard Security in favour of the Seller or of any pari-passu or postponed Standard Securities will be exhibited or delivered.

No discharge of any inhibitions registered against the grantor of the said Standard Security in favour of the Seller as heritable creditor and dated after the date of registration of the said Standard Security shall be exhibited or delivered.

21. Subject to the existence of any Leases or other interests detailed in the Special Conditions, the Purchaser shall accept that vacant possession is given of the whole or any part of the Lot which is sold with vacant possession notwithstanding that there may be furniture, fittings or effects remaining therein and shall not be entitled to require the Seller to arrange for the removal of same, nor object to the taking of same, since the Seller gives no warranty as to the ownership of any moveable items situated within the Lot.

Supercession

22. Notwithstanding the delivery of the Disposition or any Assignment in favour of the Purchaser:

these General Conditions of Sale, any Special Conditions of Sale, the Articles of Roup and the Minute of Preference and Enactment to follow thereon will form a continuing and enforceable contract, except in so far as fully implemented thereby, but the contract shall cease to be enforceable after a period of six months from the Date of Entry. In any case for which a memorandum of sale is signed in place of a Minute of Preference and Enactment and Articles of Roup then the Purchaser is responsible to ensure that the sale proceeds under the principles of these General Conditions and that the Deposit is paid as such, and an offer is submitted immediately to the Seller's solicitor without condition utilising these General Conditions. Should any contracts be incorrectly executed and there be a discrepancy or disagreement on the terms, prices, and parties of the contract then referral will be made to the Auctioneer's auction notes and any applicable evidence. Failure of a Seller to produce a home report or Energy Performance Certificate (EPC) when required does not constitute breach of contract on behalf of the Seller. The Seller has a duty to produce a home report as specified by law. The Auctioneers will make all attempts to ensure necessary documentation is requested when required but may not be held liable for the Seller's actions who are ultimately responsible for the cost and production of the home report and EPC.

Jurisdiction

23. The Laws of Scotland shall apply to the interpretation of these General Conditions of Sale and any Minute of Preference and Enactment following hereon, and the Articles of Roup and the Seller and the Purchaser, by subscription of the relevant Minute of Preference and Enactment, will thereby prorogate the jurisdiction of the Sheriff Court in Scotland and bind themselves to submit to the jurisdiction of the said Sheriff Court in relation to all actions arising out of these presents.

Irish Terms & Conditions

Any intending purchaser(s) shall accept that no statement, description, or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication published by the vendor or by Town & Country Property Auctions Ireland, as the vendor's agent, in respect of the premises shall constitute a representation inducing the purchaser(s) to enter any contract for sale, or any warranty forming part of any such contract for sale.

Any such statement, description, or measurements, maps, plans, or photographs whether in writing or in oral form, given by the vendor, or by Town & Country Property Ireland as the vendor's agent, are indicative only and are not to be taken as matters of fact and do not form part of any contract for sale.

Any intending purchaser(s) shall satisfy themselves by inspection, survey or otherwise as to the correctness of same. No omission, incorrect measurement, or error of any description, whether given orally or in any written form by the vendor or by Town & Country Property Ireland as the vendor's agent, shall give rise to any claim for compensation against the vendor or against Town & Country Property Ireland, nor any right whatsoever of rescission or otherwise of the proposed contract for sale.

Please note we have not tested any apparatus, fixtures, fittings, or services. Any intending purchasers must undertake their own investigation into the working order of these items and fully satisfy themselves in relation to all such matters. The information provided is issued on the strict understanding that all negotiations will be conducted through Town & Country Property Ireland and that all bids are (Subject to Contract / Contract Denied).

T+C

2026 National Auction Dates

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



February 25

Closing Date: February 11



April 29

Closing Date: April 15



June 24

Closing Date: June 10



August 26

Closing Date: August 12



October 28

Closing Date: October 14



December 16

Closing Date: December 2

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