

# National Auction

24 June 2026

ONLINE AUCTION - 8.00 am

Featuring  
**OVER 250 LOTS**

**TOWN + COUNTRY**  
PROPERTY AUCTIONS

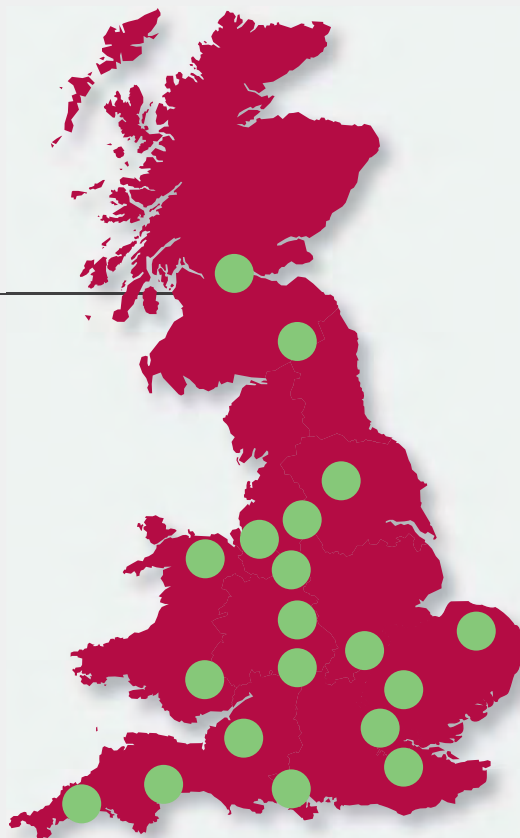
[tcpa.co.uk](http://tcpa.co.uk)

# An introduction to Town & Country

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

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

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



## Offices

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# 2026 National Auction Dates

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

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## February 25

Closing Date: February 11

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## April 29

Closing Date: April 15

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## June 24

Closing Date: June 10

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## August 26

Closing Date: August 12

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## October 28

Closing Date: October 14

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## December 16

Closing Date: December 2

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

# Welcome to our National Online Auction Event **June 2026**

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**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 **250 lots** nationally in this catalogue, we believe there is something for everyone. May I take this opportunity to thank all our teams and partners who make our National Sale Events possible.

**Happy Bidding!**

**Neil McDonald**

Chief Executive Officer



# Success at Auction

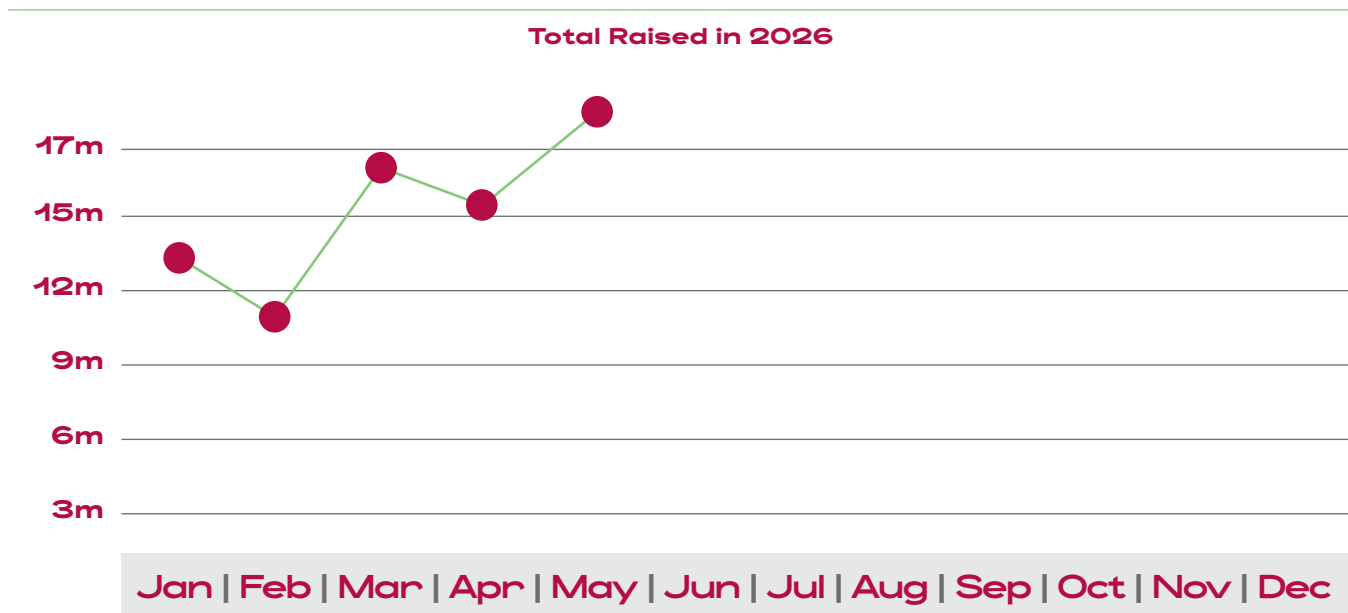
Our April auction of 2026 saw an 75% increase in sales compared to the same period in 2025. An impressive number of lots were sold under the virtual hammer, with strong buyer interest and competitive bidding across the country.

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.

## £17.7 Million

Total Raised Last Auction

# Stats from 2026 Auctions



## £135,000,000+

Total Raised in 2025

# Recently Sold at Auction

## SOLD

### **109 Rhos Promenade, Rhos-on-Sea, LL28 4NG**

A seafront investment property on Rhos Promenade with uninterrupted sea views, comprising four self-contained apartments (three let, one vacant), basement accommodation, and front and rear parking. Sold Prior to the auction.



## SOLD

### **Government Building, St. Georges Road, Millom, Cumbria, LA18 5DW**

Consented residential development site in the coastal town of Millom, offered for auction and presenting an excellent opportunity for developers, investors and property entrepreneurs. Sold for £75,000 with 19 bids.



## SOLD

### **22 St. Marys Road, Cowes, Isle Of Wight, PO31 7SU**

Vacant two-bedroom cottage in central Cowes with an attic room and private courtyard garden. Requiring refurbishment throughout, offering excellent scope to add value and create an attractive home or investment property. Sold for £133,000 with 14 bids.



# Buying at auction



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

## What are the different type of auctions?

### Unconditional lot

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

### Conditional lot

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

### Can I buy at auction with finance?

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

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

### What is the guide price?

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

### What is a reserve price?

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

### Can I arrange a viewing?

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

### What is a legal pack?

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

**together.**<sup>®</sup>

**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](http://www.townandcountrypropertyauctions.co.uk). Keep yourself informed of any additional materials available on the day of the auction, in order to stay fully informed with the up-to-date information.

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

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

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

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

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

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

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

# Notice for Prospective Buyers

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

# Proof of Identification

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

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

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

## Proof of identity

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



**Valid passport**



**National ID Card**



**Driving licence**

## Proof of address

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



**A photo of a bank statement**



**Utility bill**



**Government correspondence**

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

Bidding opens  
8.00 am

Lot  
01

# 8 The Parade, Belle Vue Road, Southbourne, Bournemouth, BH6 3DW

Spacious two-bedroom first floor apartment with allocated parking.

**Description:**

A spacious two-bedroom first floor apartment with allocated parking, situated to the rear of the shops and accessed via a side alley. The property benefits from UPVC double glazing and gas central heating throughout.

The apartment is approached via steps leading to the front door, with a convenient parking space located directly outside. Internally, stairs rise to the first floor where you are welcomed into a bright lounge positioned at the front of the property, enjoying attractive sea glimpses.



**Guide Price:**

£90,000 - £150,000 (plus fees)

[Click for more information](#)

Lot  
02

# Clayford Warehouse Units, Clayford, Wimborne, Dorset, BH21 7BJ

Freehold Industrial Site with Circa  
£242,000 of PA Income.

**Description:**

A former farmyard and agricultural building that have been subdivided to form 23 light industrial units. Access is directly off the public highway (Uddens Drive) via a gated locked entrance in the north west corner of the site

**Property Features**

- 23 Light Industrial Units
- Generating Circa £240,000 in annual income .
- 18,391 sqft
- The Site is Not Elected for VAT .
- Freehold
- Gated Site
- Large Parking Area to the Centre of the Site
- Offering Potential Redevelopment STP
- Parking



**Guide Price:**

£1,000,000 - £2,000,000 (plus fees)

[Click for more information](#)

Lot  
**03**

**The Bothey, Uddens Drive, Clayford,  
Wimborne, Dorset, BH21 7BJ**

**Two Bedroom Detached Bungalow in  
Need of Light Refurbishment.**

**Description:**

A rare two bedroom bungalow which has recently been constructed but is in need of finishing off in a popular semi rural location in Wimborne.

The property is sold as seen and benefits from two bedrooms, lounge/ kitchen/ diner, modern bathroom, and large rear garden.

**Property Features**

- Two Bedroom Bungalow
- Newly Constructed
- In Need of Finishing Off
- Large Rear Garden
- Market Value: £350,000 (Subject to Overall Finish)
- Rental Value Per Month: £1250
- 56 Day Completion

**Guide Price:**

**£150,000 - £200,000** (plus fees)



[Click for more information](#)



Lot  
**04**

**The Lodge, Clayford Farm, Uddens Drive,  
Colehill, Dorset, BH21 7BJ**

**Freehold Static Chalet with Decking  
Area and Off Road Parking.**

**Description:**

A modern Freehold Chalet in a very popular location with views across nearby pony paddocks and situated on a quick track.

The property is sold with the Chalet included and the freehold land. The decking area and parking is all included in the sale. This would make an ideal holiday home, permeant residents or Airbnb.

**Property Features**

- Two Bedroom Chalet
- Freehold
- Parking
- Recently Built Decked Area
- Views over Nearby Fields
- Ideal Holiday Home, Airbnb
- 56 Day Completion

**Guide Price:**

**£50,000 - £100,000** (plus fees)



[Click for more information](#)



**Lot 05** **Barton Farmhouse, Newton, Sturminster Newton, Dorset, DT10 2HW**

**Charming Four Bedroom Farmhouse with Newly Thatched Roof.**

**Description:**

Set behind a gated entrance and enjoying a high degree of privacy, this attractive four-bedroom farmhouse offers an exceptional opportunity to acquire a characterful residence with versatile outbuildings and future potential, subject to the necessary planning consents.

Blending traditional farmhouse charm with practical family living, the property is approached via a secure gated entrance leading to extensive parking and secluded grounds. The farmhouse itself reflects the timeless appeal associated with classic rural homes, combining warmth, character and functionality throughout.



**Guide Price:**

£200,000 - £250,000 (plus fees)

[Click for more information](#)

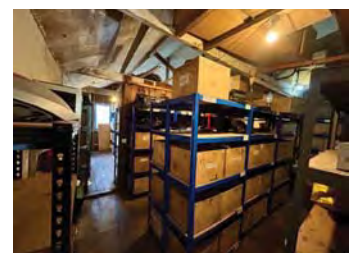
**Lot 06** **5A Northcote Road, Bournemouth, Dorset, BH1 4SG**

**Freehold commercial building in need of renovation.**

**Description:**

A freehold commercial building situated in a convenient and established location within Bournemouth.

The property comprises a former garage/workshop premises at ground floor level, previously utilised for vehicle repairs and workshop purposes, together with a first-floor office accommodation and ancillary stores. The ground floor offers a versatile commercial space suitable for a variety of uses, subject to any necessary consents, whilst the first floor provides office accommodation with additional storage areas.



**Guide Price:**

£75,000 - £150,000 (plus fees)

[Click for more information](#)

Lot  
**07**

**Land to the Rear of, 79 & 81 Redhill Drive,  
Bournemouth, Dorset, BH10 6AG**

**Freehold Plot of Back Garden Land with Access.**

**Description:**

A opportunity to acquire a freehold parcel of land situated to the rear of 79-81 Redhill Drive. A well-established residential location within Bournemouth. The site is accessed from Sandy Way and may offer potential for redevelopment or alternative uses, subject to all necessary consents being obtained.

The land is conveniently located within the popular Redhill and Northbourne area of Bournemouth, close to local amenities, transport links and residential housing.



**Guide Price:**

**£10,000 (plus fees)**

[Click for more information](#) 

Lot  
**08**

**Land to Rear of, 73 & 71 Redhill Drive,  
Bournemouth, Dorset, BH10 6AG**

**Freehold Plot of Back Garden Land with Access.**

**Description:**

A opportunity to acquire a freehold parcel of land situated to the rear of 71-73 Redhill Drive. A well-established residential location within Bournemouth. The site is accessed from Sandy Way and may offer potential for redevelopment or alternative uses, subject to all necessary consents being obtained.

The land is conveniently located within the popular Redhill and Northbourne area of Bournemouth, close to local amenities, transport links and residential housing.



**Guide Price:**

**£10,000 (plus fees)**

[Click for more information](#) 

## Lot 09 Flat 1 White Heather, St. Marys Road, Bournemouth, Dorset, BH1 4QP

A beautifully refurbished ground floor one bedroom flat.

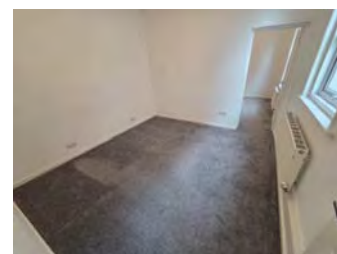
### Description:

A beautifully refurbished throughout, this spacious ground floor one-bedroom apartment offers stylish and comfortable living in the convenient location of Springbourne, Bournemouth. Benefitting from its own private entrance, the property provides a real sense of privacy and independence, making it ideal for professionals, couples, or those seeking an easy-to-maintain home close to local amenities and transport links.

The apartment features a generous double bedroom, a bright and spacious living room, a newly fitted modern kitchen with contemporary units, and a brand-new bathroom finished to a high standard.

### Guide Price:

£100,000 - £125,000 (plus fees)



[Click for more information](#)



## Lot 10 12 Broadway, Exeter, Devon, EX2 9LU

Three Bedroom Semi-Detached House.

### Description:

Three-Bedroom Semi-Detached House situated within the popular city of Exeter.

The property benefits from double glazing and gas central heating throughout, together with off-street parking via a private driveway. Internally, the accommodation comprises a spacious living room, separate dining room, and a fitted kitchen/breakfast room to the ground floor. The first floor offers two double bedrooms, with the principal bedroom benefitting from a private en-suite, alongside a family bathroom, whilst the third bedroom is located within the converted loft room.

### Guide Price:

£325,000 - £425,000 (plus fees)



[Click for more information](#)



Lot  
**11**

**Flat 5 Leigh House, 13 Westby Road,  
Bournemouth, Dorset, BH5 1HA**

A charming top floor one bedroom apartment.

**Description:**

A very nicely appointed apartment situated in the heart of Boscombe, this well-presented one-bedroom second-floor apartment offers an excellent opportunity for first-time buyers, investors, or those seeking a conveniently located coastal home. The property is offered unfurnished and benefits from a practical and comfortable layout throughout.

Accommodation comprises a spacious double bedroom, a bright and welcoming living room, a separate fitted kitchen complete with white goods including a washing machine and fridge freezer, and a modern shower room. Additional features include a secure hallway with intercom entry system and off-road parking available on a first come, first served basis.

**Guide Price:**

**£40,000 - £60,000** (plus fees)



[Click for more information](#)

Lot  
**12**

**Coach House at Rear of, 579-581 Wimborne Road, Bournemouth, BH9 2AR**

An historic coach house enjoying full planning permission.

**Description:**

A rare and exciting opportunity to transform an existing detached coach house into a stunning bespoke one-bedroom home. Tucked away in a private and peaceful setting, this unique property benefits from off-road parking while enjoying convenient access to Winton High Street and its excellent local amenities.

With full planning permission already granted, the property presents an exceptional investment opportunity, ideal as a stylish letting property, a charming pied-à-terre, or a perfect retreat for summer visitors. Designed for effortless living, it offers an appealing combination of privacy, character, and convenience.

**Guide Price:**

**£50,000 - £75,000** (plus fees)



[Click for more information](#)

Lot 13

21/21A High Street, Falmouth, Cornwall, TR11 2AB

Prime High Street Mixed-Use Freehold Investment Property

Description:

A mixed-use property consisting of a duplex apartment and a commercial retail shop with tenant in situ all within this Freehold Grade II Listed building in Falmouth.

The apart benefits from almost 2,000 sqft of accommodation and is in need of modernisation. The first floor includes an entrance hallway, inner hall, living room, second reception room, kitchen area, and a WC. The second floor consists of five bedrooms and a designated area for a shower room. The property also has loft space accessed from one of the bedrooms, with Velux windows installed.



Guide Price:

£190,000 - £240,000 (plus fees)

Click for more information

Lot 14

The Brewery, 24 Baytree Hill, Liskeard, Cornwall, PL14 4BG

A Massive 13,351 SQft Development Landmark.

Description:

A substantial commercial and development opportunity to the market: The Old Brewery, Liskeard. A Massive 13,351 SQft Development Landmark

Bay Tree Hill, Liskeard Town Centre Located in the absolute heart of Liskeard on the prominent Bay Tree Hill, this expansive site represents one of the most significant redevelopment prospects in the area. Steeped in history, the property comprises two original townhouses and a former brewery, totaling an impressive 13,351 SQft across four levels.



Guide Price:

£300,000 - £400,000 (plus fees)

Click for more information

Lot  
**15**

**22 Grange Road, Bournemouth, Dorset,  
BH6 3NY**

**Vacant possession freehold flat. Excellent investment property 50 yards from beach.**

**Description:**

A well-presented two-bedroom first-floor flat, superbly positioned just 50 yards from the stunning Southbourne clifftop, enjoying sea glimpses and easy access to the area's award-winning sandy beaches.

Ideally located within walking distance of the vibrant Southbourne Grove, the property benefits from an excellent range of shops, cafés, restaurants and local amenities, making it a highly desirable coastal home or investment.

The accommodation comprises a bright reception room with sea views and over towards the Purbecks, two well-proportioned bedrooms, a fitted kitchen and a modern shower room with white suite.

**Guide Price:**

**£100,000 - £200,000** (plus fees)



[Click for more information](#)

Lot  
**16**

**106A Corbiere Avenue, Poole, Dorset,  
BH12 4JW**

**A deceptively spacious and well-presented 2/3 bedroom semi-detached chalet bungalow.**

**Description:**

A deceptively spacious and well-presented 2/3 bedroom semi-detached chalet bungalow, situated at the end of a quiet cul-de-sac.

Providing flexible accommodation throughout, the property offers excellent scope for family living, home working or investment potential, with the dining room easily adaptable as a third bedroom if required.

The accommodation includes a spacious lounge overlooking the private rear garden, a separate dining room/bedroom three, and a refitted contemporary kitchen featuring an extensive range of white high-gloss handle-less units with worktops extending to form a breakfast bar.

**Guide Price:**

**£175,000 - £225,000** (plus fees)



[Click for more information](#)

## Lot 17 36 Alcester Road, Poole, Dorset, BH12 2JW

Beautifully presented three-bedroom detached family home.

### Description:

A beautifully presented three-bedroom detached family home effortlessly combines elegant design with contemporary comfort. Every detail has been carefully considered to create a space that feels both welcoming and practical for everyday family life.

### Property Features

Number of Bedrooms: 3

Reception Rooms: 2

Parking

Garage

Council tax band: C

Market Value: £425,000 to £450,000

Rental Value Per Month: £1750

Freehold

56 Day Completion

### Guide Price:

£275,000 - £375,000 (plus fees)



[Click for more information](#)



## Lot 18 Flat 12 Grand Marine Court, Durley Gardens, Bournemouth, Dorset, BH2 5HS

An exceptional sea facing apartment looking out over Westcliff.

### Description:

A truly exceptional south-facing one-bedroom apartment enjoying breathtaking panoramic sea views across Bournemouth Bay towards Old Harry Rocks and the Isle of Wight.

Situated within the prestigious Grand Marine Court, this beautifully presented home is just moments from Bournemouth's award-winning beaches, the pier, town centre, Westbourne, and Alum Chine.

The apartment offers a bright and contemporary interior, beginning with a spacious entrance hallway featuring built-in storage and a separate store room.

### Guide Price:

£250,000 - £350,000 (plus fees)



[Click for more information](#)



Lot  
**19**

**Flat 4 Mellwood, 9 Tower Road, Poole,  
Dorset, BH13 6HX**

**An Ideal Investment or Home with  
Balcony, Garage and Lift Access.**

**Description:**

this generously proportioned purpose-built first-floor apartment, offered for sale by auction and benefiting from lift access, a private balcony, communal gardens, and a garage.

The property is accessed via well-maintained communal hallways, with both lift and stair access to the first floor. A private entrance door opens into a welcoming hallway extending the length of the apartment, providing access to all principal rooms and incorporating two useful storage cupboards.



**Guide Price:**

**£150,000 - £200,000** (plus fees)

[Click for more information](#)



Lot  
**20**

**Flat 31 Grand Marine Court, Durley Gardens,  
Bournemouth, Dorset, BH2 5HS**

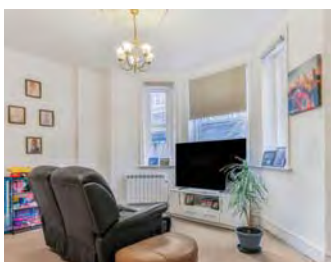
**A two double bedroom, two bathroom  
basement flat sitting atop the  
renowned West Cliff.**

**Description:**

A well-proportioned two double bedroom basement apartment set within an attractive Edwardian building, ideally located just moments from Bournemouth's award-winning sandy beaches and the popular Durley Chine.

Offering generous accommodation, the property comprises a spacious open-plan kitchen, lounge and dining area, two double bedrooms including a master with en-suite, and a modern fitted shower room.

The apartment also benefits from double glazing and is offered with no forward chain.



**Guide Price:**

**£100,000 - £125,000** (plus fees)

[Click for more information](#)



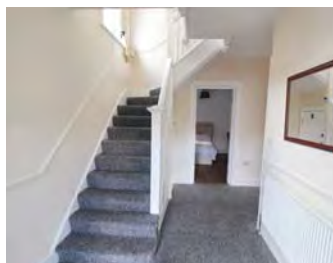
**Lot 21** **24 Jameson Road, Bournemouth, Dorset, BH9 2QG**

Spacious detached house in sought-after Moordown/Winton location.

**Description:**

this Spacious detached house in sought-after Moordown/Winton location. Six bedrooms (three with en-suites) Currently a licensed HMO generating £3,210 PCM rental income.

Superb investment opportunity or large family home. New boiler installed 2024 with gas central heatingUPVC double glazing throughout. Bright lounge with patio doors to rear gardenLarge kitchen with plentiful units & dual-fuel range cooker. Generous driveway with secure gates, garage & side accessQuiet, family-friendly neighbourhood close to schools & shops



**Guide Price:**

£325,000 - £375,000 (plus fees)

[Click for more information](#)

**Lot 22** **23 Woodland Way, Croydon, Surrey, CR0 7UB**

A rarely available detached bungalow enjoys a secluded and private setting.

**Description:**

A detached property situated within a highly sought-after cul-de-sac, this rarely available bungalow enjoys a secluded and private setting overlooking a small copse.

Offering excellent potential, the property has been unoccupied for some time and would benefit from a comprehensive refurbishment, making it an ideal investment opportunity for buyers looking to create a bespoke home.

The accommodation comprises two well-proportioned double bedrooms, a bathroom with separate WC, a kitchen, and a spacious lounge that opens via French doors into a conservatory, allowing for plenty of natural light and a pleasant outlook over the garden.



**Guide Price:**

£250,000 - £350,000 (plus fees)

[Click for more information](#)

Lot  
**23**

**Land Rear of, 5 Sarum Avenue, West Moors, Dorset, BH22 0ND**

A level plot offers exceptional seclusion along with exciting development potential

**Description:**

A unique proposition, situated in an attractive and peaceful setting, this private, level plot offers exceptional seclusion along with exciting development potential, all within the highly desirable village of West Moors.

Tucked away in a quiet cul-de-sac, the plot is approached via a right of way over a pebbled driveway, leading to a substantial five-bar metal gate that ensures both security and privacy upon entry.

This versatile parcel of land presents a wide range of possibilities, from use as a secure and tranquil allotment to a prospective building plot, subject to the necessary planning permissions.

**Guide Price:**

**£20,000 - £40,000** (plus fees)



[Click for more information](#)



Lot  
**24**

**Pine Grange, G5 Bath Road, Bournemouth, Dorset, BH1 2PW**

A rare opportunity to acquire a spacious coastal apartment.

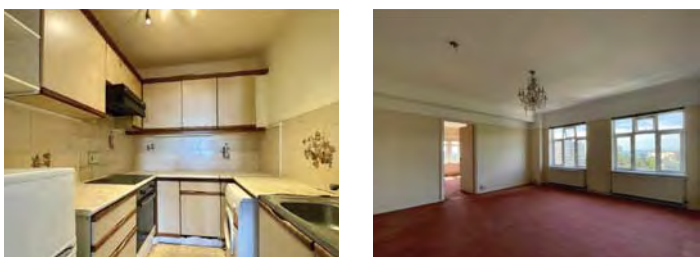
**Description:**

A larger-than-typical top-floor one-bedroom apartment enjoying stunning sea views, situated within an attractive mansion-style development close to Bournemouth town centre and its award-winning sandy beaches.

Offering generous accommodation throughout and benefiting from resident parking, communal gardens, and the significant advantage that heating and hot water are included within the service charge, this property presents an excellent opportunity for investors, first-time buyers, buy-to-let investors, or those seeking a coastal retreat.

**Guide Price:**

**£50,000 - £75,000** (plus fees)



[Click for more information](#)



Bidding opens  
10.00 amLot  
**25****Land Adjacent Pavilion Bungalow, Hook Lane, Bognor Regis, PO22 8AT****0.104 Acre Freehold Development Plot.****Description:**

A Freehold Parcel of Land measuring approximately 0.104 acres, presenting an excellent development opportunity subject to obtaining the necessary planning permissions.

The vacant plot is situated in a cul-de-sac position on Hook Lane within a predominantly residential area of the coastal town of Bognor Regis, made up mainly of detached houses and bungalows. The site is located on the northern side of the town, close to the popular areas of Felpham and South Bersted.

**Guide Price:**

£95,000 (plus fees)



Click for more information

Lot  
**26****Pavilion Bungalow, Hook Lane, Bognor Regis, West Sussex, PO22 8AT****Freehold Detached Three Bedroom Bungalow with Large Garden.****Description:**

A Freehold Detached Three Bedroom Bungalow with planning permission for an additional floor, presenting an excellent investment opportunity.

The property is considered to be in good condition throughout and is currently let on an Assured Shorthold Tenancy Agreement producing a rental income of £1,650 per month (£19,800 per annum).

The accommodation comprises Entrance Hall, Living Room, Kitchen, Two Double Bedrooms, One Single Bedroom and Bathroom.

Externally, the property benefits from a large rear garden, while to the front there is off-road parking.

**Guide Price:**

£300,000 (plus fees)



Click for more information



Lot  
**27**

**7 Valencia Selsey Country Club, Golf Links Lane, Selsey, West Sussex, PO20 9DR**

**Recently Refurbished Two-Bedroom Holiday Chalet at Selsey Country Club.**

**Description:**

A recently refurbished Two-Bedroom Holiday Chalet situated within the popular Selsey Country Club, offering a coastal lifestyle retreat close to the sea, golf course and countryside walks.

The property benefits from open-plan living accommodation, a fitted kitchen, two bedrooms and a bathroom. The chalet forms part of an established private development and would suit buyers seeking a second home, weekend escape, holiday base, or potential holiday letting/Airbnb-style income opportunity.



**Guide Price:**

**£10,000 - £15,000** (plus fees)

[Click for more information](#)



Lot  
**28**

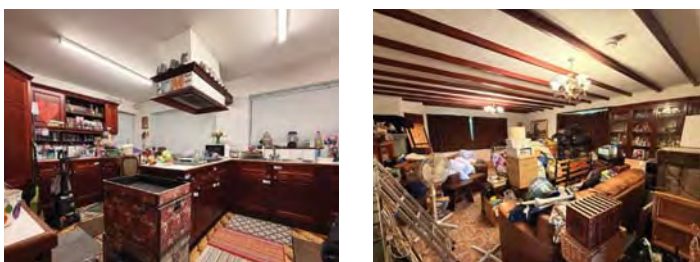
**Osborne Manor, Farnham Road, Sleaford, Bordon, Hampshire, GU35 0QP**

**Substantial 4/5 Bedroom Detached House with Double Garage & Extensive Gardens.**

**Description:**

A substantial Detached Freehold House occupying a generous plot within the rural location of Sleaford, Bordon, offering extensive scope for refurbishment, reconfiguration, and improvement.

The property provides spacious and versatile accommodation comprising 4/5 bedrooms, 3/4 reception rooms, and 3 bathrooms/shower rooms, making it ideal for large family occupation, multi-generational living, or purchasers seeking a substantial home with further enhancement potential.



**Guide Price:**

**£500,000 - £1,000,000** (plus fees)

[Click for more information](#)



**Lot 29** **14 Sturt Road, Haslemere, Surrey, GU27 3SD**

**A Four Storey Three Bedroom Detached House.**

**Description:**

The property is sold with vacant possession and is positioned along the popular Sturt Road in Haslemere, is arranged over four floors and offered for sale by auction with no onward chain.

The property offers flexible and versatile accommodation, with a beamed kitchen and living area to the lower ground floor, along with a shower room and utility space.

The ground floor provides two further reception rooms, suitable for a variety of uses including additional living space, dining, or home working.

To the first floor are three bedrooms and a modern family bathroom, while the top floor features a useful loft room ideal as a study or occasional guest space.

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



[Click for more information](#)

**Lot 30** **Flat 5 Fort Mansions, 9-11 Fort Crescent, Margate, Kent, CT9 1HN**

**Two Bedroom Ground Floor Apartment.**

**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.

The apartment is centrally located in Margate and enjoys sea views, whilst being conveniently positioned close to the charming Old Town, offering a blend of modern living and historic appeal.

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



[Click for more information](#)

Lot  
**31**

**Industrial Premises Town Cross Avenue,  
Bognor Regis, West Sussex, PO21 2DN**

**Freehold Vacant Commercial Site with Yard.**

**Description:**

A Substantial Freehold Commercial Site comprising workshops, storage areas and yard space, previously generating an income of approximately £60,000 per annum and offering excellent potential for investors, owner occupiers or developers.

The property is located in a mainly residential area to the north-east of Bognor Regis, approximately 1 mile from Bognor Regis railway station and the seafront, providing convenient access to the town centre and surrounding coastal areas.



**Guide Price:**

**£400,000** (plus fees)

[Click for more information](#)



Lot  
**32**

**94 Alfriston Gardens, Southampton,  
Hampshire, SO19 8FU**

**Freehold Retail Investment in SO19 8FU.**

**Description:**

An established and long-trading retail premises currently occupied by Family Shopper, providing a steady income of £14,000 per annum (exclusive), subject to review. The current lease term expires on 9 January 2038, and we understand that the tenant is not in arrears. The property is self-managed by the freeholder.

The property comprises a well-configured ground floor retail unit featuring three fully stocked aisles, extensive ambient shelving, and lined chiller cabinets throughout. The layout offers clear customer flow and strong merchandising capacity. To the rear and below the main shop floor is a substantial stock room area together with W/C facilities, supporting the day-to-day operation of the business.



**Guide Price:**

**£150,000** (plus fees)

[Click for more information](#)



Lot 33

# Flat 9 Beck Lodge, 8 Botley Road, Park Gate, Southampton, SO31 1EZ

## One Bedroom Retirement Apartment.

### Description:

A well-presented One-Bedroom Retirement Apartment situated on the upper ground floor of the highly regarded Beck Lodge development for the over 60s.

The property is offered in excellent decorative order throughout and benefits from lift and stair access, residents and visitors parking, communal gardens, residents' lounge, and an on-site manager with a 24-hour emergency call system.

Accommodation comprises an entrance hall, spacious sitting/dining room, modern fitted kitchen with integrated appliances, double bedroom with walk-in wardrobe/dressing area, and a contemporary shower room.

### Guide Price:

£50,000 - £100,000 (plus fees)



[Click for more information](#)

Lot 34

# Land West and North of Greystone Avenue, Loats Lane, PO21 5EA

## Vacant Freehold Development Land in North Bersted.

### Description:

this rare opportunity to acquire a Vacant Freehold Parcel of Land situated within an established residential area of North Bersted, Bognor Regis, offering potential for future residential development subject to obtaining all necessary planning permissions and consents. The site comprises a gated plot of land currently accessed via a residential cul-de-sac off Loats Lane in North Bersted. It is further understood that an alternative access point may be achievable from Greystone Avenue, subject to the relevant approvals.

The land is located within the well-established coastal town of Bognor Regis, approximately 6 miles south-east of Chichester and approximately 24 miles west of Brighton.

### Guide Price:

£100,000 (plus fees)



[Click for more information](#)

Lot  
**35**

**22 St. Marys Road, Cowes, Isle Of Wight,  
PO31 7SU**

**Two Double Bedroom Cottage with Attic Room & Courtyard Garden.**

**Description:**

Comprising a Two Double Bedroom Freehold Period End of Terrace Cottage, ideally positioned in the heart of Cowes town centre.

The property offers well-proportioned accommodation arranged over three floors, including a living room, kitchen/dining room, bathroom, two double bedrooms and a useful attic room, along with an enclosed rear courtyard garden with gated access.

Having been successfully let for many years, the property is now offered with vacant possession and presents a fantastic opportunity for refurbishment and value enhancement.

**Guide Price:**

**£110,000** (plus fees)



[Click for more information](#)



Lot  
**36**

**31 Bramber Close, Bognor Regis,  
West Sussex, PO21 5PF**

**Vacant Freehold End of Terrace House.**

**Description:**

Vacant freehold end-terrace family home in a convenient Bognor Regis location, close to local amenities, schools and open spaces.

Previously let for over 20 years and now offered with vacant possession on completion, the property would benefit from refurbishment throughout but offers excellent potential for a family home or buy-to-let investment.

Situated approximately 1.7 miles west of the town centre, with nearby shops, healthcare facilities and schools including Nyewood and The Regis.



[Click for more information](#)



**Guide Price:**

**£100,000 - £150,000** (plus fees)

Bidding opens  
10.00 am

Lot  
**37**

Land to the side and rear of, 160 Eccleshall Road, Stafford, Staffordshire, ST16 1JA

A 0.79-acre site with full planning permission.

Description:

An exciting development opportunity in a highly convenient and well-connected location, this approximately 0.79-acre site sits just a short distance from Stafford Town Centre and benefits from full planning permission (Ref: 22/35820/FUL) for the construction of six substantial detached family homes.

The scheme comprises a mix of 3-storey, 5 and 6-bedroom properties ranging from approximately 1,485 sq ft to 1,969 sq ft, offering generous and well-balanced living accommodation designed to appeal to the modern family market.



[Click for more information](#)

Guide Price:

£400,000 (plus fees)

Lot  
**38**

39 Hayes Road, Arleston, Telford, Shropshire, TF1 2JJ

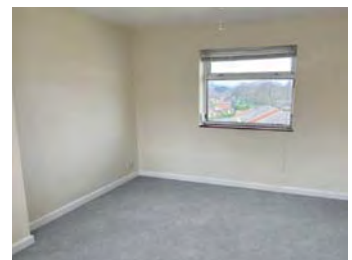
Semi-detached property offering scope for investors.

Description:

Situated in an elevated position in the popular residential area of Arleston, this recently redecorated semi-detached home presents an excellent opportunity for investors and buyers alike, with strong rental potential of approximately £800 pcm.

The property benefits from gas central heating and double glazing and briefly comprises an entrance hall, through lounge, and kitchen with walk-in pantry. To the first floor are two double bedrooms and a bathroom.

Externally, the property offers front and rear gardens, excellent outside storage, and scope to extend (subject to the necessary consents).



[Click for more information](#)

Guide Price:

£125,000 (plus fees)

Lot  
**39**

**111 Thornton Road, Stoke-on-Trent,  
Staffordshire, ST4 2BD**

**Vacant Two / Three Bedroom  
Mid-Terrace Property**

**Description:**

Situated in the highly sought-after student and rental area of Shelton, this spacious mid-terrace property presents an excellent opportunity for investors, landlords, developers, or owner occupiers seeking a property with strong future potential. Offered with vacant possession and priced below market value, the property provides scope for refurbishment, modernisation, or conversion to maximise returns.

The accommodation briefly comprises an entrance hallway, spacious reception room, dining room / potential third bedroom, fitted kitchen, ground floor bathroom, and two well-proportioned first floor bedrooms. Externally, the property benefits from a private rear yard/garden area.

**Guide Price:**

**£85,000** (plus fees)



[Click for more information](#)



Lot  
**40**

**104 Thornton Road, Stoke-on-Trent,  
Staffordshire, ST4 2BD**

**A great opportunity for investors and developers.**

**Description:**

Ideally located just moments from Staffordshire University, this property is perfectly positioned for the thriving student rental market. While in need of renovation throughout, it offers huge potential to be transformed into high-demand student accommodation or a spacious shared home.

With the university campus, local amenities, and transport links all within walking distance, this is a chance to add real value in a prime location.



[Click for more information](#)



**Guide Price:**

**£85,000** (plus fees)

**Lot 41** **33 Victoria Court, Hadley, Telford, Shropshire, TF1 5FL**

A four bedroom detached house in Hadley.

**Description:**

Discover this unique opportunity to acquire a four-bedroom detached self-build house in the established location of Hadley, Shropshire. This property is offered for sale by unconditional online auction, presenting an excellent investment for those looking to add their personal touch and complete a home to their exact specifications. It is an ideal project for a buyer seeking a property with significant potential.

The ground floor welcomes you into a thoughtfully designed space. The sitting room is a highlight, featuring modern bifold doors that create a seamless connection to the outside.



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

[Click for more information](#)

**Lot 42** **3 Shropshire Street, Audlem, Crewe, Cheshire, CW3 0AE**

A rare opportunity to acquire a prominently positioned freehold building.

**Description:**

A rare opportunity to acquire a prominently positioned freehold building with adjoining character cottage, located in the heart of the historic and highly regarded village of Audlem, Cheshire.

The property currently comprises a licensed commercial restaurant premises, presently occupied and trading, together with a substantial adjoining residential cottage. The central village position benefits from strong footfall and consistent demand, supported by a vibrant local community and year-round visitor appeal.



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

[Click for more information](#)

Lot  
**43**

**Nissen Hut, Dawley Road, Lawley, Telford,  
Telford and Wrekin, TF4 2PD**

Commercial building with planning approval for demolition and erection of light industrial unit.

**Description:**

Planning permission is granted for demolition of existing Nissen hut and erection of light industrial unit comprising of office and store accommodation. Telford & Wrekin planning reference TWC/2023/0737.

The vendor explored other avenues in relation to this plot, further information can be supplied on request.



**Guide Price:**

**£95,000 - £105,000 (plus fees)**

[Click for more information](#)



Lot  
**44**

**22 Duffryn, Telford, Shropshire,  
TF3 2BU**

Two-bedroom flat requiring refurbishment.

**Description:**

This two bedroom flat in the popular residential area of Hollinswood, Telford.

The property requires clearance and renovation, but offers a strong investment opportunity for a purchaser to renovate and increase value or to add to a rental investment portfolio.



**Guide Price:**

**£57,000 (plus fees)**

[Click for more information](#)



**Lot 45** 19 Dorfold Street, Crewe, Cheshire, CW1 2LF

An attractive Grade II Listed two-bedroom property.

**Description:**

An attractive Grade II Listed two-bedroom property, ideally positioned within a popular and convenient location close to Crewe town centre and its excellent transport links. Beautifully presented throughout, this charming home effortlessly combines character features with modern living, making it an ideal purchase for both owner-occupiers and investors alike.

The accommodation briefly comprises a welcoming living space, a well-appointed kitchen, two well-proportioned bedrooms, and a family bathroom. The property has been maintained to a good standard, allowing for immediate occupation or letting with minimal additional expenditure.

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



[Click for more information](#)



**Lot 46** Station Lodge, Westbury, Shrewsbury, Shropshire, SY5 9DA

A substantial and highly versatile 7-bedroom Victorian detached home.

**Description:**

A substantial and highly versatile 7-bedroom Victorian detached home, set in around 1 acre with stunning countryside views and excellent potential for further development.

Originally built in 1899, this impressive former hotel blends character features with modern living, including a striking open-plan kitchen/dining/family room added in 2018.

A grand entrance hall sets the tone, leading to a range of spacious and flexible living areas including a lounge, dining room, sitting room, playroom and utility.

The heart of the home is the impressive open-plan kitchen/diner/family room, designed for modern living with high-quality fittings, a central island and direct access to the gardens.

**Guide Price:**  
£499,000 (plus fees)



[Click for more information](#)



Lot  
**47**

## Apartment 15 Catherine House, Scholars Court, Stoke-on-Trent, ST4 7DW

A well-presented two-bedroom apartment.

### Description:

well-presented two-bedroom apartment is situated within the sought-after gated development of Victoria House, Scholars Court, Penkhull, and represents an excellent opportunity for investors, first-time buyers, or owner-occupiers alike.

The accommodation comprises a bright and spacious open-plan living area with large windows providing an abundance of natural light, together with a well-appointed kitchen offering ample storage and workspace. There are two generously proportioned bedrooms and a contemporary bathroom fitted with a modern suite.



### Guide Price:

£70,000 (plus fees)

[Click for more information](#)



Lot  
**48**

## 27 Haweswater Close, Liverpool, Merseyside, L33 2DJ

A well-established residential location.

### Description:

A well-proportioned end terraced property situated within a popular residential estate in Kirkby, offering excellent potential for owner-occupiers and investors alike.

Haweswater Close is located within the established residential suburb of Kirkby, approximately 8 miles north-east of Liverpool city centre.



### Guide Price:

£125,00 - £145,000 (plus fees)

[Click for more information](#)



**Lot 49** 49 & 49A High Street, Broseley, Shropshire, TF12 5EZ

Excellent BMW Opportunity in the centre of Broseley with Tenant in situ.

**Description:**

Currently rented out to a long term tenant paying approx £600 pcm this freehold property comprises a large ground floor retail unit, with W.C and two storage rooms on the first floor. A parking area to the front is also included.

Situated within the town’s principal commercial thoroughfare, the property benefits from excellent visibility and passing footfall, with a variety of independent retailers, cafés, public houses, and local amenities located nearby. The surrounding area comprises a mixture of ground floor commercial occupiers with residential accommodation above, creating a well-established mixed-use environment.

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



[Click for more information](#)

**Lot 50** 23 Winnington Lane, Northwich, Cheshire, CW8 4DE

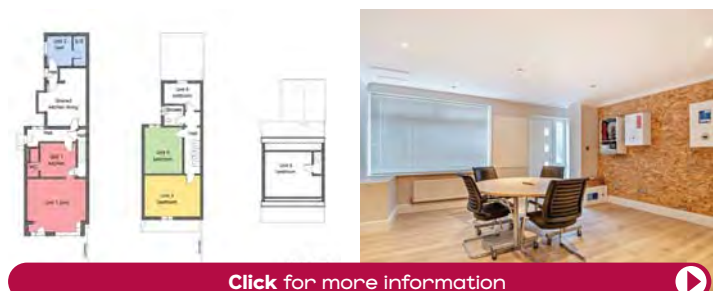
A rare opportunity to acquire a highly versatile property.

**Description:**

Currently arranged as residential accommodation, the property could lend itself to a mixed-use or commercial conversion with two independent residential units, making it attractive to investors, developers, or owner-occupiers alike. OR Subject to consents this would make a very profitable 6 bed HMO with each room renting at a minimum of £500 pcm.

To the front of the property is a substantial open plan room which could suit a variety of commercial uses, subject to the relevant planning permissions. This area is complemented by a downstairs bathroom, kitchen facilities and additional storage space, creating an attractive proposition for those seeking live/work accommodation or potential business premises.

**Guide Price:**  
£190,000 (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.

Bidding opens  
10.00 am

Lot  
**51**

**405 Bury Road, Rawtenstall, Rossendale,  
Lancashire, BB4 6JW**

An excellent freehold investment opportunity comprising two self-contained maisonettes within a single building.

**Description:**

An excellent freehold investment opportunity comprising two self-contained maisonettes within a single building.

The property consists of a spacious three-bedroom maisonette and a well-proportioned two-bedroom maisonette, offering an attractive prospect for investors seeking immediate rental income, portfolio expansion, or future value enhancement.



**Guide Price:**  
£175,000 (plus fees)

[Click for more information](#)

Lot  
**52**

**12 Sunny Brow Road, Middleton,  
Manchester, Lancashire, M24 4BG**

A substantial four-bedroom semi-detached family home requiring modernisation and repair.

**Description:**

A substantial four-bedroom end-terrace family home located on Sunny Brow Road in the popular residential area of Middleton, Manchester.

Offering generous internal accommodation across two floors, the property provides an excellent opportunity for buyers seeking a spacious home requiring modernisation and repair, allowing purchasers to add value and create a property tailored to their own taste and requirements.



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

[Click for more information](#)

**Lot 53**      **33 St. Andrews Road, Paignton, Devon, TQ4 6HA**

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

**Description:**

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

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

**Guide Price:**

£395,000 (plus fees)



[Click for more information](#)



**Lot 54**      **9 Park Street, Shifnal, Shropshire, TF11 9BA**

A substantial four-storey, double-fronted Victorian property in one of Barmouth's most iconic and sought-after locations.

**Description:**

An exceptional opportunity to acquire a substantial four-storey, double-fronted Victorian property in one of Barmouth's most iconic and sought-after locations, enjoying breathtaking panoramic views across the sea, estuary, Barmouth Bridge and the Cadair Idris mountain range.

Bod Idris is currently configured as three spacious, self-contained apartments, all successfully utilised as holiday lets, providing an established and proven income stream. However, a significant and highly attractive feature of the property is its ability to be easily utilised as one substantial dwelling.

**Guide Price:**

£450,000 (plus fees)



[Click for more information](#)



Lot **55** **77 Sandy Lane, Romiley, Stockport, Cheshire, SK6 4NH**

**Four-bedroom detached bungalow.**

**Description:**

Detached bungalow with versatile SELF-CONTAINED ANNEX.

Excellent opportunity for owner occupiers, investors or multi-generational living. Annex comprising living room, kitchen, double bedroom and shower room

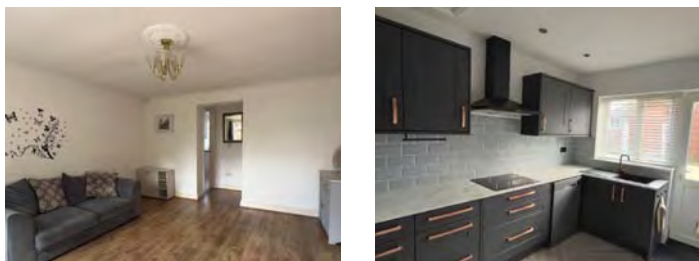
Four further bedrooms plus additional box room. Impressive 22ft recently fitted kitchen. Spacious lounge and welcoming entrance hall. Modern shower room.

Detached garage together with garden room/store.



**Guide Price:**

£450,000 (plus fees)



[Click for more information](#)

Lot **56** **8 Sunny Brow Road, Middleton, Manchester, Lancashire, M24 4AX**

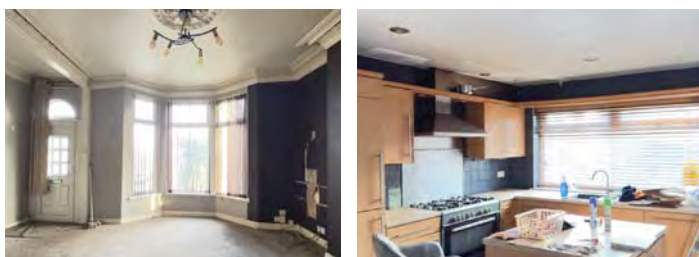
**Large property with scope for use as an HMO.**

**Description:**

A character end terraced property in the sought after location of Archer Park, Middleton, Manchester.

The property would benefit from internal refurbishment, but offers great potential to create a large family home on one of the most sought after roads in the area.

The property has been within the same family ownership for many years and now offers an opportunity for it's next owner to create a spacious family home offering versatile accommodation, whilst retaining all the character features of its period.



[Click for more information](#)

**Guide Price:**

£250,000+ (plus fees)

# Lot 57 29 Binfield Road, Sheffield, South Yorkshire, S8 9FA

A two bedroom, ground floor apartment forming part of this converted end Victorian terrace.

**Description:**

The property is located in a sought after position, within walking distance of Meersbrook Park, shopping facilities on Chesterfield Road and excellent public transport links.

Briefly, the accommodation comprises:

Kitchen to the rear fitted with a range of base and wall unit, space for a cooker, washing machine and fridge/freezer.

A good sized living room with side facing bay window. Inner lobby with airing cupboard.

Modern family bathroom with bath with electric shower over, wash basin and W.C. Bedroom one to the front with bay window.

Double bedroom two with in-built cupboard.

**Guide Price:**

£80,000 (plus fees)



[Click for more information](#)



# Lot 58 Flat 30 Mayfield House, London, E2 9LJ

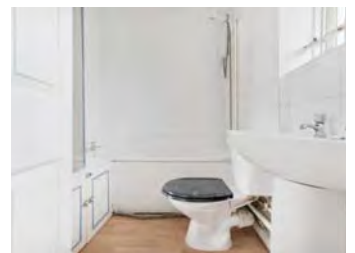
Bidding opens 10.00 am

## Spacious Studio Apartment in Bethnal Green

**Description:**

A spacious studio apartment with a separate kitchen area situated on the Third floor.

Mayfield House is located in the heart of Bethnal Green within walking distance to Bethnal Green Underground & Overground station with multiple bus routes in to the City, West End and beyond. Victoria Park is within a short walk .Set within the Heart of the East End with easy access to all of the Restaurants, Bars, Shops, Markets, Gyms, Parks, Galleries and Museums this Exciting Area has on offer.



[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  
**59**

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

**Mixed Use Opportunity.**

**Description:**

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



**Guide Price:**

£90,000 (plus fees)

[Click for more information](#)



Lot  
**60**

**34 Oaks Road, Staines-Upon-Thames, Middlesex, TW19 7LG**

**5 Bed Detached Period Property With Planning for 2 x 3 Bed Detached Houses.**

**Description:**

A rare opportunity to acquire a substantial 8 bedroom residential holding extending to approximately 5 acres (STMS), positioned in a semi-rural yet well-connected location with clear development and asset-management potential, subject to the necessary planning consents.

The site currently comprises a circa 6,000 sq ft detached dwelling, a separate two-bedroom self-contained annex, multiple outbuildings and former stables, extensive hardstanding, paddocks and formal gardens. The existing accommodation offers scope for reconfiguration, extension, subdivision or replacement, while the scale of the plot may lend itself to future residential development, executive housing or alternative uses, subject to planning.



**Guide Price:**

£1,500,000 (plus fees)

[Click for more information](#)



**Lot 61** **99 Wey Hill, Haslemere, Surrey, GU27 1HS**

**Freehold Commercial With 3 Flat Above - £67,560 rental income per annum.**

**Description:**

Freehold mixed use commercial ground floor with 3 residential flats! This 3-storey mixed used building situated on a secondary high street location in the market town of Haslemere, Surrey.

The ground floor comprises a commercial unit with a large, glazed frontage onto Wey Hill and a 1 bedroom flat to the rear (Flat 1) with a private entrance.

There are 2 further flats above accessed via a communal stairwell. Flat 2 fronts Wey Hill and provides a larger 1 bedroom dwelling. Flat 3 is a duplex occupying part first and second floors. To the rear there is a surfaced parking area.

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



[Click for more information](#)

**Lot 62** **Flat 43 Park Hill Court, Addiscombe Road, Croydon, Surrey, CR0 5PJ**

**Large one bedroom flat a short walk from East Croydon train station.**

**Description:**

Large one bedroom flat a short walk from East Croydon train station.

Property consists of a large reception room, a modern separate kitchen, a three piece family bathroom and a large master bedroom.

Further benefits include lots of storage, great transport links, resident parking, long lease of 162 years.

Service charge in this development include the heating & hot water.

Investment opportunity - Tenant in situ (£1,200 p/m)



[Click for more information](#)

**Guide Price:**  
£140,000 (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.

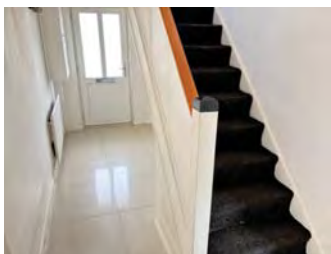
**Lot 63** **57 Burwood Road, Hersham, Walton-on-Thames, Surrey, KT12 4AE**

**Spacious Four Double Bedroom House.**

**Description:**

A spacious four bedroom house in the popular KT12 area close to picturesque Hersham village green and shops, including Waitrose. Sought after Hersham schools are close by, and Walton on Thames mainline station is within walking distance.

This is a fantastic refurbishment opportunity with the property currently comprising four double bedrooms, reception, kitchen, bathroom, off street parking and large garden.



**Guide Price:**  
£450,000 (plus fees)

[Click for more information](#)

**Lot 64** **7 Mead Crescent, London, E4 6NX**

**Rare Opportunity - 4 Bed Semi-Detached House With Lots of Potential.**

**Description:**

A rarely available, 4 double bedroom, semi-detached property, with potential for 5th loft bedroom and 2 bedroom detached annexe/ bungalow, which is currently being used as a garage and has a gated blocked driveway to the front.

Garage already has water, drainage, and electricity, seller confirms planning not required for conversion to annexe.

Currently tenanted but can be vacant on completion if preferred.

Situated just a short distance from Chingford Mount and all the amenities it has to offer. The property is situated on a peaceful crescent.



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

[Click for more information](#)

**Lot 65** 37/39 Baker Street, Weybridge, Surrey, KT13 8AE

**Freehold Mixed Use Property**

**Description:**

A magnificent, vacant, freehold property, comprising a ground-floor retail unit along with a beautifully presented two-bedroom apartment with separate entrance, ideally located in the centre of Weybridge in Surrey. Positioned just moments from a wide selection of local shops, restaurants, bars, and cafés, the property is also approximately one mile from Weybridge mainline station, offering direct services to London Waterloo in around 29 minutes.

The shop is very well presented and provides an advised gross internal floor area of approximately 770 sq ft, comprising mostly retail space with a stock room to the rear and rear access door.

**Guide Price:**

£540,000 (plus fees)



[Click for more information](#)

**Lot 66** Flat 56 Altamar, Swansea, West Glamorgan, SA1 8PY

One-bedroom apartment, set within a popular marina-side development.

**Description:**

Offering practical coastal living with easy access to Swansea's beach, city centre, and local amenities. With a private balcony, open-plan layout, and secure entry, this property presents an excellent opportunity for cash buyers seeking a well-connected waterside location. Accommodation comprises: entrance hallway, open plan kitchen living room with access to private balcony, bedroom and bathroom.

The Altamar development benefits from its proximity to a wide range of amenities. Sainsbury's, Swansea Marina and the beachfront promenade offer an array of cafes, restaurants, and leisure opportunities. Swansea city centre is also nearby, providing further shopping and cultural options.



[Click for more information](#)

**Guide Price:**

£75,000 (plus fees)

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**Lot 67** **Plots of Land, Thamesfield Wharf Road, Staines, Middlesex, TW19 5JQ**

**Several Freehold plots.**

**Description:**

Potential for development subject to the necessary planning permissions and building regulations. The sale is by order of appointed Receivers, more information available in the legal pack.

Within a short drive you will find Windsor itself, steeped in history with its Castle and Royal connections. Staines town centre provides an excellent array of shopping facilities, restaurants and cinema. Ideal for commuters with Wraysbury and Sunnymeads stations providing direct links into Windsor and London Waterloo, together with easy access of Motorways M25, M4, M3 and London Heathrow Airport.



**Guide Price:**  
£25,000 (plus fees)

[Click for more information](#)

**Lot 68** **Brynhyfryd, Newport Road, Cardiff, South Glamorgan, CF3 5TX**

**A 5 bedroom detached property plus detached Coach House.**

**Description:**

A 5 bedroom detached property plus detached Coach House set in substantial grounds benefitting from previously having plans granted for the development of 2 further detached dwellings with garages within the grounds, keeping the existing property and coach house intact (plans have now lapsed).

The property is nestled on the highly sought-after Newport Road in Cardiff. Excellent transport links provide easy access to Cardiff city centre, the M4 motorway, and surrounding areas.



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

[Click for more information](#)

Lot 69

# Mildmay, Hook Lane, Chichester, West Sussex, PO20 3TE

### Excellent Development Opportunity.

#### Description:

An attractive plot with full planning permission for a 4 bed detached property, situated on the outskirts of Aldingbourne village on picturesque Hook Lane. The full planning is available to view on the Arun District Council planning portal, Application ref: AL/4/22/PL. An added bonus is that the property already has a fully completed one bedroom annexe which is generating an income.

Aldingbourne is surrounded by open farmland within sight of the South Downs National Park, local shopping facilities can be found in the nearby village of Barnham, some 3 miles to the southeast. Here there is a mainline station providing a regular service to London Victoria in about 1 hour 30 minutes.

#### Guide Price:

£360,000 (plus fees)



[Click for more information](#)

Lot 70

# 65 Cloister Road, London, W3 0DF

### 3 Bedroom Freehold House.

#### Description:

3 bedroom freehold house for sale via auction treaty, located next to local amenities and transport links in North Acton. Accommodation comprises: two reception rooms and kitchen to the ground floor, with 3 bedrooms and bathroom to the first floor.

The property benefits from front and rear gardens. Amenities and shops can be found in Ealing Broadway while a further selection are easily reached in Westfield Shopping Centre. The open space of Acton Park is also close by.

#### Guide Price:

£550,000 (plus fees)



[Click for more information](#)

Lot  
**71**

**7 Hill Field Gardens, Holt, Wrexham, Clwyd,  
LL13 9FW**

**Four Bedroom Detached Family Home.**

**Description:**

This delightful turn key detached four bedroom family home was built recently and is presented to a particularly high specification and standard with light and airy open plan kitchen dining living space. The property also benefits from a good sized lawned garden to rear and being within walking distance of the facilities within Holt Village.

To the ground floor is the entrance hall, lounge, kitchen/diner, utility area and w.c. On the first floor are master bedroom with en-suite, three further bedrooms and bathroom. Outside is a single garage, driveway to the front and lawned garden to the rear with patio area.

**Guide Price:**

**£375,000** (plus fees)



[Click for more information](#)



Lot  
**72**

**12 Gables Close, London,  
SE5 7QF**

**One Bedroom Apartment in Sought After Gables Close Development.**

**Description:**

A stunning one double bedroom apartment situated within the sought-after Gables Close development, a well maintained private modern development with resident's parking.

Gables Close is superbly located in the heart of Central Camberwell and on the doorstep of the many bars, restaurants and amenities of Camberwell Church Street and the tennis courts at Brunswick Park. The popular Bellenden Village also close by.

Tenant currently insitu paying £1600 pcm, but property is being sold with vacant possession. For an investment, rent achievable is 8.1% at guide.

**Guide Price:**

**£210,000** (plus fees)



[Click for more information](#)



# Lot 73 76A Hoxton Street, London, N1 6LP

Vacant 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.



**Guide Price:**  
£630,000 (plus fees)

[Click for more information](#)

# Lot 74 12 Clarence Road, Sudbury, Suffolk, CO10 1NJ

3 Bed Detached House With Outline Planning for 2 x Additional Detached Dwellings.

**Description:**

A great opportunity to purchase a three-bedroom detached project with outline planning for two three-bedroom detached houses to the rear of the corner plot.

Accommodation for the house comprises: entrance hall, sitting room, dining room, kitchen, rear hall. With three bedrooms and shower room to the first floor. Externally drive to the front of the property with turning space and access to the garage. Lawned garden to the rear with outline planning for two detached dwellings.



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

[Click for more information](#)

Lot  
**75**

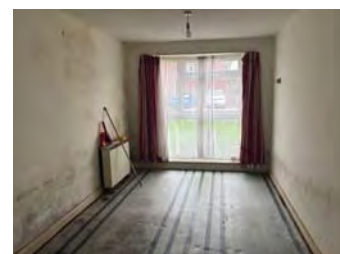
**2 Hazelmere Close, Leatherhead, Surrey,  
KT22 7XA**

**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  
**76**

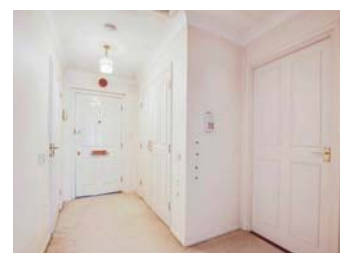
**Flat 114 Balcon Court, London,  
W5 3AZ**

**Two Bedroom Retirement Apartment.**

**Description:**

A well-located two-bedroom retirement apartment situated within Balcon Court, a purpose-built retirement development on Boileau Road, Ealing, W5.

The property is arranged to provide a reception room, kitchen, two bedrooms, bathroom and entrance hallway, and forms part of an established retirement block with communal facilities. Balcon Court is understood to comprise 26 flats arranged over three floors, with lift access, resident management staff, a Careline/emergency alarm system, residents' lounge, laundry facilities, guest facilities and communal gardens.



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

[Click for more information](#)



Lot **77** **31 Wingate Square, London, SW4 OAF**

**Two Bedroom Apartment.**

**Description:**

A well presented two bedroom apartment extending to approximately 794 sq ft, set on the third floor of an attractive period style building in the heart of Clapham Old Town. The property offers a bright and spacious open plan kitchen, reception and dining room with excellent natural light, alongside two well proportioned double bedrooms and modern bathroom suites.

Ideally located for the amenities, restaurants and transport links of the Old Town, this is an excellent first time purchase or investment.



**Guide Price:**  
£475,000 (plus fees)

[Click for more information](#)

Lot **78** **5 Wern Terrace, Rogerstone, Newport, Gwent, NP10 9FG**

**Tenanted Investment Opportunity.**

**Description:**

3 bedroom freehold end terrace property for sale via auction treaty, located on Wern Terrace, Rogerstone, Newport.

The property is currently tenanted returning £1,200pcm (£14,400pa).

The property benefits from front and rear gardens, driveway and is located close to local amenities.



**Guide Price:**  
£210,000 (plus fees)

[Click for more information](#)

Bidding opens  
10.00 am

Lot  
**79**

**271 St. Andrews Road, Bridport, Dorset,  
DT6 3DU**

Excellent opportunity to acquire this Grade II listed semi-detached.

**Description:**

Situated in Bridport presents a strong opportunity for auction buyers, offering vacant possession and immediate availability with no forward chain.

The accommodation includes a generous lounge, fitted kitchen, and modern family bathroom on the ground floor. Upstairs are two well-sized bedrooms, with the added benefit of a large loft room providing potential for a third bedroom, subject to any necessary consents.

Externally, the property features a private rear courtyard, providing a low-maintenance outdoor space suitable for seating or dining.

**Guide Price:**

£135,000 (plus fees)



[Click for more information](#)



Lot  
**80**

**8 Clopton Gardens, Hadleigh, Ipswich,  
Suffolk, IP7 5JG**

Excellent opportunity for buyers seeking a full renovation project.

**Description:**

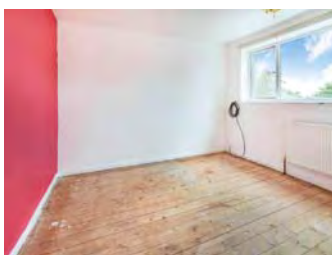
With no chain delay and representing an excellent opportunity for buyers seeking a full renovation project.

The accommodation comprises an entrance hall, living/dining room, kitchen, and first-floor bathroom, with two double bedrooms and a landing leading to a loft room (please note this is not classed as a bedroom).

Externally, the property benefits from front and rear gardens. The rear garden is mainly laid to lawn and provides access to a garage and parking space.

**Guide Price:**

£150,000 (plus fees)



[Click for more information](#)



Lot 81

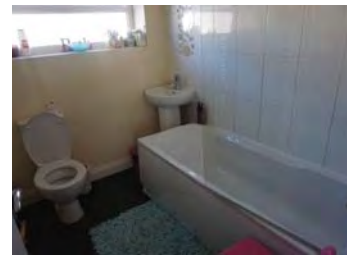
### 35 Ford Terrace, Chilton, Ferryhill, County Durham, DL17 0JG

Two Bed Mid Terrace Income Generating Investment £5,460 Per Annum.

**Description:**

This two bedroom mid terraced house in Chilton which is situated to close to local shops and amenities and is ideally located for access to regional road links.

The property is being sold with a tenant in situ at £475 PCM.



**Guide Price:**  
£15,000 (plus fees)

[Click for more information](#)

Lot 82

### Apartment 79 Ellis Court, Textile Street, Dewsbury, West Yorkshire, WF13 2EX

One Bedroom Apartment with Balcony & Allocated Parking Space.

**Description:**

The property is very well presented and briefly comprises of an entrance vestibule with a useful storage cupboard, spacious open plan lounge / kitchen / diner; a double bedroom with a built in wardrobe, modern bathroom, balcony and allocated off street parking.

Conveniently situated close to local amenities, public transport and motorway links.



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

[Click for more information](#)

**Lot 83** **188 Meltham Road, Huddersfield, West Yorkshire, HD4 7BG**

**Two Bed Mid Terrace Property Generating £7,200 Per Annum.**

**Description:**

With good road and bus links, this well presented 2 bed family home makes for a great starter property. Situated close to Netherton and its well regarded schools and amenities the property is also close to the ever popular Beaumont Park and rural walks whilst only being 2 miles from Huddersfield Town Centre, University and Train Station.

The property has 2 double bedrooms with the addition of another useful room in the attic which is accessed by a staircase to the first floor. The property has low maintenance gardens to the front and rear and benefits from a single garage at the back of the property.



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

[Click for more information](#)

**Lot 84** **Flat 2, 23A Commercial Street, Batley, Kirklees, WF17 5HJ**

**Refurbishment Opportunity – Two Bed Property with Vacant Possession.**

**Description:**

This two bedroom second floor apartment is offered for sale via traditional auction. The property does require some renovation works, but would make a fantastic addition to a rental portfolio when complete.

The property is located on the second floor above a shop in Batley town centre and is just 0.3 miles from the train station. The apartment is accessed to the rear of the property.



**Guide Price:**  
£20,000 - £40,000 (plus fees)

[Click for more information](#)

## Lot 85 Flat 1, 23A Commercial Street, Batley, Kirklees, WF17 5HJ

Two Bed Flat to Be Sold with Vacant Possession.

**Description:**

This two bedroom first floor apartment is offered for sale via traditional auction. The property does require some renovation works, but would make a fantastic addition to a rental portfolio when complete.

The property is located on the second floor above a shop in Batley town centre and is just 0.3 miles from the train station. The apartment is accessed to the rear of the property.

Flat 2 is also for sale in this auction.

**Leasehold information:**

Length of lease - 124 years from 01/01/2004

**Guide Price:**

£20,000 - £40,000 (plus fees)



[Click for more information](#)

## Lot 86 8 Stephenson Street, Ferryhill, County Durham, DL17 8PG

Two Bed Income-Generating Investment - £5,400 Per Annum.

**Description:**

Two bedroomed terraced house located on Stephenson Street in Ferryhill. Perfect investment opportunity as currently there is a tenant in situ, making this property an excellent investment for those looking to expand their property portfolio.

The property is located in a residential area within Ferryhill, with easy access to a range of local amenities such as; supermarkets, retail stores, café's and schools. Nearby towns Bishop Auckland and Durham offer a more extensive array of amenities such as healthcare services, the University, colleges, popular high street stores and train stations.

**Guide Price:**

£15,000 (plus fees)



[Click for more information](#)

**Lot 87** 3 Lea Cliff Cottages, Torcross, Kingsbridge, Devon, TQ7 2TJ

**Three Bed Terrace Property.**

**Description:**

Torcross is a pretty coastal village, nestling between the southern end of Slapton Sands and the fresh water lake of Slapton Ley National Nature Reserve. Situated on the South West Coastal Path in an Area of Outstanding Natural Beauty, with much of the surrounding coastline being owned by the National Trust.

The village has a well-known pub and a bar/restaurant and is within walking distance of a farm shop with a butchery, deli, plant centre, brewery and cafe restaurant. The village is almost equi-distant between Kingsbridge and Dartmouth, each of which has their own extensive and delightful range of services and amenities including a primary and secondary schools.



**Guide Price:**

£320,000 (plus fees)

[Click for more information](#) 

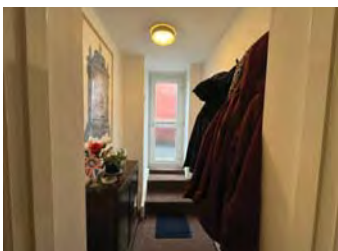
**Lot 88** Basement Flat, 130A Leyland Road, Southport, Sefton, PR9 0JL

**Two Bed Apartment Generating £7,140 Per Annum.**

**Description:**

Situated in a leafy suburb of Southport, offering a range of local amenities including shops, bars, restaurants, and supermarkets. Leyland Road is a major road that runs through the area and provides easy access to nearby amenities and attractions.

The area is well-connected, with easy access to the town centre and Southport train station, which provides regular services to Liverpool, Manchester, and other nearby destinations. The property is also within walking distance of several local schools, making it an ideal choice for families. The beautiful sandy beaches of Southport are only a short distance away, offering a variety of leisure and recreational activities for all ages.



**Guide Price:**

£60,000 (plus fees)

[Click for more information](#) 

**Lot 89** 64 Peterborough Road, Crowland, Peterborough, Cambridgeshire, PE6 0BA

Recently converted and remodelled into a five-bedroom.

**Description:**

The property is situated on the edge of the thriving town of Crowland, offering convenient access to the Peterborough–Spalding Road. The location benefits from close proximity to a bus stop and local convenience store, making it attractive to tenants.

The property has been thoughtfully arranged to provide five rentable rooms, each furnished with a bed, wardrobe, and storage. Accommodation on the ground floor comprises an entrance hall leading to an inner hallway with stairs to the first floor, three letting rooms, a communal shower room, and a well-appointed communal kitchen.



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

[Click for more information](#)

**Lot 90** 3 - 7 Arcade Street, Wigan, Wigan, WN1 1DE

**Multi-Let Income-Generating Commercial Investment.**

**Description:**

Two income-producing units on full repairing and insuring leases generating £25,800 per annum combined, with significant development upside in one of the North West's most active regeneration zones.

A two-storey mid-terraced freehold building with two self-contained commercial units, both let on FRI terms.

Unit 3 — New five-year FRI lease from May 2026 at £6,600 per annum. Tenant-only break at year three.

Units 5-7 — Five-year FRI lease from November 2023 at £19,200 per annum. No break clause.

Combined Passing Rent: £25,800 per annum

**Guide Price:**  
£175,000 (plus fees)



[Click for more information](#)

Lot  
**91**

**10 Ala Road, Pwllheli, Gwynedd,  
LL53 5RH**

**Five Bed Detached Modern Family Home.**

**Description:**

Elevated Living with Unrivaled South-Facing Panoramas

Experience the pinnacle of modern family living in this architecturally thoughtful home. Positioned on an elevated plot to capture sweeping, panoramic views, the property has been meticulously designed to prioritize light, space, and connection to the outdoors.

**The Heart of the Home (First Floor)**

The upper level serves as the social hub, featuring a vast open-plan kitchen, dining, and living zone. Bi-fold doors dissolve the boundary between inside and out, leading to an expansive south-facing balcony terrace—an idyllic setting for sunset cocktails or alfresco dining.



**Guide Price:**

**£350,000** (plus fees)

[Click for more information](#)



Lot  
**92**

**126 Stour Road, Tyldesley,  
Manchester, Lancashire, M29 7PX**

**3 Bed Semi-Detached.**

**Description:**

Located in the heart of Astley, three-bedroom semi-detached property offers the perfect blend of comfort, convenience, and curb appeal. Situated just moments from the guided busway and within easy reach of the local town centre, this home is ideal for commuters and families alike.

A spacious layout with bright, airy rooms throughout. The generous living area flows seamlessly into a well-appointed kitchen and dining space, perfect for entertaining or relaxing with loved ones. Upstairs, you'll find three comfortable bedrooms and a contemporary family bathroom.



**Guide Price:**

**£165,000** (plus fees)

[Click for more information](#)



# Lot 93 18 West Road, Lancaster, Lancashire, LA1 5PE

Outstanding investment opportunity.

**Description:**

18 West Road: A one bedroom maisonette with spacious living area and kitchen. Recently upgraded modern bathroom, kitchen has recently installed double glazed doors leading into large shared garden. £575 pcm Currently tenanted.

18a West Road: A two bedroomed first floor maisonette with kitchen, bathroom and two large spacious reception rooms, one of which has door leading to external stairs leading to large shared garden, £595 pcm Currently tenanted.

Rear ground floor flat: Is a one bedroom apartment with open plan kitchen dining area and bathroom. Accessed from rear driveway through external garden which has parking space. £525 pcm Currently tenanted.

**Guide Price:**

£170,000 (plus fees)



[Click for more information](#)

# Lot 94 Unit 3, 3 Seaview Road, Bootle, Merseyside, L20 4DU

Large commercial unit Bootle, Liverpool.

**Description:**

An opportunity to acquire a well-positioned commercial/industrial unit situated within an established industrial location in Bootle, close to Liverpool docks and the regional motorway network.

The property comprises a mid-terrace industrial/workshop unit forming part of the Regent Works estate on Seaview Road. The premises have historically been occupied by automotive and commercial vehicle-related businesses, making the unit suitable for a variety of commercial, storage, workshop, trade counter or light industrial uses (subject to any necessary consents).

**Guide Price:**

£150,000 (plus fees)



[Click for more information](#)

Lot  
**95**

**Unit 131 Jamworks City Point, Great Homer Street, Liverpool, L5 3LD**

**Studio Apartment.**

**Description:**

City Point is a blend of modern design and spacious student accommodation and is located on the Great Homer Street, Liverpool. It offers contemporary student living, close to the city centre and is a leisurely 15 minute stroll to Liverpool John Moores university and a 20 to 30 minute walk for students enrolled in the University of Liverpool. With 159 exquisite bedspaces across 6 floors. Equipped with a cycle store, residents gym, laundry facility and en-suite bathrooms.



**Guide Price:**

£3,000 (plus fees)

Click for more information



Lot  
**96**

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

An exceptional opportunity to acquire a consented residential development site in the coastal town of Millom.

**Description:**

An exceptional opportunity to acquire a consented residential development site in the coastal town of Millom, offered for sale by auction and presenting significant potential for developers, investors and property entrepreneurs.

Occupying a prominent position on St. Georges Road, the site comprises a former government building with extensive parking and benefits from outline planning permission under application reference 4/25/2291/001 for the demolition of the existing former dentistry building and the construction of three residential dwellings (Use Class C3).



**Guide Price:**

£50,000 - £75,000 (plus fees)

Click for more information



Lot  
**97**

**21 March Road, Liverpool,  
Merseyside, L6 4DA**

Vacant Possession – Three Bed Terrace Property.

**Description:**

The property benefits from being close to local amenities and excellent transport links being ideally situated with great links to Liverpool, Manchester and beyond.



**Guide Price:**

£100,000 (plus fees)

[Click for more information](#)

Lot  
**98**

**Brynhebog, Llandysul,  
SA44 4JN**

**Bidding opens  
12.00 pm**

4/5-bedroom dormer bungalow sits on 1.5 acres with gardens.

**Description:**

This spacious 4/5-bedroom dormer bungalow sits on 1.5 acres with gardens, countryside views, and easy access to the Cardigan Bay coast. Reached via a private lane, it offers ample parking and has planning permission for a first-floor extension (A2-10909).

Inside, a central hallway leads to a bright lounge with a feature fireplace, a modern kitchen/breakfast room with utility, and flexible living spaces including a second reception room (with projector), snug, dining area, and conservatory opening onto the patio and gardens.



**Guide Price:**

£275,000 (plus fees)

[Click for more information](#)

Lot  
**99**

**36 Drawbridge, Queens Terrace, Cardigan,  
SA43 1LJ**

**A substantial and versatile 7-bedroom townhouse.**

**Description:**

A substantial and versatile 7-bedroom townhouse in the heart of the popular coastal market town of Cardigan, offering excellent potential as a substantial family home, guest house/B&B, or multi-generational living arrangement with self-contained annex potential.

The accommodation includes 2 reception rooms, fitted galley kitchen, 2 bathrooms, cellar rooms, and flexible bedroom space across three floors. A ground-floor bedroom with adjoining wet room and garden access provides ideal annex or holiday-let potential.

**Guide Price:**

**£99,000** (plus fees)



[Click for more information](#)



Lot  
**100**

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

**An end-of-terrace two-bedroom house.**

**Description:**

This end-of-terrace two-bedroom house, 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:**

**£65,000** (plus fees)



[Click for more information](#)



## Lot 101 23 Church Street, Abertillery, Blaenau Gwent, NP13 1DB

Mixed use Commercial property.

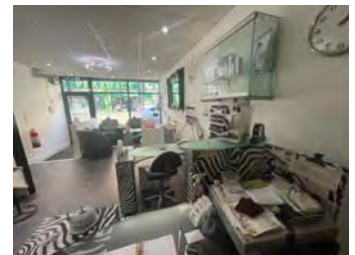
**Description:**

An extended 2 storey building located on a busy High Street with a mixture of independent and national businesses.

Currently trading as a beauty salon on the ground floor with the 1st floor used until recently as a hairdresser.

Accommodation consists of open plan reception area with nail bar stations, 2 Treatment rooms, a tanning room, staff room and wc. The 1st floor offers a large open plan room to the front, spacious treatment room with its own entrance, another treatment room, along with a dedicated storage room and separate wc.

**Guide Price:**  
£74,000 (plus fees)



[Click for more information](#)

## Lot 102 9 Castle Parade, Usk, Gwent, NP15 1AA

Charming 18th-century stone-built cottage.

**Description:**

A charming 18th-century stone-built character cottage available via auction 24th June 2026

Occupying a quiet position just off Twyn Square in the heart of Usk Town, within easy walking distance of a wide range of local amenities. Retaining many original features and offering over 1,000 sqft of accommodation, this delightful home also benefits from beautifully presented enclosed gardens to the rear.

The ground floor accommodation comprises an entrance porch with pitched slate roof, hardwood glazed front door, ceramic tiled flooring, and access into the main lounge.

**Guide Price:**  
£315,000 (plus fees)



[Click for more information](#)

Lot **103** **9-11 College Street, Ammanford, Carmarthenshire, SA18 3AB**

Mixed-use Listed Building with commercial premises and two renovated residential properties.

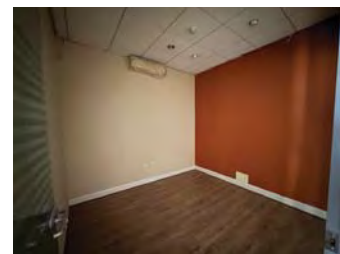
**Description:**

Situated on College Street in the centre of Ammanford, this substantial mixed-use property comprises a ground floor commercial premises with two recently renovated residential properties arranged over the upper floors. Formerly Barclays Bank, the building now offers a combination of commercial and residential accommodation in a convenient town centre location.

The commercial premises is currently vacant with the residential element comprising one spacious 3 bedroom maisonette, and one four-bedroom property, which is currently achieving a rent of £850 p.c.m, providing an element of immediate income.

**Guide Price:**

£250,000 - £300,000 (plus fees)



[Click for more information](#)

Lot **104** **11 Beattie Street, Cwmdru, Swansea, SA5 8HF**

A extended two-bedroom end-of-terrace.

**Description:**

Situated on the quiet cul-de-sac of Beattie Street, Cwmdru, this extended two-bedroom end-of-terrace property presents an excellent investment opportunity and is offered for sale by public auction with huge potential for further improvement and added value.

The accommodation briefly comprises an entrance hallway, a good size lounge/dining room, and a modern fitted kitchen to the ground floor. To the first floor are two well-proportioned bedrooms and a contemporary shower room. Externally, the property benefits from a small enclosed garden, ideal for low-maintenance outdoor space.

**Guide Price:**

£64,000 (plus fees)



[Click for more information](#)

## Lot 105 Land, Land Adjacent to Clydfan, Opposite Ty Ffactory, Dinas Cross, SA42 0XS

A mainly level parcel of land situated in the sought-after coastal village.

### Description:

A mainly level parcel of land situated in the sought-after coastal village of Dinas Cross with direct road access. Convenient to Newport and the stunning Pembrokeshire coastline and within minutes walk of the coast and its beautiful beaches.

The land benefits from a frontage onto the A487 Fishguard to Cardigan Road. Situated on the land is a detached garage of timber and corrugated iron construction, measuring approx 20' x 14'6", with double wooden doors to the front.



### Guide Price:

£55,000 - £75,000 (plus fees)

[Click for more information](#)



## Lot 106 Brookland House, Brynderwen Close, Cilfynydd, Pontypridd, CF37 4EJ

Substantial Detached Family Home with Development Potential.

### Description:

A rare opportunity to acquire a substantial self-built detached residence occupying a generous plot at the end of a private driveway within the heart of the village.

Offering spacious and versatile accommodation throughout, the property comprises an entrance hall, cloakroom/WC, lounge with feature inglenook fireplace, dining room, kitchen/breakfast room, utility room, five bedrooms, en-suite shower room and family bathroom.



### Guide Price:

£500,000 (plus fees)

[Click for more information](#)



Lot **107** **49 Llewellyn Street, Port Talbot, Neath Port Talbot, SA12 8SF**

**3 Bedroom Mid-Terraced Property.**

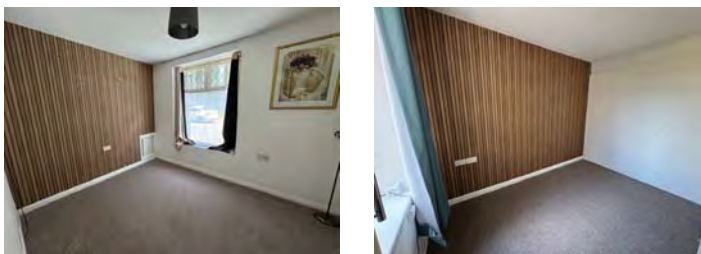
**Description:**

A mid-terraced property situated in a popular residential location within Port Talbot, offering excellent potential for investors, landlords and owner-occupiers alike.

The property provides generous accommodation comprising two reception rooms, kitchen, bathroom, toilet and three bedrooms and offers flexible living arrangements and may suit a variety of future uses, subject to any necessary consents.

While the property could benefit from some updating and improvement, it offers an excellent opportunity for purchasers to add value and tailor the accommodation to their own requirements.

**Guide Price:**  
**£55,000 - £75,000** (plus fees)



[Click for more information](#)

Lot **108** **5 Fernhill Terrace, Phillipstown, New Tredegar, Newport CC, NP24 6BQ**

**A mid-terraced property.**

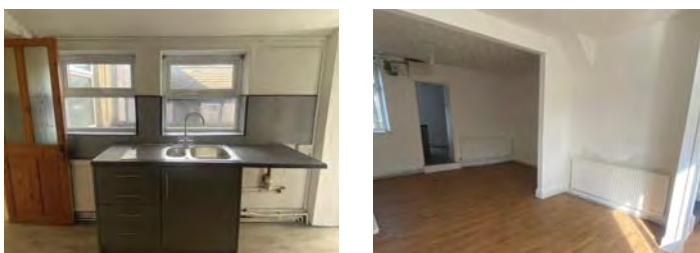
**Description:**

The accommodation comprises an entrance hall, lounge, kitchen, bathroom and three bedrooms. The property benefits from UPVC double glazing, gas central heating (not tested) and rear garden.

The property is conveniently located for local amenities, schools and transport links, with access to Bargoed, Blackwood and the A465 Heads of the Valleys Road.

The property is considered suitable for owner occupation, resale or investment purposes.

**Guide Price:**  
**£65,000 - £75,000** (plus fees)



[Click for more information](#)

**Lot 109** Apartment 102 South Quay, Kings Road, Swansea, SA1 8AL

A well-presented ground-floor corner apartment.

**Description:**

Enjoying a private decked terrace with views over the communal gardens, water feature and Prince of Wales Dock.

The accommodation comprises an entrance hallway with storage, a spacious open-plan living/dining area with modern fitted kitchen, a double bedroom and a contemporary bathroom. French doors from the living area open directly onto the terrace, providing an excellent space for outdoor relaxation and entertaining, with fantastic views of Prince of Wales Dock

Previous tenancy - £1,100 pcm - Yield 12%  
Leasehold: 125 years remaining - 150 years from 11.1.2005

**Guide Price:**

£106,000 (plus fees)



[Click for more information](#)

**Lot 110** 48 Cefn Styfle Road, Gowerton, Swansea, West Glamorgan, SA4 3QS

An individually German designed and constructed to an exceptional standard.

**Description:**

A two bedroom modern eco-style dormer detached home is set within the highly sought-after residential area of Cefn Styfle in Gowerton, on the desirable outskirts of the breath-taking Gower.

The property presents itself as an outstanding family home or a savvy investment opportunity in one of the region's most popular locations.

From the moment you step into the entrance porch, you are welcomed into a light and airy hallway where a bespoke open solid Beech wood stairwell creates an immediate sense of character and craftsmanship. The ground floor layout has been thoughtfully designed with versatility and accessibility in mind.

**Guide Price:**

£240,000 (plus fees)



[Click for more information](#)

Lot  
**111**

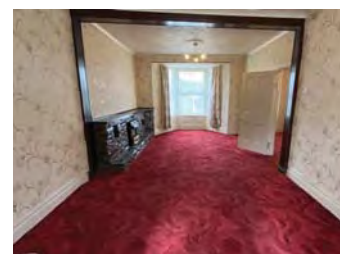
**Leiswood, Carmarthen Road,  
Newcastle Emlyn, SA38 9DA**

Spacious period 4-bed detached home.

**Description:**

Set over three floors, it offers a dual-aspect lounge, kitchen, sitting room/bedroom, three further bedrooms, study/box room, bathroom, and a large attic room.

Outside includes a front lawn, private driveway, and a generous rear garden with countryside views. Requiring modernisation, it offers excellent potential for a family home.



**Guide Price:**

£168,000 (plus fees)

[Click for more information](#)

Lot  
**112**

**Soar Chapel House, Cilycwm, Llandovery,  
Carmarthenshire, SA20 0UE**

3 Properties in 1.

**Description:**

Grade II Listed Chapel Complex with Refurbished Detached Cottage/ Vestry, Former Stone Stables, Outbuildings and Paddock

An exciting opportunity to acquire an unique Grade II Listed property comprising a historic chapel, a beautifully refurbished Detached cottage/vestry, former stone-built stables, additional outbuildings and paddock, all set within the picturesque Upper Tywi Valley.

Overall, the property presents an exceptional opportunity for those seeking a restoration, conversion or mixed-use project in a sought-after rural location. We understand the property benefits from mains water and electricity, together with private drainage.



**Guide Price:**

£120,000 (plus fees)

[Click for more information](#)

# Lot 113 10 Black Lion Road, Gorslas, Llanelli, Carmarthenshire, SA14 6RS

An excellent opportunity to acquire a spacious family home.

**Description:**

An excellent opportunity to acquire a spacious family home in the popular village of Gorslas, offering fantastic potential for improvement and value enhancement.

Requiring a programme of modernisation throughout, this property presents an ideal project for builders, investors, developers or owner-occupiers looking to create their dream home. With generous accommodation and plenty of scope to add value, the property offers all the ingredients needed to transform it into a superb family residence.



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



[Click for more information](#)

# Lot 114 21 Bourne Avenue, Darlington, County Durham, DL1 1LJ

Bidding opens 1.00 pm

Income-generating investment opportunity sold with a sitting tenant.

**Description:**

Offered for sale by auction under unconditional terms and conditions, this property presents an excellent opportunity for investors and buyers alike and is to be sold with a sitting tenant in situ.

Situated in a popular residential area of Darlington, the property offers well-proportioned accommodation throughout and provides immediate rental income, making it an ideal addition to any investment portfolio.

Internally, the property comprises a spacious layout with multiple reception areas, a fitted kitchen, and well-sized bedrooms, along with a family bathroom.



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



[Click for more information](#)

Lot **115** **3 Northcote Terrace, Darlington, County Durham, DL3 6PU**

**Ready-made investment opportunity with immediate income.**

**Description:**

Offered for sale by auction under unconditional terms and conditions, this property presents an excellent investment opportunity and is to be sold with a sitting tenant in situ, providing immediate rental income from day one.

Situated in a popular residential area of Darlington, the property offers well-proportioned accommodation throughout and is ideally suited to investors seeking a ready-made addition to their portfolio. The presence of a tenant already in place ensures a seamless transition of ownership with income already being generated.

**Guide Price:**  
**£120,000** (plus fees)



[Click for more information](#)

Lot **116** **50 Stirling Street, Hartlepool, Cleveland, TS25 5AL**

**3-Bedroom Terraced House.**

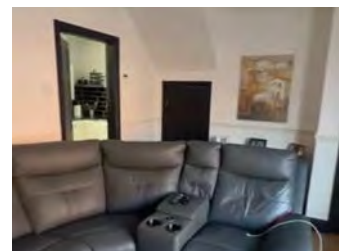
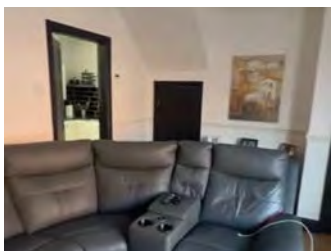
**Description:**

A fantastic opportunity to acquire a well-proportioned three-bedroom terraced property in a popular residential area of Hartlepool, offered with tenant in situ, making it an ideal ready-made Buy-to-Let investment.

This traditional terraced home offers generous living space across two floors, appealing to long-term tenants and families alike. The property is currently occupied, providing instant rental income from completion.

Situated on Stirling Street, the property benefits from close proximity to local amenities, schools, and transport links, enhancing its appeal to tenants and supporting long-term occupancy.

**Guide Price:**  
**£42,000** (plus fees)



[Click for more information](#)

# Lot 117 Flat 1,3,4, 190 High Street, Eston, Redcar and Cleveland, TS6 9JE

3 Fully Let 1-Bed Flats Delivering.

**Description:**

A rare opportunity to acquire a block of three self-contained one-bedroom flats, fully let and producing immediate income.

Positioned on a prominent High Street in Eston, this investment offers strong, consistent rental demand alongside long-term growth potential.

Crucially, the block benefits from NO service charge and NO ground rent, significantly improving net returns and simplifying ongoing management — making this a clean, hands-off investment.

Ideal for investors seeking income from day one with minimal overheads.

**Guide Price:**  
£89,999 (plus fees)



[Click for more information](#)

# Lot 118 11 Coronation Terrace, West Cornforth, Ferryhill, County Durham, DL17 9LR

Two Bedroom Terraced Property – Sold with Sitting Tenant (£600 PCM).

**Description:**

A two-bedroom terraced property situated in the popular residential area of West Cornforth, offering convenient access to local amenities, transport links and surrounding towns including Ferryhill and Durham.

The property presents an excellent opportunity for investors and landlords, being sold with a sitting tenant currently paying £600 per calendar month, providing an immediate rental income. There is also potential for further improvement and value enhancement over time.

**Guide Price:**  
£42,000 (plus fees)



[Click for more information](#)

Lot  
**119** 14 Cromer Street, Middlesbrough,  
TS4 2DN

**Two-Bedroom Middlesbrough Terrace.**

**Description:**

A two-bedroom mid-terraced property located in a popular residential area of Middlesbrough, presenting an excellent opportunity for investors seeking a buy-to-let property with strong rental demand.

The accommodation comprises a lounge, kitchen, two bedrooms and a family bathroom, offering a practical layout that appeals to tenants. The property is well positioned close to local amenities, schools, Middlesbrough town centre and transport links, making it an attractive option for the local rental market.

With continued demand for affordable rental homes in the area, the property offers potential for solid rental income and the opportunity to add value.

**Guide Price:**

**£54,000** (plus fees)



[Click for more information](#)



Lot  
**120** 228 Stockton Road, Middlesbrough,  
Cleveland, TS5 4AD

**Three Bedroom Terrace.**

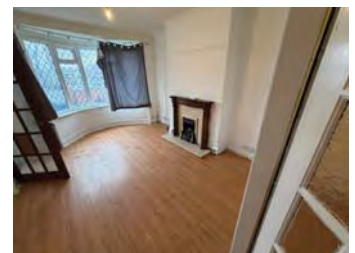
**Description:**

A three-bedroom mid-terraced property located on the well-known Stockton Road in Middlesbrough, offering an excellent opportunity for investors seeking a buy-to-let property in a high-demand rental area.

The property provides spacious accommodation including a lounge, kitchen/dining area, three bedrooms and a family bathroom, with a traditional terrace layout that is attractive to families and long-term tenants. The location benefits from excellent access to local shops, schools, transport links and Middlesbrough town centre, making it a consistently popular area for renters.

**Guide Price:**

**£69,000** (plus fees)



[Click for more information](#)



# Lot 121 Flat, 27a Vilette Road, Sunderland, Tyne and Wear, SR2 8RH

## 2 Bedroom Flat.

### Description:

The accommodation is expected to comprise a spacious living area, fitted kitchen, well-sized bedrooms, and a bathroom, providing practical and comfortable living throughout.

Located within a predominantly residential area, the property benefits from close proximity to a range of local amenities including shops, schools, and healthcare facilities. Notably, Valley Road Academy and Southmoor Academy are within easy reach, along with local GP services and Sunderland Eye Infirmary. Sunderland city centre is also easily accessible, offering further retail, leisure, and transport links.



**Guide Price:**  
£5,000 (plus fees)

[Click for more information](#)

# Lot 122 Storage Land, Lantsbery Drive, Liverton Mines, Redcar and Cleveland, TS13 4QZ

## Commercial Land with Outline Planning for 48 Units.

### Description:

Outline Planning Permission – Ref: R/2022/0799/00M

An exceptional freehold parcel of land located to the east of Lantsbery Drive on the edge of Liverton Mines, Redcar and Cleveland. The site benefits from outline planning permission (Ref: R/2022/0799/00M) granted by Redcar and Cleveland Borough Council on 15th February 2023 for the erection of up to 48 industrial units (Use Class B2/B8), offering a fantastic commercial development or investment opportunity.



**Guide Price:**  
£750,000 - £1,000,000 (plus fees)

[Click for more information](#)

Lot **123** Former Empire Theatre, Deepdale Road, Loftus, Redcar and Cleveland, TS13 4RS

Former Theatre with Outline Planning – Prime 20 Unit Residential Development.

**Description:**

A rare and exciting development opportunity.

This former historic theatre building offers enormous scope for transformation and value uplift. Positioned within a strong residential location, the site benefits from Outline Planning Permission (All Matters Reserved) for the demolition of the existing structure and construction of 20 x 1 & 2 bedroom apartments with associated parking.

This is an ideal project for residential developers, build-to-rent investors, or those seeking a high-yield land play with design freedom and creative uplift potential.

**Guide Price:**

£250,000 - £400,000 (plus fees)



[Click for more information](#)

Lot **124** 25 Thirteenth Street, Horden, Peterlee, County Durham, SR8 4QP

Tenanted 2-Bedroom Terrace Investment Opportunity.

**Description:**

An excellent investment opportunity being sold with a sitting tenant already in place, providing immediate rental income from day one. Situated in the popular residential area of Horden, the property is well-positioned for local amenities, transport links, and access to nearby towns and coastal routes.

The property offers spacious accommodation being a 2 Bedroom Terrace Property and would make an ideal addition to any investor's portfolio. With strong rental demand in the area and a tenant currently in situ, this is a ready-made investment opportunity with ongoing income potential.

**Guide Price:**

£29,999 (plus fees)



[Click for more information](#)

## Lot 125 29 Fir Tree, Shildon, County Durham, DL4 2AF

### Vacant 2-Bed Semi-Detached Property.

#### Description:

An excellent opportunity to acquire this vacant two-bedroom semi-detached property situated in the popular residential area of Shildon.

The property offers well-proportioned accommodation throughout and is ideally suited to owner-occupiers, investors, or developers seeking a property with potential for improvement and value enhancement. The accommodation briefly comprises entrance hall, living room, kitchen, bedrooms and bathroom, together with rear yard and street parking.

Conveniently located close to local amenities, schools, transport links and the wider facilities available within Shildon and the surrounding areas, the property benefits from excellent accessibility and strong long-term appeal.

#### Guide Price:

£48,000 (plus fees)



[Click for more information](#)

## Lot 126 19 South Street, Spennymoor, County Durham, DL16 7TT

### Ready-Made Buy-to-Let Opportunity.

#### Description:

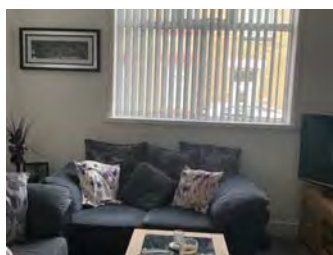
An excellent opportunity to acquire this spacious three-bedroom mid-terraced investment property situated within a popular residential area of Spennymoor.

Sold with a sitting tenant currently paying £495 per calendar month, the property provides an immediate rental income from completion, making it an attractive addition to any investment portfolio.

Offering approximately 1,054 sq ft of accommodation, this freehold property benefits from generous room sizes throughout and holds an EPC rating of C. The property is conveniently located close to local amenities, schools, shops and transport links, with easy access to Durham, Bishop Auckland and the A1(M).

#### Guide Price:

£25,000 (plus fees)



[Click for more information](#)

Bidding opens  
2.00 pm

Lot **127** **190-210 Fielden Street, Glasgow, East End, G40 3TX**

A rare opportunity to acquire a full residential block in East End Glasgow, generating £576,000 per annum.

**Description:**

A rare, large-scale investment opportunity ideal for developers, portfolio landlords, and high-net-worth investors seeking full block ownership, strong yield, and significant capital uplift. Set within a historic 19th-century former sewing factory (circa 1872-73), this iconic Glasgow building offers a clear value-add strategy, positioned in one of the city's fastest-growing regeneration areas.

The development comprises a mix of 1, 2, and 3-bedroom apartments, with two full blocks already refurbished (circa 6 years ago).



**Guide Price:**  
£1,500,000 (plus fees)

[Click for more information](#)

Lot **128** **Dalnair Castle Apartments, Dalnair Castle, Dalnair Estate, Croftamie, Stirling, G63 OFG**

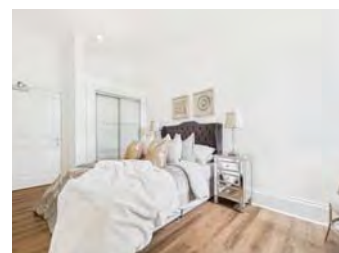
Rare Lifestyle Opportunity.

**Description:**

A truly unique opportunity to own an apartment within the historic Dalnair Castle, a striking 19th-century baronial castle dating back to the 1800s.

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.



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

[Click for more information](#)

**Lot 129** Black Loch Resort, Caldercruix Road, Slamannan, Falkirk, Stirlingshire, FK1 3BT

A fully consented 12-lodge luxury holiday resort.

**Description:**

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, with no comparable development in the Central Belt offering this combination of scale, planning status, and exclusive private loch access.

**Guide Price:**

£250,000 (plus fees)



[Click for more information](#)

**Lot 130** Flat 1/3, 2 Brandon Place, Kilchattan Bay, Isle of Bute, Buteshire, PA20 9NH

A coastal apartment.

**Description:**

A rare opportunity to purchase a coastal apartment in the picturesque village of Kilchattan Bay on the Isle of Bute. Located close to the beach, coastal walks, and local attractions, the area is popular with tourists, holidaymakers, and outdoor enthusiasts year-round.

**Income Potential**

Long-term rental: Approx. £450 PCM (£5,400 per year)

Short-term/Airbnb rental: Approx. £8,000–£10,000 per year (based on past performance when this property was live as an AIRBNB)



**Guide Price:**

£12,000 (plus fees)

[Click for more information](#)

Lot **131** 50 Craigievar Drive, Glenrothes, Fife, KY7 4PH

£30,000 Below Home Report.

**Description:**

Whether you're a first-time buyer seeking instant equity, a growing family looking to live close to highly regarded schools, or an investor targeting strong rental demand, this property offers multiple exit strategies.

Estimated market rent stands at £875 PCM (£10,500 per annum), while serviced accommodation projections indicate potential gross revenue of approximately £24,000 per annum based on a 54% occupancy rate and £127 ADR.

Located close to South Parks Primary School, Pitcoudie Primary School and Glenrothes High School, the property benefits from a popular family setting with excellent local amenities and transport links nearby.

**Guide Price:**

£85,000 (plus fees)



[Click for more information](#)

Lot **132** Flat B, 10 Mountstuart Road, Rothesay, Isle of Bute, Buteshire, PA20 9DY

Seafront investment opportunity.

**Description:**

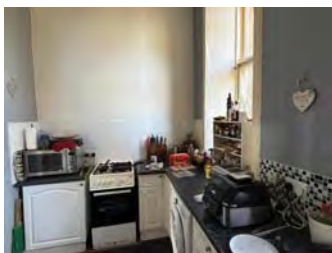
A two-bedroom apartment within the sought-after Glenfaulds development on Rothesay's iconic seafront.

Positioned on prestigious Mountstuart Road, the property enjoys stunning coastal surroundings and benefits from strong demand from both long-term tenants and holidaymakers. Rothesay remains one of Scotland's most popular island destinations, attracting visitors year-round thanks to its waterfront setting, beaches, marina, golf courses and excellent ferry links to the mainland.

The property is currently tenanted at £470 PCM (£5,640 per annum), offering immediate income, with an estimated market rent of £600 PCM (£7,200 per annum).

**Guide Price:**

£100,000 (plus fees)



[Click for more information](#)

Lot  
**133** Karlyn House Stables, Cornhill, Banff,  
Banffshire, AB45 2HB

A beautiful 4-bedroom family home set within approximately 2 acres of land.

**Description:**

Designed for families seeking a quieter rural lifestyle, this property offers the perfect blend of space, freedom, and outdoor living. Imagine children running freely around the garden, learning to ride horses after school, and growing up surrounded by nature and open countryside.

A key feature of this property is the inclusion of three large barns, offering excellent potential for storage, workshops, livestock, or a range of other uses. Adding immediate value, one barn is currently let and generates approximately £750 per month, providing a ready-made income stream from day one.

**Guide Price:**

£300,000 (plus fees)



[Click for more information](#)



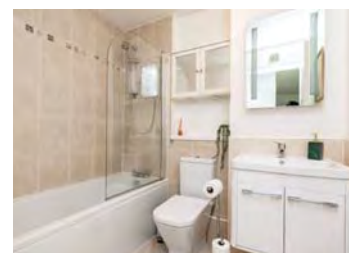
Lot  
**134** 70 Union Glen, Aberdeen, Aberdeenshire,  
AB11 6FP

2-bed ground floor flat.

**Description:**

This attractive property offers an excellent opportunity for investors seeking a ready-to-let asset with strong long-term rental demand and impressive serviced accommodation potential. The property is ideally suited for buy-to-let investors, serviced accommodation operators, or those looking for a low-maintenance investment within a popular residential location.

Estimated long-term rental income of circa £750 per month



[Click for more information](#)



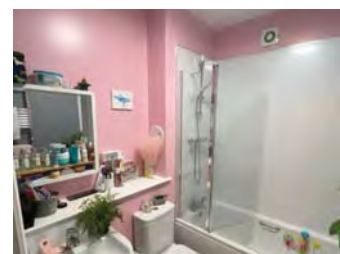
Lot **135** Flat D, 4 Castle Court, Ellon, Aberdeenshire, AB41 9JY

A tenanted 2-bed flat.

**Description:**

This attractive property offers an excellent opportunity for investors seeking immediate rental income alongside strong serviced accommodation potential and long-term rental demand. The property is ideally suited for buy-to-let investors, serviced accommodation operators, or those looking for a low-maintenance investment within a sought-after commuter location.

Internally, the accommodation provides comfortable and practical living space suitable for a range of occupiers including professionals, couples, contractors, and short-term guests.



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

[Click for more information](#)

Lot **136** 96 Clerkhill Road, Peterhead, Aberdeenshire, AB42 2XF

A 1-bed ground floor flat.

**Description:**

A well-positioned one-bedroom ground floor flat located within Peterhead, Aberdeenshire.

This attractive property offers an excellent opportunity for investors seeking an affordable tenanted investment with strong serviced accommodation potential and long-term rental demand. The property is ideally suited for buy-to-let investors, serviced accommodation operators, or those looking for a low-maintenance investment within a popular residential location.

Current rental income of £500 per calendar month.



**Guide Price:**  
£30,000 (plus fees)

[Click for more information](#)

## Lot 137 Alexander Rise, 62 Alexander Road, Glenrothes, Fife, KY7 4HY

A 2-bed first floor flat.

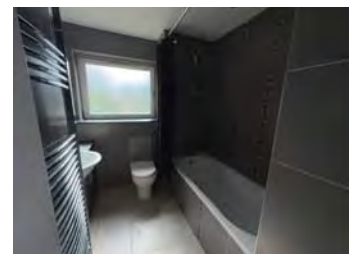
**Description:**

A well-positioned two-bedroom first floor flat located within the popular Fife town of Glenrothes.

This attractive property offers an excellent opportunity for investors seeking a ready-to-let asset with strong serviced accommodation potential and solid long-term rental demand. The property is ideally suited for buy-to-let investors, serviced accommodation operators, or those looking for a low-maintenance investment within a well-connected residential location.

Estimated long-term rental income of £650 per calendar month

**Guide Price:**  
£50,000 (plus fees)



[Click for more information](#)

## Lot 138 132C Bonnyton Road, Kilmarnock, Ayrshire, KA1 2PQ

A 15% yield investment opportunity in Kilmarnock.

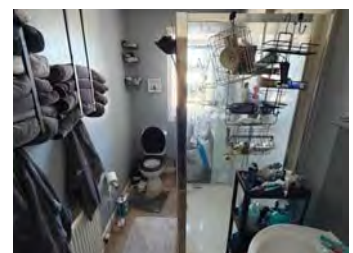
**Description:**

A well-positioned flat offers a fantastic entry-level investment with strong fundamentals for both buy-to-let investors and serviced accommodation operators.

Ideally situated next to a local hospital, this property is well suited to healthcare professionals, including nurses and staff. It is also within close proximity to Kilmarnock Railway Station, offering direct links to Glasgow, and just minutes from the town centre with a range of shops, restaurants, and local amenities nearby.

From an investment perspective, the property offers strong long-term rental demand, estimated at £650+ per month.

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



[Click for more information](#)

Lot **139** **2A Hillside Street, Stevenston, Ayrshire, KA20 3HZ**

A well-proportioned two-bedroom flat.

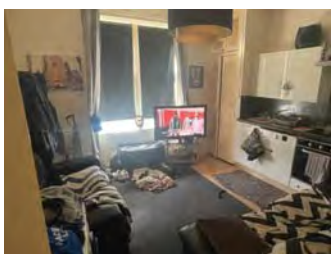
**Description:**

Situated within an established residential area, the property benefits from close proximity to local amenities including shops, supermarkets, schools, leisure facilities, and transport links. Stevenston enjoys convenient access to neighbouring towns such as Irvine and Ayr.

The property offers comfortable accommodation with excellent scope to add value, making it an ideal purchase for first-time buyers looking to step onto the property ladder or investors seeking a strong buy-to-let opportunity in an area with consistent rental demand.

Based on current market conditions, the property is expected to achieve rental income of £650+ per month, further highlighting its investment appeal.

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



[Click for more information](#)

Lot **140** **144 Bongate, Jedburgh, Roxburghshire, TD8 6DY**

Tenanted 3-bed flat.

**Description:**

A well-positioned three-bedroom first floor flat located within the popular Borders town of Jedburgh.

This attractive property offers an excellent opportunity for investors seeking immediate rental income alongside strong serviced accommodation potential and long-term rental demand. The property is ideally suited for buy-to-let investors, serviced accommodation operators, or those looking to acquire a high-yield investment at a guide price significantly below Home Report value.

**Guide Price:**  
£95,000 (plus fees)



[Click for more information](#)

Lot **141** **58 Canal Street, Saltcoats, Ayrshire,  
KA21 5HZ**

A well-located property within the popular coastal town of Saltcoats.

**Description:**

Situated within an established residential area, the property benefits from close proximity to local amenities including shops, supermarkets, schools, leisure facilities, and transport links.

The property offers comfortable accommodation with excellent scope to add value, making it an ideal purchase for first-time buyers looking to step onto the property ladder or investors seeking a strong buy-to-let opportunity in an area with consistent rental demand.

Based on current market conditions, the property is expected to achieve rental income of £650+ per month, further highlighting its investment appeal.

**Guide Price:**

**£65,000** (plus fees)



[Click for more information](#)



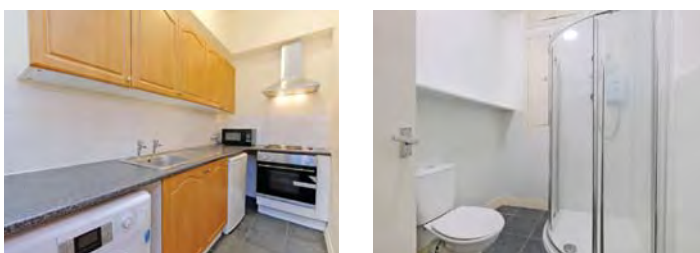
Lot **142** **5D Victoria Street, Inverurie,  
Aberdeenshire, AB51 3QS**

A vacant 1-bed flat.

**Description:**

Previously operated as a buy-to-let investment, this vacant property offers an excellent opportunity for investors seeking a ready-to-let asset with strong long-term rental demand and impressive serviced accommodation potential.

Internally, the property offers practical and comfortable accommodation, ideally suited for a single occupant, couple, contractor accommodation, or short-term guests. Its central location makes it highly attractive for both traditional letting and SA use.



[Click for more information](#)



**Guide Price:**

**£39,000** (plus fees)

Lot **143** Flat 6, 34 High Street, Campbeltown, Argyll, PA28 6EA

**A one-bedroom town-centre flat.**

**Description:**

The property is ideally positioned within walking distance of local shops, cafés, pubs, supermarkets and the waterfront, making it highly attractive to long-term tenants. The central location continues to drive consistent rental demand from local workers and residents seeking convenience and affordability.

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 £450+ per month, equating to £5,700+ per annum and delivering a 100%+ gross yield based on the guide price. The property is sold under ADS Threshold, providing clear terms and a straightforward transaction.

**Guide Price:**

**£5,000** (plus fees)



[Click for more information](#)



Lot **144** Flat 3/1, 14 East Princes Street, Rothesay, Isle of Bute, Buteshire, PA20 9DL

**2 Bedroom Flat.**

**Description:**

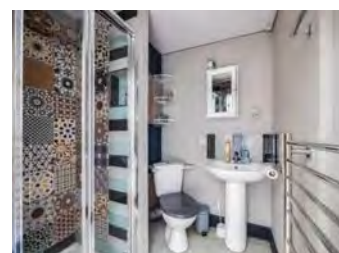
A well-positioned flat located within the heart of Rothesay on the picturesque Isle of Bute.

This attractive property offers an excellent opportunity for investors seeking a buy-to-let asset with strong serviced accommodation potential in one of Scotland's most popular island destinations. The property is ideally suited for buy-to-let investors, serviced accommodation operators, or those looking to acquire a holiday let within a thriving tourist location.

The accommodation offers comfortable living space suitable for a range of occupiers including holidaymakers, professionals, couples, and long-term tenants.

**Guide Price:**

**£45,000** (plus fees)



[Click for more information](#)



Lot **145** 13 Harbour Road, Inverness, Highland, IV1 1SY

An outstanding commercial investment opportunity.

**Description:**

This substantial vacant first-floor freehold commercial unit extends to approximately 7,152 sq ft (664 sq m) of versatile office accommodation, offering exceptional scope for owner-occupiers, investors, or developers seeking a high-demand business location.

Previously generating £50,000 per annum, the property now offers a realistic rental potential of up to £65,000 per annum, making it an attractive income-producing asset with strong upside potential



**Guide Price:**

£204,000 (plus fees)

[Click for more information](#)

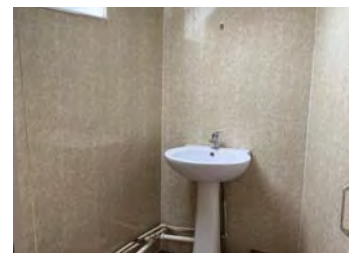
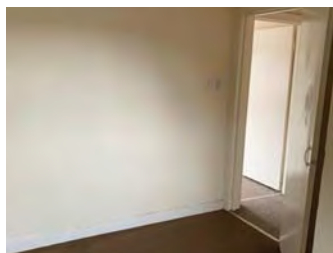
Lot **146** 49E Longrow, Campbeltown, Argyll and Bute, PA28 6ER

2 bed centrally located property.

**Description:**

Longrow is a well-established central area of Campbeltown, positioned within walking distance of the town centre, local shops, amenities, the waterfront, and Campbeltown's renowned whisky distilleries. The area benefits from consistent local rental demand, supported by employment, tourism, and year-round occupancy.

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 100% 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:**

£5,000 (plus fees)

[Click for more information](#)

Lot **147** **75 Barlandfauld Street, Kilsyth, Glasgow, Lanarkshire, G65 0BT**

A one-bedroom flat.

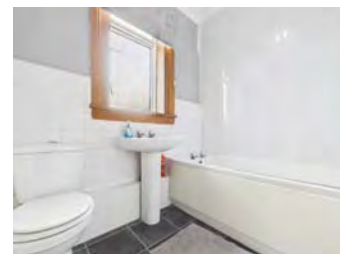
**Description:**

The property is currently configured as a one-bedroom flat but offers clear scope to be reconfigured into a two or even three-bedroom property (subject to consents).

Located close to everyday amenities and within walking distance of St Patrick's Primary School, the property sits in a popular residential pocket with consistent demand from families, professionals, and tenants alike.

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

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



[Click for more information](#)

Lot **148** **Land 35M North of 19 Bartie Gardens, Ashgill, Larkhall, ML9 3AF**

A fully consented 19-home development opportunity.

**Description:**

Extending to approximately 1.83 acres, this substantial site benefits from full planning approval for 19 new homes, making it an outstanding opportunity for developers, investors, or housebuilders seeking a ready-to-go project in a strong residential location.

The approved plans comprise:

- 16 semi-detached villas
- 3 detached homes
- Private gardens and parking for each property

Positioned within an established residential setting, the development is ideally located for commuters.

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



[Click for more information](#)

Lot  
**149** **The Stables, 1 Bridgefield Terrace,  
Stonehaven, AB39 2PW**

A coastal investment property.

**Description:**

A charming two-bedroom end-terraced property located within the highly sought-after seaside town of Stonehaven.

Positioned close to Stonehaven Bay, the harbour, beach promenade, and the famous Dunnottar Castle, this property offers an excellent opportunity for investors, serviced accommodation operators, families, and lifestyle buyers alike.

The property benefits from strong long-term rental demand, with an estimated rental income of £950 per calendar month.



**Guide Price:**

**£140,000** (plus fees)

[Click for more information](#)



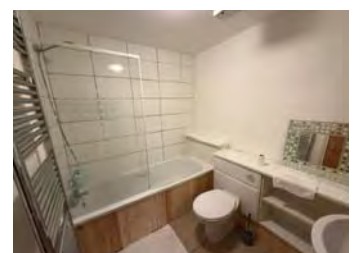
Lot  
**150** **1/8, 1 Ocean Way, North Leith, Edinburgh,  
Edinburgh, EH6 7DG**

A 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:**

**£219,000** (plus fees)

[Click for more information](#)



**Lot 151** 21 Gordon Place, Rothienorman, Inverurie, Aberdeenshire, AB51 8XF

An exceptional five-bedroom dormer bungalow.

**Description:**

Beautifully maintained throughout, this impressive home offers the perfect blend of village tranquillity, spacious family living, and move-in ready condition.

From the moment you enter, you are welcomed by a bright and spacious entrance hall, creating a strong first impression and setting the tone for the generous accommodation throughout.

The elegant lounge enjoys a charming bay window overlooking the front garden and is centred around a stylish feature fireplace with contemporary water vapour fire.



**Guide Price:**

£249,000 (plus fees)

[Click for more information](#)

**Lot 152** Flat 6 Rowan Court, 75 Wilson Street, Girvan, Ayrshire, KA26 9AS

A vacant 2-bed flat.

**Description:**

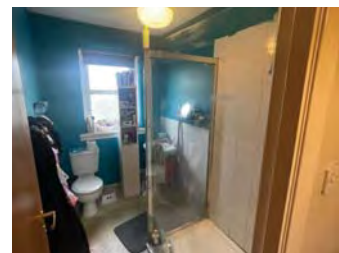
This attractive property offers an excellent opportunity for investors seeking a vacant asset with impressive serviced accommodation potential and strong long-term rental demand. The property is ideally suited for buy-to-let investors, serviced accommodation operators, or those looking to acquire a high-yield investment at an attractive guide price below Home Report value.

Internally, the accommodation comprises a spacious living area, kitchen, two bedrooms, and bathroom, providing comfortable accommodation suitable for professionals, couples, contractors, and short-term guests.

Estimated long-term rental income of £550 per calendar month

**Guide Price:**

£80,000 (plus fees)



[Click for more information](#)

Lot **153** **29 Strathmore Drive, Aberdeen,**  
**Aberdeenshire, AB16 6SU**

A well-located property set within a popular residential area of Aberdeen.

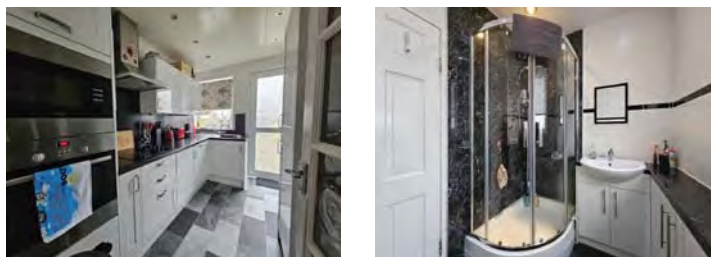
**Description:**

Situated in an established neighbourhood, the property benefits from close proximity to local amenities including shops, supermarkets, schools, and leisure facilities. The area also offers good transport links to Aberdeen city centre and surrounding areas, making it a convenient location for both homeowners and tenants.

The property offers well-proportioned accommodation with excellent scope to add value, making it an ideal purchase for first-time buyers or investors seeking a solid buy-to-let opportunity in an area with consistent rental demand.

Based on current market conditions, the property is expected to achieve circa £750+ per month in rental income.

**Guide Price:**  
**£95,000** (plus fees)



[Click for more information](#)

Lot **154** **5 Balvenie Street, Dufftown, Keith,**  
**Banffshire, AB55 4AB**

A well-located property set within the heart of Dufftown, part of the renowned Speyside region.

**Description:**

This property offers an excellent opportunity for first-time buyers, investors, or those seeking a lifestyle purchase in one of Scotland's most popular whisky and tourism destinations.

The property provides comfortable accommodation with scope to add value, making it ideal for buyers looking to personalise or investors aiming to maximise returns in a high-demand visitor location.

A fantastic opportunity to acquire a well-located property offering £32k projected SA income, strong occupancy, and excellent long-term potential in a prime Speyside setting.

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



[Click for more information](#)

Lot **155** **60 Brent Field Circle, Ellon, Aberdeenshire, AB41 9DD**

A 3-bed semi-detached.

**Description:**

A well-proportioned three-bedroom semi-detached house located within the popular coastal town of Ellon (AB41 postcode area).

This property offers spacious and practical accommodation, making it an ideal purchase for families, first-time buyers, or investors seeking a property with both long-term rental demand and serviced accommodation potential.

Internally, the property provides a comfortable layout with well-sized living space, a functional kitchen area, and three bedrooms, offering flexibility for family living or multi-use occupancy. The semi-detached format also provides additional privacy and outdoor space compared to flatted accommodation.

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



[Click for more information](#)

Lot **156** **2 Crombie Close, Westhill, Aberdeenshire, AB32 6ND**

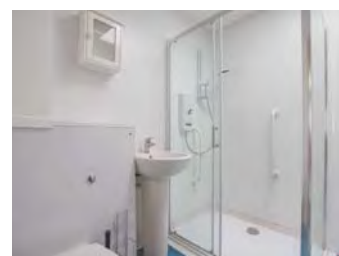
A well-located property within the highly sought-after area of Westhill.

**Description:**

Situated within a popular and established residential setting, the property benefits from close proximity to local amenities including supermarkets, schools, cafés, leisure facilities, and excellent transport links. Westhill is one of Aberdeenshire’s most desirable commuter towns, offering convenient access to Aberdeen and surrounding business hubs.

The property offers comfortable accommodation with excellent scope to add value, making it an ideal purchase for first-time buyers, families, or investors seeking a strong buy-to-let opportunity in an area with consistent rental demand.

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



[Click for more information](#)

## Lot 157 Kettletoft Hotel, Sanday, Orkney, Orkney, KW17 2BJ

A substantial Sanday hotel opportunity established trade, 10 bedrooms, beachside setting.

### Description:

This is a rare opportunity to acquire a characterful island hotel premises with an established bar and food trade, offering buyers the chance to take over a recognised local business while unlocking significant value through refurbishment, redevelopment, and reinstatement of guest accommodation.

The business currently generates circa £180,000 per annum from bar and food trade, demonstrating an established customer base and consistent turnover.



**Guide Price:**  
£219,000 (plus fees)

[Click for more information](#)



## Lot 158 41 Fairview Crescent, Danestone, Aberdeen, Aberdeenshire, AB22 8ZB

A 2-bed first floor flat.

### Description:

This attractive property offers an excellent opportunity for investors seeking a ready-to-let asset with strong serviced accommodation potential and solid long-term rental demand. The property is ideally suited for buy-to-let investors, serviced accommodation operators, or those looking for a low-maintenance investment within a sought-after residential location.

The property forms part of a two-storey mid-terraced block containing two flats in total, offering practical and spacious accommodation suitable for professionals, couples, contractors, and short-term guests.



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

[Click for more information](#)



Lot **159** **12 Boyndie Street West, Banff, Banffshire, AB45 1EY**

**A spacious traditional semi-detached.**

**Description:**

Craigievar is conveniently positioned for easy access to the town centre, local shops, schools, supermarkets, and leisure facilities including the renowned 18-hole Duff House Royal Golf Course. The property has been upgraded and extended over the years, offering spacious and well-appointed accommodation across two floors.

The current owner has presented the property to a high standard throughout, with neutral décor and a move-in ready finish. The property further benefits from double glazing and mains gas central heating, with fitted floor coverings, curtains, window blinds, and light fittings included within the sale.

**Guide Price:**

**£119,000** (plus fees)



[Click for more information](#)

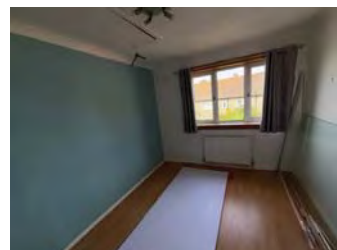
Lot **160** **11 Glenconner Road, Ayr, Ayrshire, KA7 3HE**

**2 Bed End Terraced House.**

**Description:**

This attractive property offers an excellent opportunity for investors seeking a buy-to-let asset with strong serviced accommodation potential and solid long-term rental demand. The property is ideally suited for buy-to-let investors, serviced accommodation operators, or those looking to expand their portfolio within a popular Ayrshire location.

The property's convenient location and practical accommodation make it suitable for a wide range of occupiers including professionals, families, contractors, and short-term guests.



[Click for more information](#)

**Guide Price:**

**£120,000** (plus fees)

# Lot 161 58 Main Street, Forth, Lanark, Lanarkshire, ML11 8AA

An exceptional and highly versatile investment opportunity.

**Description:**

A substantial detached property offers significant scope and added value, with planning permission granted and conversion works already underway.

The property was historically configured as a public house on the ground floor, with a self-contained three-bedroom flat above. The current owners have since obtained full planning permission and have begun works to transform the building into a spacious six-bedroom, three-bathroom detached dwelling, as reflected in the accompanying plans.



**Guide Price:**  
£98,000 (plus fees)

[Click for more information](#)

# Lot 162 Twin Lakes, Pant-y-Dwr, Rhayader, Powys, LD6 5LR

1.6 acres of development land.

**Description:**

The site benefits from Certificates of Lawful Use confirming lawful commencement of development for plots 1, 3, 4, and 5, with footings already in situ for Plot 1 and water connected to two plots, allowing for immediate continuation of works.

Accessed via a private lane and surrounded by beautiful countryside, the site offers excellent potential for developers, investors, or self-build buyers seeking a premium rural setting.

Located just 4 miles from Rhayader and 6 miles from Llanidloes, the area is popular for its scenery, outdoor lifestyle, and peaceful surroundings while remaining well connected to nearby towns including Llandrindod Wells, Newtown, and Aberystwyth.



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

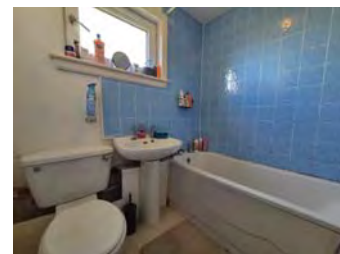
[Click for more information](#)

Lot **163** 60 Ardlair Terrace, Dyce, Aberdeen, Aberdeenshire, AB21 7LB

A spacious 3-bed flat.

**Description:**

This attractive property offers an excellent opportunity for investors seeking a ready-to-let asset with strong serviced accommodation potential and solid long-term rental demand. The property is ideally suited for buy-to-let investors, serviced accommodation operators, or those looking for a low-maintenance investment within a highly sought-after rental location.



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

[Click for more information](#)

Lot **164** 2 Parkend Gardens, Saltcoats, Ayrshire, KA21 5PH

High-yield coastal investment opportunity.

**Description:**

From an investment perspective, the property offers strong flexibility. Long-term rental demand is estimated at £500 per month, while there is potential for serviced accommodation due to the area's proximity to major hospitals. Based on projected figures of £79 Average Daily Rate at 68% occupancy, the property could generate approximately £19,500 per annum.



**Guide Price:**  
£34,000 (plus fees)

[Click for more information](#)

Bidding opens  
3.00 pm

Lot  
**165** 68 Fair Road, Bradford, West Yorkshire,  
BD6 1QL

**2 Bedroom End of Terrace.**

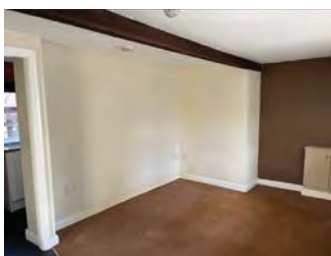
**Description:**

A spacious 2-bedroom end-of-terrace property with garden space, offering well-proportioned accommodation throughout, including a generous lounge/living room, fully fitted kitchen, and a useful basement area suitable for storage. To the first floor is a landing leading to a bathroom with shower over bath and two bedrooms, one of which is a good-sized double benefiting from fitted wardrobes.

Situated within the popular BD6 area of Bradford, the property is well placed for a range of local shops, schools and everyday amenities, with Wibsey village and nearby retail facilities easily accessible.

**Guide Price:**

£80,000 - £100,000 (plus fees)



[Click for more information](#)



Lot  
**166** 12 Raistrick Way, Shipley, West Yorkshire,  
BD18 2PJ

**First Floor 2 Bedroom Apartment.**

**Description:**

Accessed via the ground floor, the property is reached by a staircase leading to the first-floor hallway. The lounge offers a welcoming and practical living area with direct access through to the kitchen, which is fitted with a selection of wall and base cabinets along with generous worktop space for everyday use.

There are two good-sized bedrooms, each incorporating built-in storage solutions. The accommodation is further complemented by a bathroom and a private balcony, adding additional outdoor space to the home. The property also presents an excellent investment opportunity, with potential to generate rental income for prospective landlords or buy-to-let investors.

**Guide Price:**

£25,000 (plus fees)



[Click for more information](#)



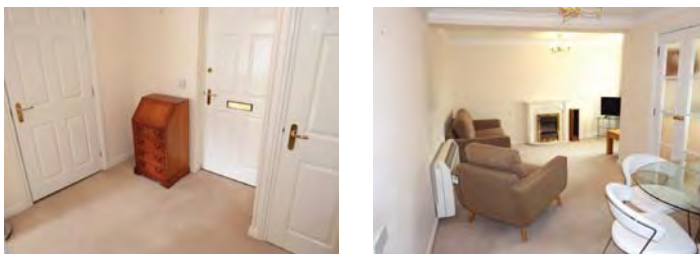
Lot **167** Apartment 51 Pinetree Court, Danestrete, Stevenage, Hertfordshire, SG1 1YJ

**1 Bedroom Apartment.**

**Description:**

The accommodation is accessed via a communal entrance with entryphone system, leading to a hallway with lift and stairs to all floors. A private front door opens into a reception hallway (2.53m x 2.00m) with storage and airing cupboards.

The lounge/dining room (5.63m x 4.06m) is well-proportioned, providing space for both seating and dining, with an electric fire and double doors opening into the fitted kitchen (2.22m x 2.05m) with a range of units and integrated appliances.



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

[Click for more information](#)

Lot **168** Second Floor Flat, 38 Filey Road, Scarborough, YO11 2TU

**2 bedroom flat.**

**Description:**

This two-bedroom flat comprises a bright reception room with large windows providing good natural light and a practical layout for everyday living. The fitted kitchen provides ample storage and work surface space, with room for casual dining.

The bathroom is equipped with a bath with shower attachment, WC and wash basin, finished in a clean, functional style. Both bedrooms are of good size, with the main bedroom accommodating a double bed and additional furniture. The second bedroom is suitable for use as a guest room, home office or nursery, offering flexibility of use.



**Guide Price:**  
£70,000 - £80,000 (plus fees)

[Click for more information](#)

Lot  
**169** 43 Springfield Crescent, Bolsover,  
Chesterfield, S44 6RY

### 3 Bedroom Terrace House.

#### Description:

The property comprises 3 bedrooms and 1 bathroom, offering spacious accommodation ideal for families or long-term tenants. Currently achieving £550 PCM, the property benefits from a reliable long-standing tenant who has been in situ for approximately 10 years and has an excellent payment history with no missed rent payments.

Situated within the popular residential area of Bolsover, S44 6RY benefits from a range of local amenities including supermarkets, schools, parks and leisure facilities, making it an attractive location for families and tenants alike.



#### Guide Price:

£60,000 - £75,000 (plus fees)

[Click for more information](#)



Lot  
**170** 6 Kempson Crescent, Oxford, Oxfordshire,  
OX4 4QE

### 3 Bedroom Semi-Detached House.

#### Description:

A freehold three-bedroom semi-detached house offered with vacant possession and requiring modernisation.

The accommodation comprises an entrance hall, living room, dining room and kitchen to the ground floor, with three bedrooms and a bathroom/WC to the first floor. Externally, the property benefits from front and rear gardens together with outbuildings, including a WC. The property offers refurbishment and asset-management potential, with possible scope for extension, subject to all necessary consents.



#### Guide Price:

£200,000 (plus fees)

[Click for more information](#)



Lot **171** **15 Bennett Street, Hyde, Cheshire, SK14 4TQ**

**Turnkey Commercial Building.**

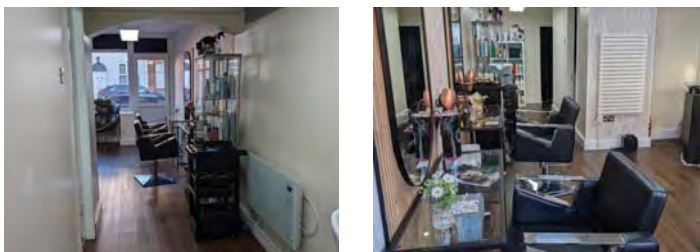
**Description:**

This freehold commercial property, extending to approximately 440 sq ft, is currently operated as a beauty salon and is offered for sale with a tenant in situ, providing an immediate income-producing investment. The tenant currently pays £600 per calendar month (£7,200 per annum), following a recent increase from £7,020 per annum.

The tenant is secured on a 6-year lease commencing 18th January 2023, with approximately 2 years and 7 months remaining, expiring on 17th January 2029. The established tenancy and unexpired lease term offer investors a stable, contracted income stream, making this an attractive turnkey investment opportunity.

**Guide Price:**

**£60,000** (plus fees)



[Click for more information](#)

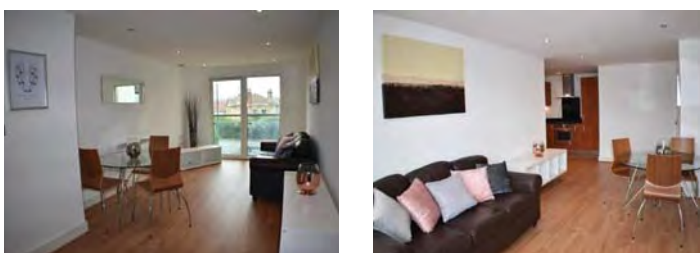
Lot **172** **Magellan House, 82 Armouries Way, Leeds, West Yorkshire, LS10 1JG**

**Turnkey 1 Bedroom Apartment.**

**Description:**

This well-presented apartment represents an excellent turnkey investment opportunity, being sold subject to an existing tenancy and currently generating an income of £800 per calendar month.

The property offers contemporary accommodation with a practical layout and is accessed via an entrance hall featuring wood-effect laminate flooring, a video entry intercom system and a useful storage cupboard housing the hot water cylinder and air filtration system.



[Click for more information](#)

**Guide Price:**

**£80,000** (plus fees)

Bidding opens  
11.00 am

Lot **173** Flat 2 The Mill, Coaters Lane, Wooburn Green, High Wycombe, HP10 0FN

Well presented apartment.

**Description:**

Offering bright and spacious accommodation along with southerly aspect balconies from both the living room and main bedroom.

Inside, the entrance hall features a deep coats cupboard and doors to all rooms. To the right, the living room enjoys French doors opening to the balcony creating an idyllic spot for some alfresco dining. The kitchen has been fitted with a good range of modern wall and base units with ample work tops and integrated appliances.

The principal bedroom is another well-proportioned room with French doors opening out onto a second south facing balcony and fitted wardrobes. Bedroom two also has fitted wardrobes and very handy built-in shelving.

**Guide Price:**

£200,000 (plus fees)



[Click for more information](#)

Lot **174** 61 Lowden Road, London, N9 8RL

Two-bedroom property.

**Description:**

This Ideal investment opportunity is situated within 1/2 mile of Edmonton Green with its shops and transport links

With two-bedroom and a spacious reception room it benefits from a generous rear garden extending approximately 57ft, with garage

Well-proportioned accommodation throughout with a convenient layout along with separate kitchen and bathroom.

**Guide Price:**

£180,000 (plus fees)



[Click for more information](#)

Lot **175** Apartment 9 Boscobel Place, Worcester, WR1 2SG

Large Top Floor Apartment.

**Description:**

This apartment is maintained with a new boiler, shower and integrated fridge freezer recently installed. Situated in close proximity to many local amenities including local shops and restaurants, a short walk into Worcester city town centre and great access for nearby local train station this property would make the ideal first time buy or buy to let investment.



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

[Click for more information](#)

Lot **176** 7 Station Road, Steeple Morden, Royston, Hertfordshire, SG8 0NN

2 Bedroom Grade II Listed Period Property.

**Description:**

Situated in the sought-after village of Steeple Morden, just 2.5 miles from Ashwell & Morden railway station with direct links to Cambridge and London Kings Cross. Full of character, the property features exposed beams, stunning inglenook fireplaces with wood-burning stoves, two spacious reception rooms, a fitted kitchen, ground floor bathroom, and two double bedrooms with integrated storage.

The home also benefits from an attractive frontage with well-maintained cottage-style gardens, offering a unique blend of period charm and village living.



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

[Click for more information](#)

# Lot 177 172 Little Marlow Road, Marlow, Buckinghamshire, SL7 1HX

## 4 Bed Detached Property.

### Description:

Tucked away within a quiet cul-de-sac on the eastern side of Marlow, 172 Little Marlow Road is a spacious detached family home built in the 1970s, offering a flexible layout and approaching 1,300 sq ft of well-balanced accommodation. Set within a sheltered position shared with just two other houses, the property enjoys a wonderful sense of privacy while remaining conveniently close to the town's amenities.



### Guide Price:

£450,000 (plus fees)



[Click for more information](#)

# Lot 178 9 Ascot Corner, Wells Lane, Ascot, Berkshire, SL5 7FU

## Stylish apartment set within an gated development.

### Description:

A stylish and recently refurbished two-bedroom apartment with Share of Freehold set within an exclusive gated development, offering contemporary living in a highly desirable Ascot location.

Positioned on the second floor, this well-presented property features a bright and spacious open-plan living area, seamlessly combining lounge, dining, and a sleek modern kitchen—ideal for both everyday living and entertaining. Double doors lead out to a private balcony, providing a pleasant outdoor space.



### Guide Price:

£325,000 (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 **179** **17A Bouchier Close, Bampton, Tiverton, Devon, EX16 9AG**

**2 Bed Apartment with Garage & Garden.**

**Description:**

A delightful unfurnished two bedroom flat situated in a quiet cul-de-sac within walking distance of the village centre with local shops, primary school and church. The property comprises of an Entrance hallway, lounge/diner, kitchen, family bathroom and two double bedrooms. Garage and small Garden.

The property benefits from driveway parking for one car and an integral single garage. External steps lead down to a delightful, well kept enclosed rear garden which is south facing and predominantly laid to lawn with flower borders, mature shrubs, and a small greenhouse.

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



[Click for more information](#)

Lot **180** **Flat 2 Willoughby Mews, 38 Willoughby Lane, London, N17 0YH**

**Great opportunity to acquire a long lease 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.

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



[Click for more information](#)

## Lot 181 Land to the East of, 61 Long Catlis Road, Gillingham, Kent, ME8 9PT

Freehold plot of land.

### Description:

Freehold plot considered suitable for the construction of a two-storey dwelling, comprising a 1-bedroom, 2-person (1B2P) unit with a Gross Internal Area of approximately 61.75 sq m ( $\approx$  0.015 acres).

Please note that any development will be subject to obtaining the necessary planning permission.



### Guide Price:

£5,000 (plus fees)

[Click for more information](#)



## Lot 182 8 Richmere Road, Didcot, OX11 8HT

Five Bed Semi-Detached House with Separate Two-Bed Garden Annexe.

### Description:

An unusually spacious and highly versatile three-storey semi-detached home situated within a quiet residential estate in central Didcot, offering substantial accommodation, extensive parking, landscaped gardens, and a detached high-specification self-contained cabin.

The property provides flexible family accommodation extending across three floors and is considered ideally suited for large or multi-generational families & investors with potential HMO-style use (subject to any necessary consents) ancillary accommodation or home-working setups



### Guide Price:

£400,000 (plus fees)

[Click for more information](#)



Lot **183** 42 Broomfield Road, Coventry, CV5 6JX

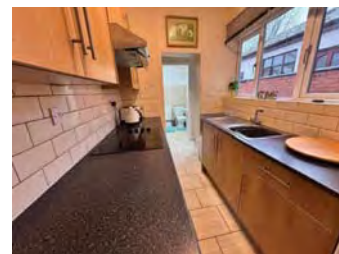
**Mid-Terrace House.**

**Description:**

This property provides the option of a 4 bedroom property & 1 reception room or as advertised as a 3 bedrooms with 2 reception rooms. All will depend upon how a buyer intends to use the property, as their home or as an investment. With it's location & profile it could be an amazing family home with multiple schools in close proximity. As an investment, the city centre, the 2 universities and railway station are all nearby and offer an attractive option for prospective tenants



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



[Click for more information](#)

Lot **184** Roseacre, Woodlands Drive, Ockley, Dorking, Surrey, RH5 5HZ

**Substantial detached home.**

**Description:**

Situated at the secluded end of a private road on edge of the village of Ockley, this detached family home offers exceptional scope for improvement in the sought after Surrey Hills village of Ockley. With ample accommodation and plenty of scope to improve and extend (STPP). This could be your forever family home.

Externally the property boasts x2 double car garages, courtyard parking for numerous cars along with multiple outbuildings.



**Guide Price:**  
£640,000 (plus fees)

[Click for more information](#)

## Lot 185 3 Liberty Apartments, 19 Devon Road, Watford, WD24 4HS

First-floor two-bedroom apartment.

### Description:

A well-presented chain-free first-floor apartment offering spacious and practical accommodation throughout. The property comprises a generous L-shaped living and dining room with French doors opening onto a Juliet balcony, providing an attractive outlook over the communal gardens.

The accommodation further benefits from a fitted kitchen, two double bedrooms, including a principal bedroom with fitted wardrobes and a recently refurbished en-suite shower room, together with a family bathroom. Set within well-maintained communal grounds with residents' parking, the property is ideally suited to owner-occupiers and investors alike.

### Guide Price:

£200,000 (plus fees)



[Click for more information](#)



## Lot 186 Vincent House, Station Road, Hinckley, LE10 1AP

Four Bed Extended End-Terrace Property.

### Description:

The town of Hinckley lies to the West of Leicester and to the East of Nuneaton. Road links from the town are excellent with the M69, M1 and A5 all readily accessible making it a fantastic location for commuters travelling in a range of directions. For those not reliant on the car Hinckley has a railway station providing easy access to Leicester and a number of regularly serviced bus routes. The town has a plethora of local shops and amenities including the large supermarkets and there is several reputable schools including Richmond Primary School, Battling Brook Community Primary and Red moor Academy.

### Guide Price:

£180,000 (plus fees)



[Click for more information](#)



Lot **187** **84 Dalesford Road, Aylesbury, Buckinghamshire, HP21 9XZ**

Well-presented one-bedroom ground-floor maisonette.

**Description:**

The accommodation comprises an entrance porch, a spacious lounge, fitted kitchen, bathroom, and a generous double bedroom. The property further benefits from UPVC double glazing and an allocated parking space.

Occupying a quiet no-through-road position, the property enjoys a pleasant residential setting while remaining conveniently located for local amenities and transport links. Viewing is highly recommended to appreciate the accommodation on offer. Council Tax Band B



**Guide Price:**

£100,000 (plus fees)



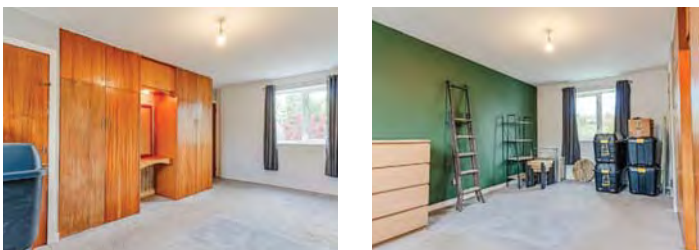
[Click for more information](#)

Lot **188** **The Tower, Apley Park, Bridgnorth, Shropshire, WV15 5NE**

An Elegant Four-Bedroom Grade II Listed Character Residence.

**Description:**

The Tower is an incredibly charming and beautifully presented four-bedroom residence forming part of the magnificent, Grade II listed Apley Park estate. Accessed via a picturesque, mile-long private driveway that provides a truly idyllic and striking approach, the property sits in the estate that also houses the distinguished Apley Hall and England's first historical grand indoor Swimming Pool (not currently in use). The communal lawn benefits from being behind the beautiful swimming pool building which faces south across the valley, and serves as the Tower's garden.



**Guide Price:**

£500,000 (plus fees)

[Click for more information](#)

Lot **189** **83 Bhullar Way, Oldbury, B69 2GJ**

Bidding opens **4.00 pm**

**4 Bedroom Detached House.**

**Description:**

This impressive property offers spacious and versatile accommodation throughout, making it an excellent opportunity for families, lifestyle buyers, and investors alike. The ground floor features a generous living room, a modern fitted kitchen/diner, a convenient WC, and an additional family room, providing ample living and entertaining space.

To the first floor are four well-proportioned bedrooms, including three doubles and one single bedroom. The principal bedroom further benefits from a private en-suite, complemented by a stylish family bathroom.



**Guide Price:**  
£390,000+ (plus fees)

[Click for more information](#)

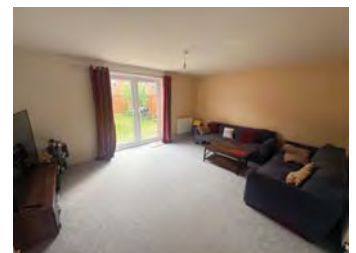
Lot **190** **3 Bramscote Walk, Coventry, CV2 1JY**

**3 Bedroom semi detached.**

**Description:**

A well-maintained and spacious three-bedroom semi-detached property, situated in one of the area's most popular residential locations.

This attractive property offers excellent potential for both owner-occupiers and investors alike. With scope for a rear extension (subject to the necessary permissions and regulations), the property also presents a strong opportunity for investors considering an HMO conversion or value-add refurbishment project.



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

[Click for more information](#)

Lot **191** 306 Court Oak Road, Birmingham, B32 2EB

**3 Bedrooms Semi detached.**

**Description:**

This spacious three-bedroom semi-detached property offers excellent potential for families, investors, and developers alike.

The property features a bright and airy double reception room, a well-sized kitchen and dining area, a modern family bathroom, and a lovely conservatory overlooking the generous rear garden. To the side/rear, there is also a self-contained annex/granny flat, providing flexible living arrangements or additional rental potential.

Externally, the property benefits from a large driveway with parking for multiple vehicles (2+ cars) and substantial outdoor space with scope for a rear extension, subject to the necessary planning permissions.

**Guide Price:**

£200,000 - £225,000 (plus fees)



[Click for more information](#)

Lot **192** 46 Arundel Road, Birmingham, B14 5UD

**3 Bedroom Semi detached Property.**

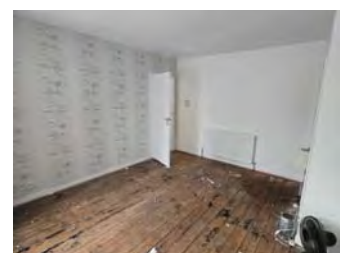
**Description:**

The accommodation briefly comprises an entrance porch, welcoming hallway, two spacious reception rooms, orangery, fitted kitchen, and lean-to. To the first floor are three well-proportioned bedrooms and a shower room.

Externally, the property benefits from a private rear garden featuring patio and lawn areas, ideal for outdoor entertaining and family use. Additional features include a garage and off-road parking. The property also offers excellent scope for further improvement or extension, subject to the necessary planning permissions.

**Guide Price:**

£150,000 - £200,000 (plus fees)



[Click for more information](#)

# Lot 193 Dunroamin, Market Street, Hayfield, SK22 2EW

Spacious Property with Huge Potential.

**Description:**

The property is in need of modernisation throughout but presents significant scope to renovate, reconfigure, and increase value. With its versatile layout and additional underground area, this home could be transformed into an impressive family residence or strong investment project.

A fantastic opportunity for those seeking a property with character, space, and outstanding potential.



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

[Click for more information](#)

# Lot 194 8 Bycroft Road, Morton, Gainsborough, DN21 3BU

Detached bungalow.

**Description:**

A versatile bungalow with loft conversion, offering excellent potential for investors, developers, or buyers seeking a spacious home with flexible living accommodation.

This property offers flexible living space and plenty of scope for refurbishment, modernisation, or further enhancement to maximise value. Ideal for investors looking for a property with strong potential in a desirable residential location.



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

[Click for more information](#)

Lot **195** Fronlwyd, Penybontfawr, Oswestry, Shropshire, SY10 0HP

**Four Bedroom Detached House.**

**Description:**

A substantial and versatile countryside property, offering spacious accommodation, breathtaking rural views, and outstanding potential for investors, developers, or buyers seeking a unique family home.

This impressive property combines generous living space, character, and an enviable countryside setting, making it a fantastic investment opportunity with significant scope to add value.



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

[Click for more information](#)

Lot **196** 60B Ardath Road, Birmingham, B38 9PH

**2-bedroom detached bungalow.**

**Description:**

Set on a generous plot, the property boasts an impressive driveway with space for 4-5 vehicles, making it ideal for families and visiting guests alike. Inside, the home has been thoughtfully modernised with brand new carpets, a stunning contemporary bathroom, and a sleek modern fitted kitchen designed for both comfort and practicality. A newly installed boiler provides hot water.

Bright, fresh, and beautifully presented, this charming bungalow combines modern living making it perfect for downsizers, first-time buyers, investors, or anyone seeking a turnkey home.



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

[Click for more information](#)

# Lot 197 51 York Road, Edgbaston, Birmingham, B16 9HY

1-Bedroom leasehold flat.

**Description:**

A well-positioned 1-bedroom leasehold flat at 51 The Lindens, York Road, Edgbaston, Birmingham, B16 9HY, represents an excellent opportunity for investors and buyers alike.

Located in the highly sought-after Edgbaston area, the property benefits from strong rental demand and excellent access to Birmingham City Centre, local amenities, transport links, universities, and hospitals. Its desirable location makes it an attractive addition to any investment portfolio or an ideal first-time purchase.



**Guide Price:**  
£45,000 (plus fees)

[Click for more information](#)

# Lot 198 53 York Road, Edgbaston, Birmingham, B16 9HY

1-Bedroom leasehold flat.

**Description:**

Located in the highly sought-after Edgbaston area, the property benefits from strong rental demand and excellent access to Birmingham City Centre, local amenities, transport links, universities, and hospitals. Its desirable location makes it an attractive addition to any investment portfolio or an ideal first-time purchase.

Offering well-proportioned accommodation, this property provides excellent potential for rental income and long-term capital growth in an area where properties continue to be in high demand. Opportunities in this location are rarely available for long, making this one not to be missed.



**Guide Price:**  
£45,000+ (plus fees)

[Click for more information](#)

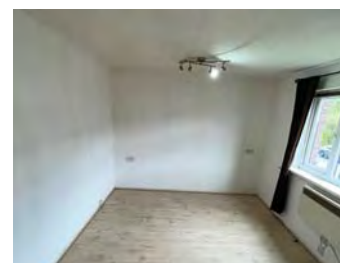
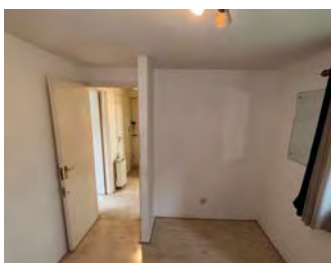
Lot **199** **55 York Road, Edgbaston, Birmingham, B16 9HY**

**1-Bedroom leasehold flat**

**Description:**

Located in the highly sought-after Edgbaston area, the property benefits from strong rental demand and excellent access to Birmingham City Centre, local amenities, transport links, universities, and hospitals. Its desirable location makes it an attractive addition to any investment portfolio or an ideal first-time purchase.

Offering well-proportioned accommodation, this property provides excellent potential for rental income and long-term capital growth in an area where properties continue to be in high demand.



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

[Click for more information](#)

Lot **200** **Holly Cottage, Fen Road, Stickford, Boston, PE22 8EX**

**4 Bedroom Detached house.**

**Description:**

A charming detached character property, offering a rare blend of period charm, generous space, and outstanding development potential.

Originally two farm labourers' cottages, the property was thoughtfully converted in 1985 into a substantial four-bedroom family home. Positioned centrally within its own generous plot, the property enjoys privacy, extensive outdoor space, and excellent future potential.



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

[Click for more information](#)

## Lot 201 Flat 115 Atria House, 219 Bath Road, Slough, SL1 4BE

### Modern luxury living flat.

#### Description:

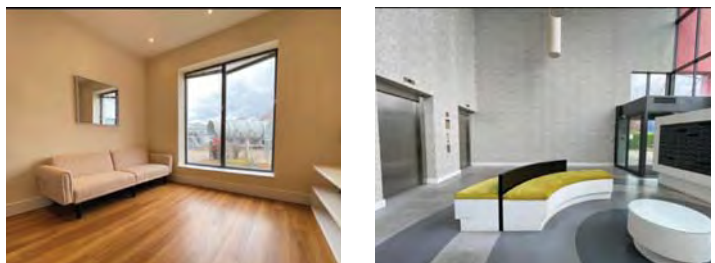
Situated in a desirable residential location, offering modern luxury living in a highly convenient location.

Beautifully presented throughout, this spacious and contemporary flat features a bright open-plan living and kitchen area, designed to maximize both comfort and style. The property further benefits from two private balconies, providing excellent outdoor space and natural light throughout the home.

Ideally situated close to a wide range of local amenities, including shops, restaurants, and leisure facilities, the apartment is also perfectly positioned for commuters, with excellent transport links nearby.

#### Guide Price:

£130,000+ (plus fees)



[Click for more information](#)



## Lot 202 24 Gleneagles, Tamworth, Staffordshire, B77 4NS

### Substantial five-bedroom detached.

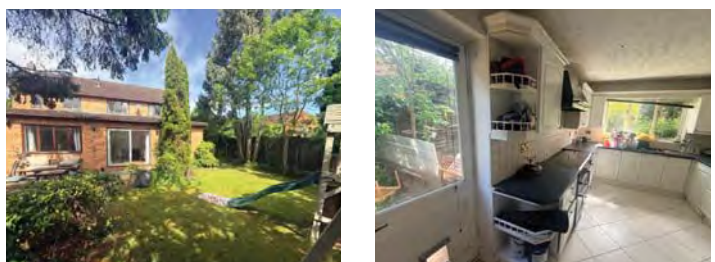
#### Description:

Situated on one of the area's most sought-after roads, this impressive home enjoys a highly desirable location where properties consistently attract strong buyer demand and premium values. The area is particularly popular due to its quiet residential setting, well-regarded schools, and larger-than-average plot sizes, making it highly appealing to both families and investors alike.

The property offers extensive and versatile accommodation throughout, comprising five well-proportioned bedrooms upstairs, including two bedrooms with en-suite facilities. The ground floor features three spacious reception rooms, providing flexible living and entertaining space, alongside a dedicated office/storage room, downstairs W/C, and a large fitted kitchen complemented by a separate utility room.

#### Guide Price:

£450,000 (plus fees)



[Click for more information](#)



Lot  
**203** 31 Grindley Way, Woodville,  
Swadlincote, DE11 7BN

**4 Bedroom detached House.**

**Description:**

The property features a desirable modern kitchen, generous reception space, a bright and versatile roofed conservatory providing additional living and entertaining space, and a convenient guest cloakroom to the ground floor. Upstairs, the home benefits from four well-proportioned bedrooms, including an impressive principal bedroom with en-suite facilities, alongside a stylish and generously sized family bathroom.

Externally, the property boasts a private rear garden, ideal for outdoor entertaining and family use, together with a detached single garage providing excellent additional storage and a double-width driveway offering ample off-road parking.

**Guide Price:**

£210,000 - £260,000 (plus fees)



[Click for more information](#)



Lot  
**204** 42 Long Lane, Huddersfield,  
HD5 9LB

**3/4 Bedroom End Terrace House.**

**Description:**

A 3/4 bedroom end-terrace property, offering an exceptional investment opportunity in a prime central location. Fully licensed as an HMO, this attractive property is ideally suited for investors seeking immediate rental income and strong long-term growth potential.

Positioned within easy reach of local amenities, shops, schools, and transport links, the property benefits from a bus stop conveniently located directly opposite, providing excellent accessibility for tenants and commuters alike. The accommodation is spacious and flexible in layout, making it highly appealing for professional sharers, students, or growing families.



[Click for more information](#)



**Guide Price:**

£100,000 (plus fees)

## Lot 205 Freemans Court, 3 Station Road, Rushden, NN10 9FS

A two-bedroom apartment.

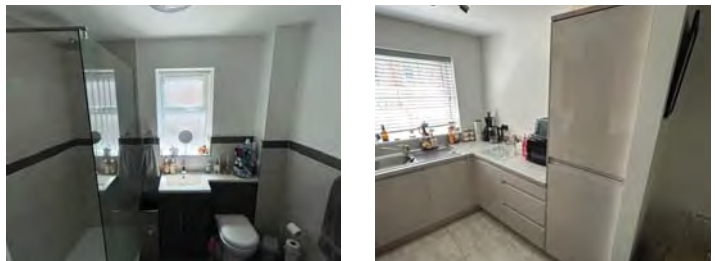
**Description:**

The property features two generously sized bedrooms, both offering ample natural light and sufficient space for double beds, wardrobes, and additional furnishings. The bedrooms are suitable for couples, sharers, small families, or professionals seeking flexible living arrangements.



**Guide Price:**

£100,000+ (plus fees)



[Click for more information](#)



## Lot 206 127 Weelsby Road, Grimsby, DN32 9RZ

4 Bedroom semi detached.

**Description:**

A well-maintained 4-bedroom semi-detached property in a highly desirable location, offering strong value-add potential and multiple exit strategies.

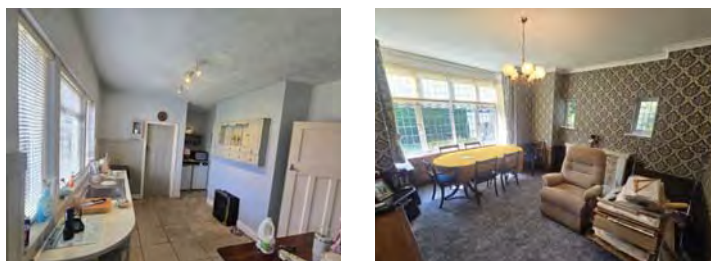
This is a must-see opportunity for investors, developers, and owner-occupiers alike.

The property has been carefully maintained by the late owner and remains in good working order throughout. While some modernisation would enhance value, it is immediately habitable, making it an ideal investment with substantial upside.



**Guide Price:**

£110,000 - £160,000 (plus fees)



[Click for more information](#)



## Lot 207 63 The Parklands, Dunstable, Bedfordshire, LU5 4GU

### First-floor apartment.

#### Description:

A well-positioned first-floor apartment offers an excellent opportunity for both investors and owner-occupiers seeking a modern, low-maintenance property with strong lifestyle appeal. Designed for comfortable contemporary living, the flat features two well-proportioned bedrooms, including a spacious master bedroom complete with a private en-suite bathroom, providing added comfort and privacy.

The property benefits from a bright and airy open-plan living environment, enhanced by large windows and direct access to a private balcony — an ideal space for relaxing, entertaining guests, or enjoying outdoor seating. The second bedroom is generously sized and suitable for guests, children, or a home office setup.

#### Guide Price:

£150,000 (plus fees)



[Click for more information](#)



## Lot 208 107 Pinner View, Harrow, Middlesex, HA1 4RR

### Five-bedroom detached family home.

#### Description:

Beautifully presented throughout, the property combines generous living accommodation with charm, character, and modern comforts, making it ideal for growing families or as a high-yield investment opportunity.

The ground floor features two spacious reception rooms, offering versatile living and entertaining space with an abundance of natural light. The well-designed layout creates a warm and welcoming atmosphere throughout the home. A practical utility area adds further convenience for everyday family living.

The property boasts five generously sized bedrooms arranged across multiple floors, including an impressive second-floor loft conversion comprising two additional rooms, one of which benefits from a private en-suite bathroom.

#### Guide Price:

£780,000 (plus fees)



[Click for more information](#)



Lot **209** 79 Main Road, Hundleby, Spilsby,  
Lincolnshire, PE23 5LZ

Charming 18th-century detached cottage.

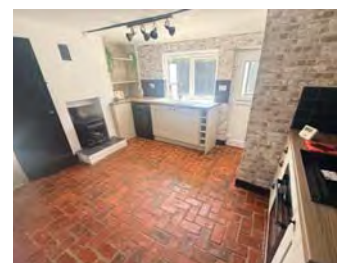
**Description:**

A beautifully renovated period home that effortlessly combines historic character with modern-day comfort. Ideal for both homeowners and investors, the property presents exceptional charm, versatile accommodation, and strong lifestyle appeal in a highly desirable setting.

Recently renovated throughout to a high standard, the cottage retains many of its original features while benefiting from tasteful contemporary upgrades. The property offers a warm and inviting atmosphere, perfectly suited for those seeking character living with low-maintenance convenience.

**Guide Price:**

£100,000 - £150,000 (plus fees)



[Click for more information](#)

Lot **210** The Firs, Main Road, Friskney,  
Boston, Lincolnshire, PE22 8RP

Beautiful 6/8 bedroom detached property.

**Description:**

Set within approximately one-third of an acre, The Firs is a substantial and versatile detached residence offering generous living and entertaining space in a sought-after coastal location. Originally designed as an eight-bedroom property, the current layout has been adapted to provide additional reception space, with two of the bedrooms now serving as comfortable living rooms.

Ideally positioned just 1 to 2 miles from the Lincolnshire coast and approximately 9 miles from Skegness, The Firs combines the tranquillity of countryside and coastal living with convenient access to local amenities, attractions, and transport links.

**Guide Price:**

£760,000 (plus fees)



[Click for more information](#)

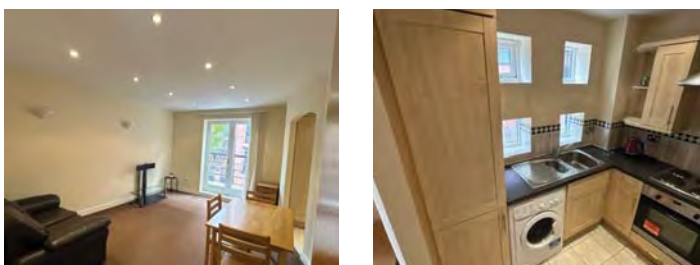
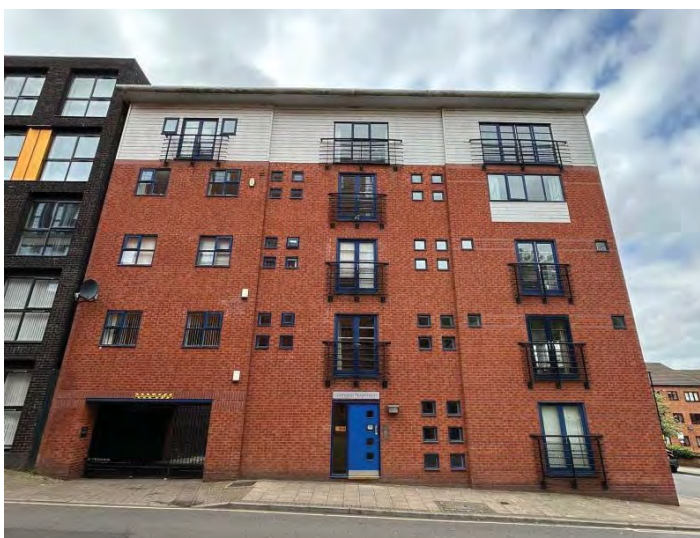
Lot **211** Flat 2, 2 Scotland Street, Birmingham, B1 2RR

**Modern Fully Furnished 2-Bedroom Apartment.**

**Description:**

This well-presented and fully furnished apartment offers an excellent opportunity for both investors and homebuyers seeking comfort, convenience, and strong rental appeal.

The property features two spacious bedrooms, including a generous master bedroom with ample storage space, and a second bedroom ideal for family members, guests, or a home office. There are two modern bathrooms, providing convenience and privacy for occupants, making the apartment particularly attractive for professional tenants, couples, or small families.



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

[Click for more information](#)



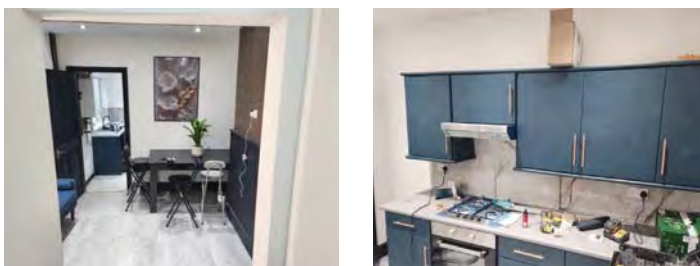
Lot **212** 104 Park Street, Grimsby, South Humberside, DN32 7NT

**Fully Refurbished 6-Bedroom HMO (Freehold).**

**Description:**

A rare chance to acquire a high-specification, income-generating 6-bedroom HMO, fully refurbished to an excellent standard and offered with vacant possession. This impressive HMO-licensed property is ideal for investors seeking a ready-to-let asset with strong rental potential.

An outstanding turnkey investment opportunity, combining strong rental appeal, quality refurbishment, and excellent HMO credentials. Early viewing is highly recommended to appreciate the standard and potential on offer.



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

[Click for more information](#)



## Lot 213 6 Rosebery Street, Rotherham, South Yorkshire, S61 1DX

2 bedroom mid terraced.

**Description:**

This well-proportioned two-bedroom property has recently undergone refurbishment, making it a strong addition to any investment portfolio. Improvements include new central heating, updated flooring, and fresh decoration throughout, offering a solid, low-maintenance start for landlords or owner-occupiers.

The property features a rear garden with further potential, requiring only light clearing to enhance its appeal and value.

With an estimated rental income of £650 per month, this home presents a promising buy-to-let opportunity with immediate earning potential.

**Guide Price:**

£30,000 - £60,000 (plus fees)



[Click for more information](#)

## Lot 214 91 Bridgeman Road, Coventry, CV6 1NS

5 Bedroom Fully Licensed HMO.

**Description:**

This high-quality 5-bedroom HMO has been thoughtfully converted in recent years by a reputable local builder, offering strong rental appeal and full compliance. The property benefits from a recent dormer loft conversion, modern upgrades throughout, and three well-appointed shower rooms.

With strong demand for high-standard HMOs in the area, this property offers both immediate income and future growth potential.

Fully let achieving £29,400 per annum with room to increase.

**Guide Price:**

£190,000+ (plus fees)



[Click for more information](#)

Lot  
**215** 7 The Grange, 51 Gwendolyn Drive,  
Coventry, CV3 1QU

A well-presented two-bedroom apartment.

**Description:**

Situated within a beautiful Grade II listed building, the property enjoys picturesque surroundings and attractive green views, creating a peaceful yet desirable setting. This makes it an excellent opportunity for first-time buyers and investors seeking strong rental yields alike.

The development benefits from secure access, and the apartment is located on the first floor.



**Guide Price:**

£140,000 - £190,000 (plus fees)



[Click for more information](#)

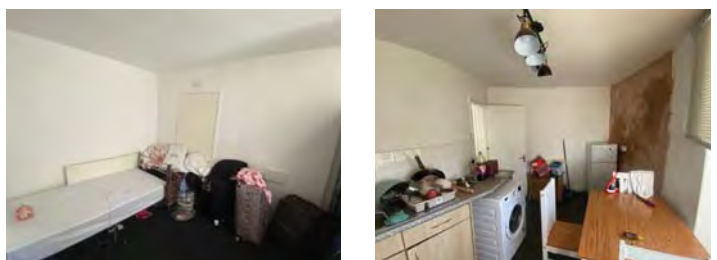
Lot  
**216** 1-3 Market Place, Workington, Cumberland,  
CA14 4AX

Prime Residential Investment Opportunity - Fully Let Block of 6 Flats.

**Description:**

An exceptionally rare opportunity to acquire a fully tenanted block of six self-contained flats, ideally located in the historic town of Workington, on the edge of the Lake District.

Fully let investment with all units secured on 6-year 11-month Full Repairing and Insuring (FRI) leases, including maintenance and bills.



[Click for more information](#)

**Guide Price:**

£300,000 - £350,000 (plus fees)

Lot **217** 28 Harrow Street, Hartlepool,  
Cleveland, TS25 5SE

**High-Yield Investment Opportunity.**

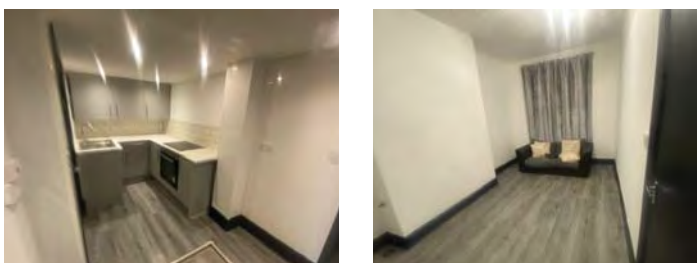
**Description:**

This beautifully presented, energy-efficient home offers a rare combination of strong rental potential and sustainable living—making it an outstanding opportunity for savvy investors.



**Guide Price:**

£15,000+ (plus fees)



[Click for more information](#)



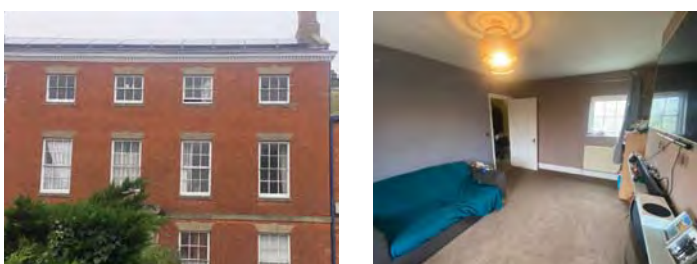
Lot **218** Rhodes House, Northgate, Sleaford,  
Lincolnshire, NG34 7BX

**5 large sized block of flats.**

**Description:**

A substantial and characterful block of flats, ideally positioned in a sought-after town centre location. This impressive Victorian property offers generous living spaces, high ceilings, and strong investment fundamentals from day one.

Each apartment benefits from its own private entrance and retains attractive period features, including sash windows and original shutters. The building is well maintained and includes a large, dry basement with significant development potential.



[Click for more information](#)



**Guide Price:**

£390,000+ (plus fees)

Lot **219** Park Hill Court, 11 Addiscombe Road, Croydon, Surrey, CR0 5PG

Beautifully presented one-bedroom apartment.

**Description:**

The property offers bright, spacious accommodation with elegant interiors throughout. Highlights include a generous reception room ideal for relaxing or entertaining, a well-appointed separate kitchen, and a contemporary bathroom.

Rich in character, the apartment features stunning parquet flooring, adding warmth and distinction, alongside a long lease for peace of mind. Residents also benefit from attractive, well-maintained communal gardens, with pleasant views enhancing the overall appeal.

Perfectly positioned for commuters and tenants alike, this property represents a strong rental investment with enduring desirability.

**Guide Price:**

£150,000+ (plus fees)



[Click for more information](#)



Lot **220** 7 Woodshires Road, Solihull, B92 7DN

Substantial 5-bedroom executive detached residence.

**Description:**

This impressive property is offered below market value, presenting a high-GDV investment opportunity with strong potential for capital growth. With scope for enhancement and development, this asset is expected to attract significant interest from both seasoned investors and owner-occupiers.



[Click for more information](#)



**Guide Price:**

£550,000+ (plus fees)

## Lot 221 249-251 Belper Road, Stanley Common, Ilkeston, DE7 6FY

Exceptional investment opportunity.

**Description:**

Situated in a prominent location, this substantial property occupies a generous plot and comprises:

- A large main building
- Ample front and rear parking
- Additional external pods
- A well-established bistro, currently let on a 7-year lease Achieving £17,000 per annum
- A highly attractive luxury apartment, currently operated as a holiday let

The holiday apartment is already generating approximately £24,000 per annum, with clear potential for further growth.

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



[Click for more information](#)

## Lot 222 Apartment 607 Islington Gates, 12 Fleet Street, Birmingham, B3 1JL

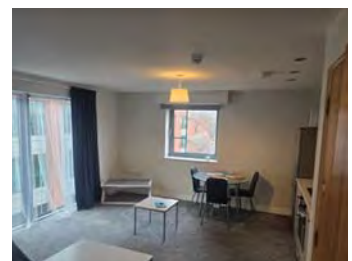
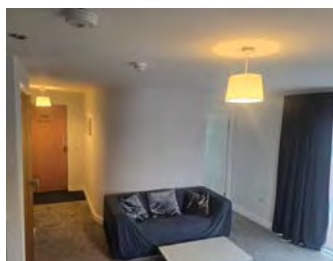
Modern 1 bed flat.

**Description:**

An exceptional opportunity to acquire a stylish upper-floor apartment in the vibrant heart of Birmingham City Centre. Perfectly positioned within walking distance of the city's finest amenities, the property offers immediate access to an array of bars, restaurants, retail outlets, and entertainment venues, including the renowned Bullring. Excellent connectivity is assured with Birmingham New Street Station just moments away.

Adding further appeal, the apartment enjoys attractive canal views to the rear, enhancing both its lifestyle offering and rental desirability.

**Guide Price:**  
£60,000 - £100,000 (plus fees)



[Click for more information](#)

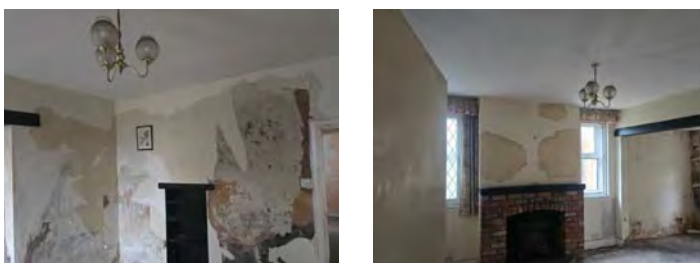
Lot **223** The Old Post Office, Town Street, South Somercotes, Louth, LN11 7BH

5 bedroom detached mix use.

**Description:**

An exceptional and rarely available mixed-use freehold property, offering approximately 1,236 sq ft of accommodation and substantial scope for refurbishment, conversion, and future development.

Detached mixed-use property formerly operating as a post office  
 Potential to convert into a substantial 5-bedroom family residence (subject to any required consents)  
 Large plot with extensive gardens and outbuildings



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

[Click for more information](#)

Lot **224** Marshalls Mill Dean Clough Mills, Cross Hills, Halifax, HX1 1XQ

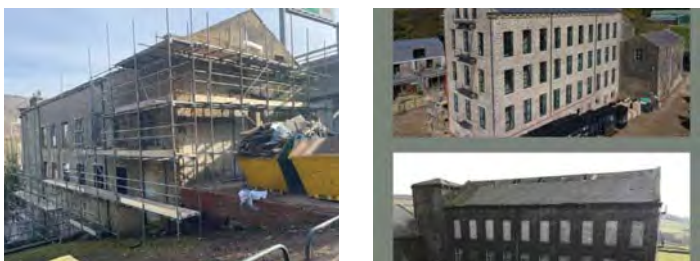
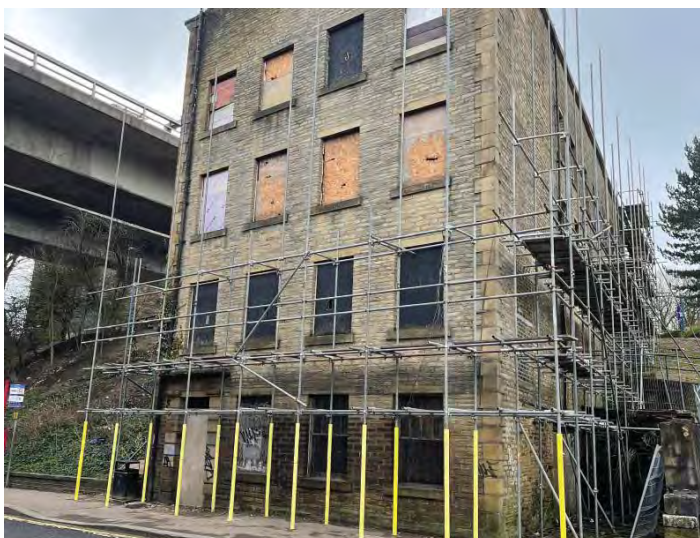
Development opportunity for granted 12 luxury flats.

**Description:**

An outstanding opportunity for experienced developers and property investors to acquire a substantial historic mill conversion project with planning permission granted for 12 luxury apartments.

This attractive scheme is already well advanced, significantly reducing development risk and time to completion.

With a significant proportion of the construction work already completed and all major approvals secured, this development offers investors the chance to deliver a premium residential scheme with considerable upside potential.



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

[Click for more information](#)

## Lot 225 9 Ash Tree Square, Bramcote, Nottingham, NG9 3HJ

**3 Bed Semi detached.**

**Description:**

3 bedroom semi detached property in a very desirable location.

The property benefits from front and back garden.

Suitable for families, BTL and supported living subject to permission

From front entrance, family bathroom, large reception room, kitchen, another hallway to the back leading to back garden



**Guide Price:**

£150,000 - £200,000 (plus fees)

[Click for more information](#)



## Lot 226 42 Fanshawe Avenue, Barking, Essex, IG11 8RG

Bidding opens 4.00 pm

**One Bedroom Maisonette In Need Of Refurbishment.**

**Description:**

One Bedroom Maisonette situated in close proximity to Barking Town Centre and Barking Station (C2C line) which is an ideal investment opportunity. This Leasehold property presents a clear potential for refurbishment.

There is a shared communal garden at the rear of the property which is accessible via a side gate.



**Guide Price:**

£160,000 - £190,000 (plus fees)

[Click for more information](#)



Lot **227** **Oak House, Oak Road, Halstead, Essex, CO9 1LX**

**A Grand Detached 5 Bedroom Extensive Home.**

**Description:**

A Grand Detached 5 Bedroom Extensive Home, Oak House, situated in the tranquil and traditional market town of Halstead. This property offers a Fantastic Commercial Opportunity with an impressive Pool House and an Annexe which has scope for a potential Holiday Let or Boutique Spa (Treatment rooms). The Annexe also has a Triple Garage and generous parking at the front and rear of the property.

The Master Bedroom boasts a fabulous en-suite (shower) and walk-in wardrobe. Upstairs there are also two further Bedrooms with their own en-suites (shower) while the fourth and fifth bedrooms are served primarily by the separate family bathroom suite. There is also a ground floor WC.

**Guide Price:**

**£1,400,000 - £1,700,000 (plus fees)**



[Click for more information](#)



Lot **228** **46 Waverley Road, Kettering, Northamptonshire, NN15 6NT**

**Two Bedroom Semi-Detached Home.**

**Description:**

Tucked away in a quiet cul-de-sac just moments from Kettering town centre, this 1930s-built two-bedroom semi-detached home offers fantastic potential for buyers looking to make their mark. Known for their solid construction and character, homes of this era provide a strong foundation for improvement.

The property would benefit from decorative updating throughout, along with a likely replacement of the kitchen and bathroom—making it an ideal project for first-time buyers, investors, or those seeking to create a home tailored to their own taste.



[Click for more information](#)



**Guide Price:**

**£160,000 - £200,000 (plus fees)**

Bidding opens  
5.30 pm

# Lot 229 Site At Station Road, Deganwy, Conwy, LL31 9PX

Redevelopment Land with Planning Permission.

**Description:**  
Prime Redevelopment Opportunity - Planning Approved for 19 Apartments

A rare and exceptional redevelopment opportunity has become available in a highly sought-after area of Conwy.

Following the Conwy Council Planning Committee meeting on 18th June 2025, resolution has been granted to approve planning consent for the demolition and redevelopment of the Robertson Geologging offices / workshops in Deganwy to provide 19 contemporary apartments, designed to meet strong local and regional demand for quality residential accommodation. Total of 39 bedrooms / 59 habitable rooms (18 x 2 bed apartments and 1 x 3 bed apartment).

**Guide Price:**  
£675,000 - £775,000 (plus fees)



[Click for more information](#)

# Lot 230 58 Butterbache road, Chester, CH3 6BZ

A fully renovated 3-bedroom semi-detached bungalow.

**Description:**  
Huntington has local amenities, transport links, schools and much more only a short walk or drive from the property. The property is only a short drive or walk into Chester City Centre, where again a variety of; shops, eateries, amenities, transport links, green spaces and much more can be found.

**Guide Price:**  
£250,000 - £270,000 (plus fees)



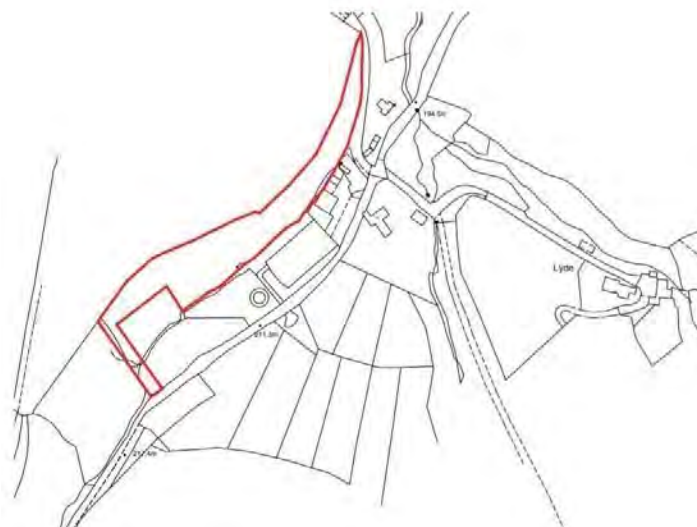
[Click for more information](#)

Lot **231** Woodland lying to the West of The Lyde, Bromlow, Meadowtown, SY5 ODY

1.14 acres of woodland.

**Description:**

1.14 acres of woodland benefitting from a gated entrance offering a variety of potential uses such as a peaceful retreat for camping or other recreational purposes, subject to any necessary consents.



**Guide Price:**

£16,000 (plus fees)

[Click for more information](#)

Lot **232** Field Four, Tyn Y Cestyll Road, Glyn Ceiriog, Llangollen, LL20 7NL

4.98 acres of pasture land with road access.

**Description:**

A parcel of sloped farmland extending to approximately 4.98 acres with road access ideal for a number of uses. Set on the edge of the pretty village of Glyn Ceiriog offering all amenities



**Guide Price:**

£70,000 (plus fees)

[Click for more information](#)

## Lot 233 3.26 acres of land Tyn Y Cestyll Road, Glyn Ceiriog, Llangollen, LL20 7NL

3.26 acres of farmland.

**Description:**

A parcel of sloped farmland extending to approximately 3.26 acres with gated road access ideal for a number of uses. Set on the edge of the pretty village of Glyn Ceiriog offering all amenities.

The land has good gated access onto the main lane and has well fenced boundaries.



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

[Click for more information](#)

## Lot 234 2 Efail Castell, Pentir, Bangor, Gwynedd, LL57 4EE

2 Bedroom Cottage.

**Description:**

A Semi-detached cottage in Pentir. Featuring two double bedrooms, kitchen and open plan lounge/diner, this property an ideal investor or First Time Buyer Property.

A low maintenance rear yard provides a manageable outdoor space ideal for maintenance. Pentir is conveniently located with access to local amenities and transport links, making it a practical choice for daily commuting.



**Guide Price:**  
£125,000 - £150,000 (plus fees)

[Click for more information](#)

Lot **235** Fron and Cefn Ucha, Llangernyw, Conwy, LL22 8RL

A rare opportunity to acquire two adjoining properties.

**Description:**

Commanding an elevated position with far-reaching countryside views, Fron and Cefn Ucha comprises a substantial four-bedroom detached home together with an attached one-bedroom stone-built cottage (Cefn Ucha), offering excellent potential for multi-generational living, guest accommodation, or a potential holiday let income (subject to consents).

The main house provides spacious accommodation with entrance porch, hallway, two reception rooms, kitchen, utility room, and downstairs cloakroom, along with four first-floor bedrooms and a family bathroom. The adjoining cottage features its own private entrance and includes a lounge, kitchen, bathroom, and bedroom.



**Guide Price:**

£230,000 (plus fees)

[Click for more information](#)



Lot **236** 2, Rhos Fawr, Abergele, Conwy, LL22 9YH

Spacious two bedroom bungalow.

**Description:**

Situated on a good size corner plot and offered for sale is this deceptively spacious two bedroom bungalow with enclosed rear garden, off road parking and garage in a convenient location close to the beach, bus stop and train station.



**Guide Price:**

£95,000+ (plus fees)

[Click for more information](#)



## Lot 237 119 -125 Middlewich road, Northwich, Cheshire, CW9 7BY

### A Substantial Property With A Significant Road Frontage.

#### Description:

Comprising two adjoining buildings, both having a retail unit at ground floor level with a self-contained flat above. Number 119-121 has been extended at some point. The flat above number 119-121 is to be offered with vacant possession. The ground floor at number 119-121 is currently occupied under a lease at £9,000 per annum.

Planning consent has been granted under reference 23/O1727/FUL for the renovation of two commercial premises at ground floor level, including rear extensions and the demolition of existing outbuildings, with residential accommodation provided above at first floor level and the creation of one new dwelling, resulting in a total of three dwellings.

#### Guide Price:

£290,000 (plus fees)



[Click for more information](#)

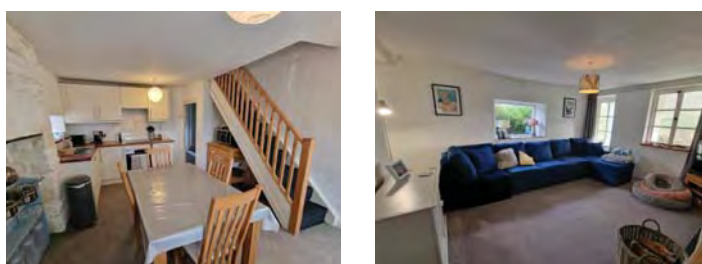
## Lot 238 Bron Teigl, Cwm Teigl, Blaenau Ffestiniog, Gwynedd, LL41 4RF

### A Secluded Four Bedroom, Two Bathroom Detached Property.

#### Description:

An ideal opportunity to create a beautiful family home or investment property, situated in stunning countryside within Eryri National Park. The property benefits from double-glazed windows, oil-fired central heating, a multi-fuel stove, septic tank drainage, and mains electricity and water.

Internally the property is in good condition with a welcoming kitchen, sizeable living room with many character features such as original period doors and exposed stonework. The kitchen and bathroom are in good condition.



[Click for more information](#)

#### Guide Price:

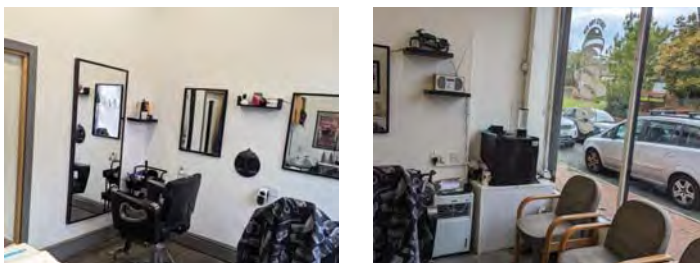
£100,000 - £150,000 (plus fees)

Lot **239** 227 Church Road, Tranmere, Wirral, CH42 0LD

A Substantial Four Storey Property.

**Description:**

A prominent road frontage and comprising a ground floor commercial unit together with living accommodation at basement, first and second floor level and also including a rear yard. A superb potential investment lot with a gross yield in excess of 10%.



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

[Click for more information](#)



Lot **240** Stone House, Ffordd Llangollen, Acrefair, Wreccsam, LL14 3RP

A traditionally styled stone-built double-fronted house.

**Description:**

A traditionally styled stone-built double-fronted house providing deceptively spacious accommodation with three good-sized reception rooms, kitchen and to the upstairs two generous bedrooms together with store room and large bathroom. Private and established rear garden.



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

[Click for more information](#)



## Lot 241 Dolydd, Ala road, Pwllheli, Gwynedd, LL53 5BL

A semi-detached property situated in a highly sought-after area of Pwllheli.

### Description:

The property spans three floors and features three reception rooms on the ground floor, each adorned with charming original details such as ornate corning and fireplaces. The rear of the ground floor hosts a well-appointed kitchen.

Upstairs, the first floor comprises three double bedrooms, a single bedroom with a balcony, and a family bathroom. The principal bedroom is particularly notable with its original fireplace and elegant bay window, adding to the home's timeless appeal.

The second floor provides three additional rooms, two of which are double bedrooms, while the third is perfectly suited as a home office or storage space, offering flexible living options.

### Guide Price:

£270,000 (plus fees)



[Click for more information](#)



## Lot 242 Hendre Fawr, Hendre road, Conwy, LL32 8RJ

Detached 3 Bedroom Bungalow And Stone Former Farm Buildings.

### Description:

Being set in approximately 5 acres with beautiful countryside views, the property is located on the outskirts of Conwy, which is best known for its UNESCO-listed castle and is within easy reach of the A55 expressway, providing convenient access to all parts of North Wales.

The Auctioneers Understand That The Property Has The Benefit Of Mains Water, Mains Electricity And Septic Tank Drainage. It Previously Had The Benefit Of Solid Fuel Central Heating. The Auctioneers Have Not Undertaken A Test Of Any Of The Services.

Stone Former Farm Buildings - Comprising Three Individual Rooms, A Wash Room, Former Stalls, A Former Garage With Room Over.

### Guide Price:

£295,000 (plus fees)



[Click for more information](#)



Lot **243** 44 St. Chads Road, Blacon, Chester, Cheshire, CH1 5LE

**A Three Bedroom Semi Detached House.**

**Description:**

Sitting on a good-sized plot in a popular residential area, the property requires a scheme of refurbishment and provides a superb opportunity to create a lovely family home or investment property.

Ground Floor - To the front of the property is a lounge which enjoys a pleasant outlook. To the rear is a sitting room and conservatory, which overlooks the rear garden. There is a kitchen and downstairs w.c.

First Floor - There are three well proportioned bedroom, a shower room and separate w.c.

To the front of the property is a spacious driveway, which leads to a detached garage. There is large rear garden.

**Guide Price:**

**£200,000** (plus fees)



[Click for more information](#)



Lot **244** 34 Bryn Lupus Drive, Llandudno, Conwy, LL30 1SF

**A Two Bedroom Detached Bungalow.**

**Description:**

Sitting on a large plot in a popular residential area and in need of a scheme of modernisation. Located within easy reach of Llandudno town centre and the A55 expressway, a superb opportunity to create a stunning family home. Benefits from gas central heating and includes a single garage.



[Click for more information](#)



**Guide Price:**

**£175,000 - £200,000** (plus fees)

Lot **245** 109 Rhos Promenade, Rhos on Sea, Colwyn Bay, Conwy, LL28 4NG

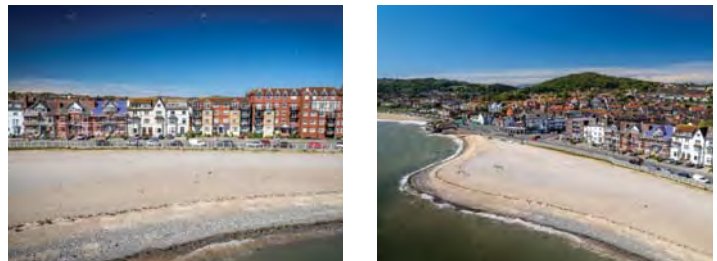
Four Self Contained Apartments.

Description:

A fantastic property fronting onto Rhos on Sea promenade, having unobstructed sea views to the front. The property is split into four self-contained apartments and also includes rooms at basement level. Three of the apartments are occupied under standard occupation contracts, with the fourth being vacant. The property includes car parking both to the front and rear. A superb investment opportunity.



Guide Price:  
£320,000 (plus fees)



Click for more information



Lot **246** 8 Llwyn Onn, Rhos on Sea, Colwyn Bay, Conwy, LL28 4BZ

Three Bedroom Terrace House.

Description:

A three-bedroom terraced house, in need of a scheme of upgrading. Benefits from UPVC double glazing and gas central heating and has a single garage and conservatory. Potential to create a stunning home or investment property. Within half a mile of Rhos on Sea promenade and close to local amenities.



Guide Price:  
£110,000 (plus fees)

Click for more information



Lot  
**247** Bryncelyn Bach, Cilan, Gwynedd,  
Gwynedd, LL53 7DB

**Detached 2/3 Bedroom Cottage In An Idyllic Rural Setting.**

**Description:**

A superb detached 2/3 bedroom cottage in an idyllic rural setting on the Llyn Peninsula, being in need of a scheme of refurbishment and benefiting from original features. The cottage lies within 1.7 miles of the beautiful coastal town of Abersoch and is within easy reach of the area's many beaches, including Porth Ceiriad and Porth Neigwl. A fantastic opportunity to create a beautiful individual family home or investment property, subject to consents.



**Guide Price:**

£150,000 (plus fees)



[Click for more information](#)



Lot  
**248** Meadow Way, Great Hales Street,  
Market Drayton, TF9 1JL

**A detached three-bedroom bungalow.**

**Description:**

Tucked away along a private lane just off Great Hales Street, "Meadow Way" is a detached three-bedroom bungalow offering an exciting opportunity for buyers seeking a project in a desirable and discreet setting.

Occupying a generous plot, the property provides well-proportioned accommodation throughout, comprising an entrance hall, spacious lounge, kitchen, three bedrooms, and a family bathroom. Externally, there are established gardens to the front and rear, along with driveway parking, offering ample scope for landscaping or potential extension (subject to the necessary consents).



[Click for more information](#)



**Guide Price:**

£190,000 (plus fees)

## Lot 249 74 Grammerscroft, Millom, Cumbria, LA18 5EH

### Investment Opportunity.

#### Description:

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

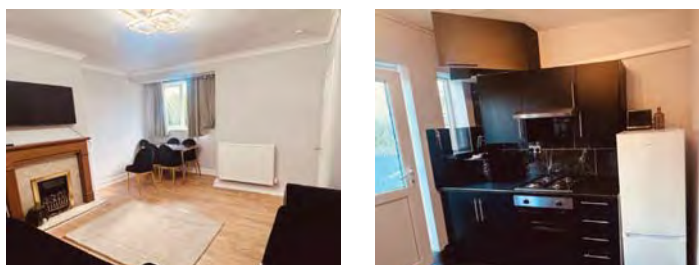
Accommodation briefly comprises: three bedrooms, two reception rooms, kitchen and bathroom internally with front and rear gardens.

The property is located a short drive from the Lake District National Park, has the benefit of coastal living and is close to local amenities.



#### Guide Price:

£60,000 (plus fees)



[Click for more information](#)



## Lot 250 34 Telegraph Place, London, E14 9XD

### Three Bedroom Terrace House.

#### Description:

A three-bedroom terraced house, in need of a scheme of upgrading. Benefits from UPVC double glazing and gas central heating and has a single garage and conservatory. Potential to create a stunning home or investment property. Within half a mile of Rhos on Sea promenade and close to local amenities.



#### Guide Price:

£225,000 (plus fees)



[Click for more information](#)



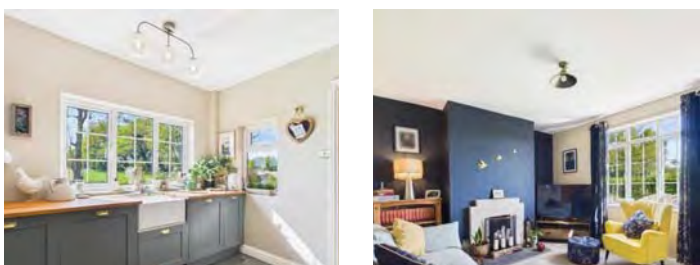
Lot **251** **2 Abbey Cottages, Marchamley, Shrewsbury, Shropshire, SY4 5LN**

Extensively renovated cottage with far reaching views.

**Description:**

Renovated by the current owners to provide light and elegant accommodation that beautifully combines traditional farmhouse charm with modern finishes and infrastructure. Every room enjoys uninterrupted views across picturesque countryside.

The property enjoys an enviable semi-rural setting surrounded by open countryside, with convenient access to Wem, Whitchurch and Shrewsbury. Excellent road links via the A41 and A49 provide easy access north and south, while the nearby village of Prees offers a range of local amenities including shops, a doctor's surgery and schools.



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

[Click for more information](#)

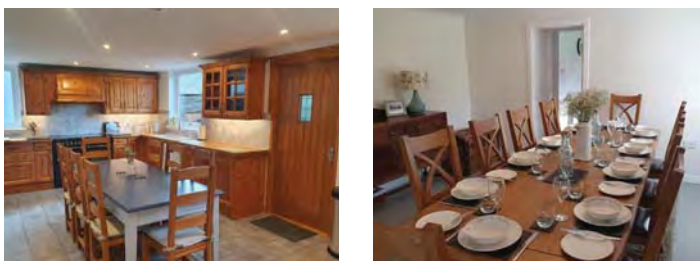
Lot **252** **Ivy Cottage, Ardgay, Sutherland, IV24 3BG**

6/7 Bedroom Detached Property.

**Description:**

An impressive detached property situated within the picturesque village of Ardgay on the Kyle of Sutherland.

Extending to approximately 3,035 sq ft, this substantial family home offers flexible accommodation across six bedrooms, with the potential for a seventh bedroom or games room. The property presents an outstanding opportunity for investors, serviced accommodation operators, holiday let providers, or those seeking a substantial family home with income-generating potential.



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

[Click for more information](#)

Lot **253** 19B High Street, Brechin, Angus, DD9 6ES

**Spacious 4-bedroom maisonette**

**Description:**

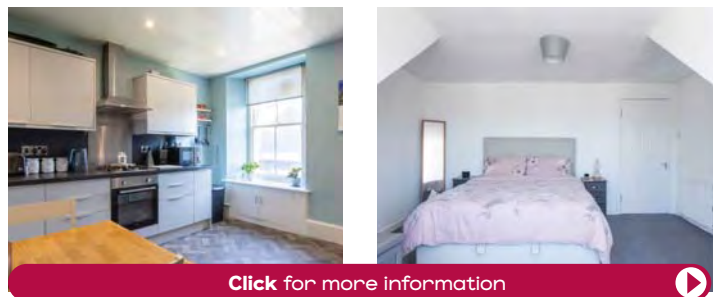
Situated on Brechin's High Street, the property benefits from easy access to local amenities, transport links, and schooling, including nearby Andover Primary School. Popular with both owner-occupiers and tenants, Brechin offers an affordable lifestyle with convenient access to Dundee, Aberdeen, and the wider Angus region, making it an attractive location for families and commuting professionals alike.

**Income Potential**

Long-term rental: Approx. £950 PCM (£11,400 per year)

Serviced Accommodation (STP): Approx. £24,000 per year (58% occupancy, ADR £113)

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



[Click for more information](#)

Lot **254** 47 East Pilton Farm Wynd, Pilton, Edinburgh, EH5 2GL

**2 Bedroom Flat.**

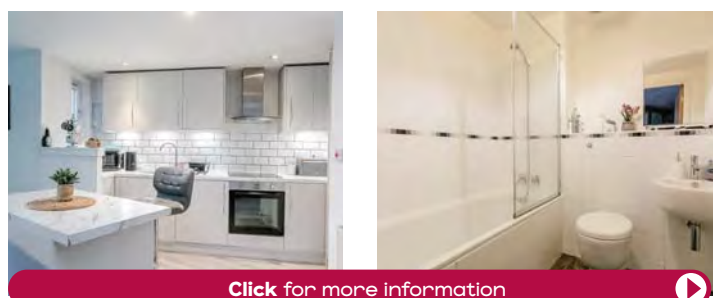
**Description:**

This attractive property offers an outstanding opportunity for investors seeking a high-performing serviced accommodation asset or a strong buy-to-let investment within Scotland's capital city. Situated in a sought-after location with excellent transport links and easy access to Edinburgh city centre, the property is ideally suited to both short-term and long-term rental strategies.

The spacious accommodation is suitable for professionals, couples, students, contractors, and tourists visiting Edinburgh throughout the year.

Estimated long-term rental income of £1,250 per calendar month

**Guide Price:**  
£210,000 (plus fees)



[Click for more information](#)

Lot **255** 9 Orchard Road, South Croydon, Surrey, CR2 9LY

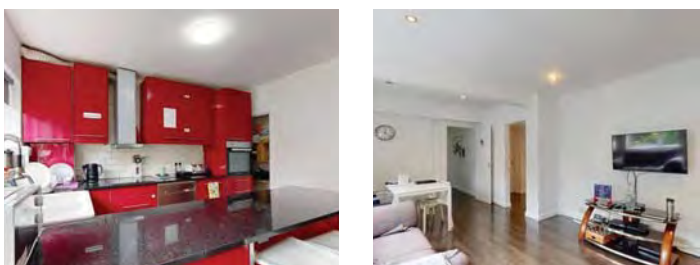
Large semi-detached property.

**Description:**

A prime opportunity to acquire a significantly extended, high-yielding family home or high-performance rental investment in a premier residential location.

Exceptional Eco-Credentials: Equipped with a massive 22-panel solar system, significantly slashing running costs and boosting the property's energy profile alongside full double glazing and programmable gas central heating.

Massive Living Footprint: Features a vast, open-plan fully fitted kitchen/diner with a central dining bar, flowing seamlessly into a bright, generous main reception room. Separate dedicated utility room.



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

[Click for more information](#)



Lot **256** Land Between, 99 & 101 St Johns Road, 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 (Subject to S106 Agreement) for the construction of a two storey dwelling house (4-bed) including roof accommodation.. The planning consent remains valid until 2027.



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

[Click for more information](#)



Lot  
**257** Lomond House, 7, Glenlomond, Kinross,  
Perthshire, KY13 9HF

**Spacious 3-bedroom flat.**

**Description:**

An excellent opportunity for first-time buyers, families, or investors seeking a well-connected home in the highly desirable town of Kinross.

Situated in the sought-after town of Kinross, the property benefits from excellent M90 transport links, proximity to Kinross Primary School and Kinross High School, and convenient access to Perth Royal Infirmary, Victoria Hospital, and Queen Margaret Hospital. Offering three well-proportioned bedrooms and spacious living areas, it is ideally suited to families, professionals, and first-time buyers.



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

[Click for more information](#)



**T+C**

## Contact

Need information on a lot or have a general enquiry?

Call us today on

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# Seller's FAQs

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## Why auction?

**Best price** – competition is good, gathering all potential purchasers together at the same time creates this, so you can be rest assured the price achieved is the best price you could possibly achieve.

**Speed** – Selling at auction is much faster than selling through an estate agent. Most properties are sold on an unconditional basis which means immediate exchange of contract and most auction sales complete in 20 working days.

**Security** – Once the hammer falls your buyer is legally committed to purchase and cannot change their mind without the penalty of losing their deposit.

## Can I set a reserve price?

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

## What properties are sold at auction?

We sell a wide variety of properties at our auctions ranging from properties for improvement, tenanted properties, residential investments, probate properties, development propositions, derelict property, building land, mixed use properties, commercial investments, unique properties and amenity land.

## How will you advertise my property?

We advertise on property portals such as Rightmove, Onthemarket and Zoopla reaching a wide audience of buyers. All properties are marketed on our national website and our buyers receive regular alerts. Our property experts are happy to discuss any local marketing campaigns over the phone or at an appointment.

## My sale has fallen through, is selling at auction secure?

Yes, on unconditional sales exchange of contracts is immediate. The buyer pays a deposit and most sales are typically completed in 28 days.



“Going to Town and Country made selling my property so much easier. The staff are polite, helpful, efficient and knowledgeable and thanks to their seamless service my property was sold quickly, realising an excellent sale price. I wholeheartedly recommend them.”

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# Common Auction Conditions (Edition 5)

Reproduced with the consent of the RICS.

## Introduction

The Common auction conditions (CAC) are designed for real estate auctions, to set a common standard across the industry. There are three sections, all of which must be included without variation.

## Glossary

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

## Auction conduct conditions

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 or removed, even by a special condition or the total replacement of all sale conditions, without the auctioneer's written agreement.

We recommend a two-part notice to bidders, with part one containing advisory material – which auctioneers can tailor to their needs – and part two containing the auction conduct conditions and any extra auction conduct conditions.

## Sale conditions

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.

RICS owns the copyright in all editions of the CAC, but permits the free use of the 5th edition if the user:

- relies on their own legal advice as to whether the CAC are suitable
- agrees that RICS and those who advise it have no liability to anyone who uses or relies on the CAC
- reproduces all compulsory sections of the CAC without variation, except where
- acknowledges that the CAC are reproduced with the consent of RICS and
- refers to the conditions as the Common auction conditions (5th edition).

RICS reserves the right to withdraw its licence to use this and any previous edition of the CAC.

## Glossary

This glossary applies to the AUCTION CONDUCT CONDITIONS and the SALE CONDITIONS. It is a compulsory section of the CAC that must be included without variation (but the SPECIAL CONDITIONS only to the SPECIAL CONDITIONS).

The laws of England and Wales apply to the CONDITIONS, and YOU, WE, the SELLER and the BUYER all submit to the jurisdiction of the courts of England and Wales. Wherever it makes sense:

- 'month' means calendar month
- singular words can be read as plurals, and plurals as singular words
- a 'person' includes a corporate body
- references to legislation and regulations are to that legislation and those regulations as AUCTION or the CONTRACT DATE (as applicable)
- supervisory body are to that guidance and those procedures and recommendations as at the date of the AUCTION or the CONTRACT DATE (as applicable) and
- where the following words appear in small capitals, they have specified meanings

## 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, to the PARTICULARS, or to both, whether contained in a supplement to the CATALOGUE or the PARTICULARS, or by a written notice from the AUCTIONEERS on the WEBSITE or by email, or by an announcement at the AUCTION.

## AGREED COMPLETION DATE

Subject to CONDITION G9.3:

- the date specified in the SPECIAL CONDITIONS or
- if not date is specified, 20 BUSINESS DAYS after the CONTRACT DATE

but, if that date is not a BUSINESS DAY, the first subsequent BUSINESS DAY.

## AML

Anti-money laundering, an expression that includes all laws, regulations and procedures designed to check that money and assets are not the proceeds of crime nor to be used in terrorism.

## AML INFORMATION

Information about YOUR identity, that of the BUYER (if not YOU), the source of funds and otherwise sufficient to satisfy US that there is unlikely to be any breach of AML REGULATIONS if YOU bid at the AUCTION, or the BUYER pays a DEPOSIT, or the BUYER buys a LOT.

## AML REGULATIONS

AML regulations at the date of the AUCTION (whether legal requirements, official guidance or recommendations of a supervisory body) to the extent that they must or should be complied with by the AUCTIONEER or (in addition) apply to AUCTIONS and transactions governed by the CAC.

## 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

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.

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 or on the WEBSITE.

## 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 different, the date of the CONTRACT), including any ADDENDUM, 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:

- the date of the SALE MEMORANDUM signed by both the SELLER and BUYER or
- 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 email, 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 rentcharge 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% or 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.

## PARTICULAR

The section of the CATALOGUE or the WEBSITE 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 UK, 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, but no condition is a SALE CONDITION to the extent that it purports to vary, exclude or replace any AUCTION CONDUCT CONDITION (or all of them) unless that condition has been specifically agreed in writing with the AUCTIONEERS before the date of the AUCTION.

## 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.

## WEBSITE

The AUCTIONEERS' website, which includes copies of the CATALOGUE and the PARTICULARS and details of the AUCTION.

## YOU (and YOUR)

Someone who has seen the CATALOGUE or WEBSITE or who attends or bids at or otherwise participates in the AUCTION, whether or not a BUYER.

## 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 CAC. They cannot be dispensed or varied without OUR written agreement, even by a CONDITION purporting to replace the CAC in their entirety.

## A1 Introduction

The AUCTION CONDUCT CONDITIONS apply wherever the LOT is located.

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 specifically agree to the variation in writing before the date of the AUCTION.

## A2 OUR role

A2.1 As agents for each SELLER, WE have authority to:

- prepare the CATALOGUE and PARTICULARS from information supplied by or on behalf of each SELLER
- offer each LOT for sale
- sell each LOT
- receive and hold deposits
- sign each SALE MEMORANDUM and
- treat a CONTRACT as repudiated if the BUYER fails to sign a SALE MEMORANDUM or pay a deposit as a required by these AUCTION CONDUCT CONDITIONS or fails to provide AML INFORMATION.

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 the AUCTION without having to explain why.

A2.6 WE reserve the right to refuse YOUR bid unless YOU have previously complied with OUR registration formalities as set out on OUR WEBSITE or in the CATALOGUE.

## A3 Bidding and reserve prices

All bids are to be made in pounds sterling exclusive of VAT.

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

# Common Auction Conditions (Edition 5)

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- 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.
- 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. This CONDITION applies to the AUCTION, and it is YOUR responsibility to check that YOU are the successful bidder on behalf of the BUYER.
- A5.2 The BUYER:
- must buy the LOT on the terms of the SALE MEMORANDUM at the PRICE YOU bid (plus VAT, if applicable)
  - is not obliged to pay any other money, expenses, charges or consideration to the SELLER, the SELLER'S agent, or to anyone else, unless amount is either specifically stated in the SPECIAL CONDITIONS or is:
    - a contribution to insurance costs as provided by CONDITION G3.2
    - apportionments and/or interest pursuant to CONDITION G4.0
    - ARREARS as provided by CONDITION G4.1 or
    - a payment to US if specified in CONDITION A6.
- A5.3 YOU must:
- provide all information WE need from YOU to enable US to complete the SALE MEMORANDUM
  - sign the completed SALE MEMORANDUM as BUYER (or as agent for the BUYER), failing which WE are authorised to sign it on the BUYER'S behalf and
  - pay the deposit
- and if YOU do not, WE may 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.
- A5.4 The deposit:
- must be paid in pounds sterling in the manner stipulated in CONDITION A6
  - may be declined by US unless drawn on YOUR account, or that of the BUYER, or of another person who would not expose US to a breach of AML REGULATIONS
  - is to be held by US (or, at OUR option, the SELLER'S conveyancer) and
  - 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.
- A5.5 WE may retain the SALE MEMORANDUM signed by or on behalf of the SELLER until the deposit has been received in cleared funds.
- A5.6 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.
- A5.7 If the BUYER does not comply with their obligations under the CONTRACT, then:
- YOU are personally liable to buy the LOT even if YOU are acting as an agent and
  - YOU must indemnify the SELLER in respect of any loss the SELLER incurs as a result of the BUYER'S default.
- A5.8 Where the BUYER is a company, YOU warrant that the BUYER is properly constituted and able to buy the LOT.
- 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.
- A6.2 WE accept the following methods of payment of the deposit:
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- General conditions of sale**
- The GENERAL CONDITIONS (as WE supplement or change them by any EXTRA GENERAL CONDITIONS or ADDENDUM) are compulsory but may be disappplied or changed in relation to one or more LOTS by SPECIAL CONDITIONS so long as they are SALE CONDITIONS as defined in the glossary.
- The template form of SALE MEMORANDUM is not compulsory but is to be varied only if WE agree. The template forms of SPECIAL CONDITIONS and schedules are recommended but are not compulsory and may be changed by the SELLER of a LOT.
- 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 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:
- matters registered or capable of registration as local land charges
  - matters registered or capable of registration by any competent authority or under the provisions of any statute
  - notices, orders, demands, proposals, and requirements of any competent authority
  - changes, notices, orders, restrictions, agreements and other matters relating to town and country planning, highways or public health
  - rights, easements, quasi-easements, and wayleaves
  - outgoings and other liabilities
  - any interest which overrides, under the Land Registration Act 2002
  - 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
  - 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:
- the BUYER takes them as they are at COMPLETION and the SELLER is not liable if they are not fit for use and
  - the SELLER is to leave them at the LOT.
- G1.8 The BUYER buys with full knowledge of:
- the DOCUMENTS, whether or not the BUYER has read them and
  - 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 they are 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:
- any minimum deposit stated in the AUCTION CONDUCT CONDITIONS (or the total PRICE, if this is less than that minimum) and
  - 10% of the PRICE (exclusive of any VAT on the PRICE).
- G2.2 If the deposit is not paid in full by the time stated in the AUCTIONEER'S terms and conditions (time is of the essence for the CONTRACT), or 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:
- the LOT is sold subject to a TENANCY that requires the SELLER to insure the LOT or
  - the SPECIAL CONDITIONS require the SELLER to insure the LOT.
- G3.2 If the SELLER is required to insure the LOT, then the SELLER:
- must produce to the BUYER on request all relevant insurance details
  - must use reasonable endeavours to maintain that or equivalent insurance and pay the premiums when due gives no warranty as to the adequacy of the insurance
  - 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
  - must, unless otherwise agreed, cancel the insurance at COMPLETION, apply for a refund of the premium and (subject to the rights of any tenant or other third party) pay that refund to the BUYER and
  - (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.
- G4.2 The following provisions apply only to any of the following DOCUMENTS that are not made available before the AUCTION:
- 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, an official copy of all DOCUMENTS subject to which the LOT is being sold.
  - 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 15 years old) and must produce to the BUYER the original or an examined copy of every relevant DOCUMENT.
  - if title is in the course of registration, title is to consist of:
    - certified copies of the application for registration of title made to the land Registry and of the DOCUMENTS accompanying that application
    - evidence that all applicable stamp duty land tax relating to that application has been paid and
    - a letter under which the SELLER or their 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.
  - The BUYER has no right to object to or make requisitions on any title information after COMPLETION or, if earlier, 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):
- 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
  - 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 AML REGULATIONS and Land Registry Rules.
- G5 TRANSFER**
- G5.1 Unless a form of TRANSFER is prescribed by the SPECIAL CONDITIONS:
- 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
  - 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:
- 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

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- b the form of the 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:
- a the balance of the PRICE (plus VAT if applicable) adjusted to take account of apportionments and interest under CONDITION G10
- b any amounts payable under CONDITIONS G3.2 and G11 but no other amounts unless 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**
- G8.1 If the CONTRACT is lawfully brought to an end:
- a the BUYER must return all papers to the SELLER and appoint the SELLER their 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 G7.3
- 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 the 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 (AGA) properly required (procuring a guarantee of the AGA if lawfully required by the landlord).
- 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 the 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 accrue 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 accrue at an equal daily rate during the period to which they relate 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 the SELLER or BUYER as appropriate within five BUSINESS DAYS of the date when the amount is known.
- G10.5 If a payment due from the BUYER to the SELLER on or after COMPLETION is not paid by the due date, the BUYER is to pay interest to the SELLER at the INTEREST RATE on that payment from the due date up to and including the date of payment.
- G11 ARREARS**
- Part 1 – Current rent
- G11.1 'Current rent' means, in respect of each of the TENANCIES subject to which the LOT is sold, the instalment of rent and other sums payable by the tenant on the most recent rent payment date on or within four months preceding COMPLETION.
- G11.2 If on COMPLETION there are any ARREARS of current rent, the BUYER must pay them, whether or not details of those ARREARS are given in the SPECIAL CONDITIONS.
- G11.3 Parts 2 and 3 of this CONDITION (G11) do not apply to ARREARS of current rent.
- Part 2 – BUYER to pay ARREARS
- G11.4 Part 2 of this CONDITION (G11) applies where the SPECIAL CONDITIONS give details of ARREARS.
- G11.5 The BUYER is on COMPLETION to pay, in addition to any other money then due, an amount equal to all ARREARS, of which details are set out in the SPECIAL CONDITIONS.
- G11.6 If those ARREARS are not OLD ARREARS, the BUYER'S obligation under CONDITION G11.5 is conditional on the SELLER assigning to the BUYER all rights that the SELLER has to recover those ARREARS.
- Part 3 – BUYER not to pay 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, they 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 bullet (a) (below)) 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 their 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 them 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
- b this CONDITION (G15) applies.
- G15.2 The SELLER
- a they are registered for VAT, either in the SELLER'S name or as a member of the same VAT group and
- b they have (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 they are registered for VAT, either in the BUYER'S name or as a member of a VAT group
- b they have 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 them and
- d they are 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 they do 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:

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- 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 (G16), 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 to:
- make an election on COMPLETION under section 49B of the Capital Allowances Act 2001 to give effect to this CONDITION (G16) and
  - 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 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:
- in its condition at COMPLETION
  - for such title as the SELLER may have and
  - 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:
- 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
  - 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.
- 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.
  - The BUYER confirms that they will comply with their obligations under TUPE and any SPECIAL CONDITIONS in respect of the transferring employees.
  - The BUYER and the SELLER acknowledge that, pursuant to subject to TUPE, the contracts of employment between the transferring employees and the SELLER will transfer to the BUYER on COMPLETION.
  - The BUYER is to keep the SELLER indemnified against all liability for the transferring employees after COMPLETION.
- G21 Environmental conditions**
- G21.1 This CONDITION (G21) only applies where the SPECIAL CONDITIONS so provide.
- G21.2 The 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 appointment 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:
- service charge expenditure attributable to each TENANCY
  - payments on account of service charge received from each tenant
  - any amounts due from a tenant that have not been received and
  - 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:
- 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 they provide the service charge account or
  - 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 G14 (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 the ACTUAL COMPLETION DATE and the BUYER must pay the expenditure incurred in respect of the period after the 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:
- the SELLER must pay it (including any interest earned on it) to the BUYER on COMPLETION and
  - 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:
- give to the BUYER full details of all rent review negotiations and proceedings, including copies of all correspondence and other papers and
  - 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 BUSINESS DAYS and act as the BUYER reasonably
- directs in relation to it.
- G24.4 Following COMPLETION, the BUYER must:
- with the cooperation of the SELLER, take immediate steps to substitute themselves as a party to any proceedings
  - 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
  - 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:
- on COMPLETION assign it to the BUYER and give notice of assignment to the person who gave the warranty and
  - 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:
- hold the warranty on trust for the BUYER and
  - 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**
- G26.1 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 their own expense and as soon as practicable:
- procure that they become registered at the Land Registry as proprietor of the LOT
  - procure that all rights granted and reserved by the lease under which the LOT is held are properly noted against the affected titles and
  - provide the SELLER with an official copy of the register relating to such lease showing themselves registered as proprietor.
- G27.2 This CONDITION (G27.2) applies where the LOT comprises part of a registered title. The BUYER must at their own expense and as soon as practicable:
- apply for registration of the TRANSFER
  - provide the SELLER with an official copy and title plan BUYER'S new title and
  - 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:
- delivered by hand or
  - made electronically and personally acknowledged (automatic acknowledgement does not count) or
  - 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:
- when delivered, if delivered by hand, or
  - 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**
- G29.1 No one is intended to have any benefit under the CONTRACT pursuant to the Contracts (Rights of Third Parties) Act 1999.
- G30 Extra General Conditions**

# Scottish Terms & Conditions

## Auction General Conditions

### Definitions and Interpretation

Special capitalised words are used throughout this document, and, unless the context suggests otherwise the word is defined on its first use.

These conditions "General Conditions" apply to the sale of each lot placed in the auction "Lot" subject to any variation or addition referred to in the special conditions of sale "Special Conditions" relating to the Lot and which Special Conditions shall have precedence over these General Conditions.

### Seller's Reservation

1. The owner of, or person authorised to deal with, the Lot "Seller" reserves to itself the following rights:

[a] to withdraw the Lot from the auction;

[b] the right to sell by private bargain the whole or any part of the Lot before the auction and that without disclosing the reserve price or giving any reason;

[c] to consolidate two or more lots into one Lot; and

[d] the right to bid by itself or by the Auctioneer up to the reserve price.

### Reserve Price

2. Unless otherwise stated, there will be an undisclosed reserve price.

### Bidding

3. The Auctioneer retains the right to regulate the bidding and refuse any bid or bids without assigning any reason therefore in their sole and absolute discretion. All bidders are required to register their details and provide proof of identity and any other regulatory requirements as detailed by the Auctioneer to obtain a bidder's number prior to bidding. In the event of competition, each offer after the first shall exceed the immediately preceding offer by such sum as may be prescribed by the Auctioneer. The Auctioneer retains the right to divide and sell the Lot in separate lots if the Lot is unsold or sell a group of individual lots as one lot. All bids are to be made clearly. The person offering the reserve price or, should there be more offers than one above the reserve price, the highest bidder, shall be the successful bidder "Purchaser" and such bid shall be the price payable by the Purchaser to the Seller for the Lot ("Price"). On the fall of the Auctioneer's hammer on the successful bid, the Purchaser must provide the Auctioneer with their allocated bidding number and in default the Auctioneer shall be entitled to re-submit the Lot for sale. The Purchaser shall then immediately pay the Deposit in the manner prescribed by the Auctioneer. After paying the necessary Deposit the Purchaser shall then immediately complete and sign the Minute of Preference and Enactment, the date of which shall be the date of the auction and shall become bound and obliged for the sum offered by the Purchaser. If the successful bidder acted as an agent, they must give details of their principal at

the time of completing and signing the Minute of Preference and Enactment. In default the Auctioneer will be entitled to re-submit the Lot for sale or allocate a representative to sign the contract as offeror for the Purchaser and principal. A bid which does not reach the reserve price at the time of auction may be held provisionally by the Auctioneer and submitted to the Seller of the Lot to be accepted or rejected. The

bidder is held liable to their provisional bid price for 7 working days after the auction date. If the Auctioneer does not return an answer to the bidder within this time, then the bidder is not required to stand on their provisional bid. If the provisional bid is accepted, then the bidder shall be the Purchaser and is required to proceed under auction terms immediately upon notification.

4. Where the sale of a Lot is agreed pre or post auction then the payment of the Deposit shall bind the person purchasing the Lot as the Purchaser to these General Conditions and any Special Conditions and the Purchaser will proceed as if the Lot had been purchased at the auction. The Auctioneer reserves the right to modify the specified Date of Entry in the auction contract to reflect

any agreement reached between the Seller and the Purchaser.

5. Where a Deposit payment is made by telephone or proxy form there shall be no cooling off period allowed. In default of the Purchaser signing the contract the Auctioneer will be entitled to allocate a representative to sign the contract as offeror for the Purchaser and principal.

6. If the Purchaser is a Limited Company, then: -

[a] The contract to purchase the Lot shall be deemed to be entered into at the request of the person bidding at the Auction "Guarantor".

[b] The Guarantor warrants that the Purchaser is a properly constituted Limited Company of good standing and empowered to purchase any estate or interest in land in the United Kingdom and that the Guarantor has been duly authorised by the Purchaser to bind the Purchaser to purchase the Lot.

[c] The Guarantor guarantees to the Seller "as witnessed by the signature of the Guarantor on the Minute of Preference and Enactment which the Guarantor shall be deemed to sign as agent for the Purchaser and as the Guarantor of the Purchaser" as follows:

i. That the Guarantor shall within five working days of any request therefor provide to the Seller's solicitors such evidence as they may reasonably require to verify the warranties given by the Guarantor under clause 6.b:

ii. That the Purchaser will observe and perform its obligations under this contract to purchase the Lot and the Guarantor will pay and make good to and keep the Seller indemnified in respect of all losses, actions, costs, expenses and damages of the Seller arising by virtue of any breach by the Purchaser of such obligations and the Guarantor's liabilities to the Seller hereunder shall not be released by any neglect or forbearance on the part of the Seller in enforcing or giving time to the Purchaser for the performance of the Purchaser's contract to purchase the Lot; and

iii. That if any liquidator of the Purchaser shall disclaim this contract to purchase the Lot then the Seller may within 28 days from the date of such disclaimer give the Guarantor fourteen days written notice requiring the Guarantor to accept such disposition of the subjects contained in the Lot upon the same terms as the General Conditions and Special Conditions "as if any such liquidator had not disclaimed the same" save that time shall be of the essence for the purpose of the date for completion which shall be on or before the expiry of such fourteen days' notice and the Guarantor shall "in addition to the payment of all sums due from the Purchaser to the Seller under this contract" pay to the Seller any interest which should have been payable to the Seller by the Purchaser but for such disclaimer.

### Judge of Roup

7. The Judge of the Roup shall be the Auctioneer named in any Minute of Preference and Enactment and shall have power to determine whatever questions or differences may occur at the Auction between Seller and a bidder or among the bidders themselves in relation to the foresaid Auction, to prefer the highest bidder and to adjourn the Auction from time to time.

### Deposit

8. A Deposit of 10% of the Price subject to a minimum of £5,000 ("Deposit") shall be paid by the successful bidder or the Purchaser contemporaneously with the execution of the Minute of Enactment and Preference to the Auctioneer as agents for the Seller, and after the completion and subscription of the Minute of Preference and Enactment. Payment of the Deposit must be made by cleared funds in such a manner as the Auctioneer, in their sole discretion, specify. If the Purchaser fails to pay the Deposit, the Auctioneer may re-sell the Lot or require the bidder immediately preceding to the Purchaser to complete the purchase at the last offer without prejudice to the Seller's right to claim damages against the Purchaser for their failure. If a cheque given for the payment of the Deposit is dishonoured on presentation or if the Purchaser fails to pay such Deposit immediately

after subscription of the Minute of Preference and Enactment, the Seller will be entitled to treat this as breach of contract by the Purchaser and will be entitled, but not bound, to rescind the contract and re-sell the Lot. Without prejudice to this the Seller may still claim damages for breach of contract against the Purchaser. The Auctioneer reserves the right to hold the Minute of Preference and Enactment until cleared funds have been secured from the Purchaser.

### Date of Entry and Settlement

9. The date of entry "Date of Entry", when the balance of the Price is payable, shall take place on the date specified in the Special Conditions or, if not specified, twenty-eight days after the date of the auction or

such earlier date as may be mutually agreed between Seller and the Purchaser. The Price will be exclusive of VAT. Should VAT be chargeable on the Lot, the Seller reserves their right to charge VAT in addition to the Price, in exchange for a valid VAT invoice. On the Date of Entry, the balance of the Price will require to be paid by the Purchaser's solicitor to the Seller's Solicitor's Client Account by same day electronic transfer: If the balance of the Price has not been paid in full by 3pm on the Date of Entry the Seller's solicitor shall be entitled to refuse to settle the transaction on that day or, as a condition of completing after 3pm on that day, to require that the next working day shall be deemed to be the Date of Entry for the purpose of calculating interest on the balance of the Price payable, and apportioning incomings and outgoings. Payment of the balance of the Price in full by 3pm on the Date of Entry is of the essence of the contract. In the event of the balance of the Price or any part thereof remaining outstanding as at the Date of Entry, then notwithstanding consignment or the fact that entry has not been taken by the Purchaser, the Purchaser shall be deemed to be in material breach of contract and further, interest will accrue, on the balance of the Price, in favour of the Seller at the rate of five per cent, per annum above the Royal Bank of Scotland plc base lending rate governing from time to time until full payment of the balance of the Price "including the interest accrued" is made or, in the event of the Seller exercising their option to rescind the contract, until such time as the Seller shall have completed re-sale of the Lot and received the re-sale price and further interest shall run on any shortfall

between the balance of the Price and the re-sale price until such time as the shortfall shall have been paid by the Seller by the Purchaser. If the balance of the Price, with interest as aforesaid, is not paid in full by the date seven days after the Date of Entry the Seller will be entitled to treat the Purchaser as being in material breach of contract and will be entitled to rescind the contract without liability upon giving prior written notice to that effect to the Purchaser and, in such circumstances, the Deposit will be held to be forfeit to the Seller, without prejudice to the Seller's right to claim damages for all losses, damages and expenses suffered as a result of the breach of contract by the Purchaser; so far as such losses exceed the Deposit forfeited by the Purchaser, including interest on the balance of the Price calculated as set out in this clause. For computation, the interest element of any claim by the Seller shall be deemed to be a liquidate penalty provision eligible notwithstanding the exercise by the Seller of their option to rescind the contract for non-payment of the Price or any repudiation of the contract by the Purchaser. If for any reason the Seller is unable to complete the sale of the Lot, then the Deposit will be returned to the Purchaser. The Purchaser agrees that the Auctioneer and Seller will not be held liable for any expenses, loss of possible income incurred by the Purchaser in this instance or any liability whatsoever.

### Risk and Destruction

10. The risk of damage or destruction of the Lot will pass to the Purchaser on the date of signing of the Minute of Preference and Enactment by or on behalf of the Purchaser and the Purchaser shall make their own arrangements for insurance of the Lot with effect from that time. The Seller will be under no liability in respect of any damage to or destruction of the Lot from whatever

# Scottish Terms & Conditions

cause as from this time. The Purchaser will be bound to proceed with the purchase of the Lot notwithstanding any damage to or destruction of the Lot from whatever cause.

## Tenancy

11. The Purchaser is deemed to have satisfied itself as to any lease or tenancy agreement in place and accept the terms of any such agreement for the Lot.

## Apportionment of Rents, Rates, Taxes etc

12. The Purchaser will be entitled to any rents of the Lot purchased by them from and after the date of payment of the Price in full. All apportionments between the Seller and the Purchaser of rent or other receipts or outgoings shall be made as at the Date of Entry on a day/year basis on the assumption of a 365-day year.

## Necessary Enquiries

13. The Purchaser shall be deemed to have made all necessary enquiries in connection with the planning position, the status of roads, footpaths, water, drains and sewage and generally all such other matters as are normally covered by Registers of Scotland Land Register/ Sasine Searches, Property Enquiry Certificates, Coal Authority Reports, Searches in the personal registers, charges registers and registers of inhibitions and insolvencies and the Seller will not be required to produce any such certificates or searches. Purchasers are advised to make their own enquiries to the Lot. The Purchaser is deemed to have placed no reliance whatsoever on:

[a] any sales evidence or lettings evidence which appears in the catalogue or websites, and the Purchaser shall be deemed to have made their own enquiries with regards to sales evidence and letting potential of the Lot.

[b] any comments made either verbally or in the catalogue or on websites, with respect to; descriptions or location, accommodation details or descriptions or statements, any rental guarantees, any sales evidence whatsoever; any lettings evidence whatsoever; any prospective development potential of the Lot or any related property which may be stated whatsoever; or anything which appears on the descriptive page or website relating to the Lot whatsoever; or has been verbally said to the Purchaser or prospective purchasers.

## No Warranty

14. No warranty or representation is given by the Seller or the Auctioneer:

[a] that the present use of the Lot is a permitted use under the Town and Country Planning [Scotland] Acts.

[b] as to the state or condition of the Lot or any part of it.

[c] as to whether the Lot is subject to any schemes, resolutions, development orders, improvement notices or other proposals under the Housing Acts or other legislation or regulations of whatever kind.

[d] as to descriptions, extents, boundaries, advertisements, accommodation, rentals, rateable value, Council Tax, leases, burdens, servitudes, rights of way or wayleaves, whether formally constituted or not, building warrants, building warrant plans, certificates of completion, planning permissions, superior consents, planning or any orders, regulations or notices made by or issued by an authority, or any particulars, plans, documents or information given by the Seller or their agents;

[e] as to whether the Lot is affected by rights and interests of statutory undertakers including rights and interests relating to electricity sub-stations, generators and gas governors and that irrespective of whether such rights and interests are held under lease, title, missives or otherwise nor as to the extent to which the Lot is subject to or has the benefit or any leases and other rights of possession and occupancy or other third party interests; or

[f] that upon registration of the Disposition or Assignment in favour of the Purchaser a Title Sheet in favour of the Purchaser or any derivative interest from the Purchaser shall be granted without exclusion or limitation of warranty or any relevant note by the Keeper of the Registers of Scotland.

## Title

15. The Purchaser accepts the title to the Lot as it stands, tantum et tale, and the Purchaser will be taken bound to have satisfied themselves as to the validity and sufficiency of the title and the Seller's right to the Lot and their ability to sell same. Without prejudice to the foregoing or to any other clause within the General Conditions or Special Conditions, the Purchaser will be bound to accept the title subject to such burdens, conditions, rights of pre-emption, rights of redemption, encumbrances as set out in Section 9 of the Land Registration etc. (Scotland) Act 2012 ("2012 Act") (whether specified or referred to in the title or not), Caveats as defined in Part 6 of the 2012 Act and restrictions on use which may be imposed or contained in the title or otherwise affect the Lot and will be bound to comply therewith or obtain any necessary Waiver thereof all at their own expense. The minerals will be conveyed only in so far as the Seller has right thereto. The Lot will be sold under burden of any servitudes and rights of wayleave for laying and maintaining sewers, drains, pipes, cables, electricity, telegraph, and telephone poles,

wires, and stays that may be laid in, under, through or across the Lot. The Purchaser will free and relieve the Seller of all obligations incumbent upon the Seller to construct, uphold or maintain any items of common property and any fences, walls, drains, ditches, water supplies or other works with connection to the Lot. If the title to a Lot is not registered in the Land Register of Scotland or in Sasine Registers, it will be deduced in accordance with the Special Conditions. Any plan which the Purchaser may wish to incorporate in their title to the Lot or annex to the Disposition in their favour, or which may be required by the Keeper of the Land Register of Scotland "Keeper" shall be prepared at the sole expense of the Purchaser and shall not be warranted by the Seller. The Seller shall be under no obligation to obtain any documents and/or evidence which the Keeper may require to enable the Keeper to update or create [as the case may be] the Title Sheet of the Lot to disclose the Purchaser as the registered proprietor of the Lot, including: -

(a) a plan or bounding description sufficient to enable the Lot to be identified on the cadastral map; and

(b) evidence [such as a plans report] that [i] the description of the Lot in the title is able to include the whole of the occupied extent and [ii] there is no conflict between the extent of the Lot and any registered cadastral units.

16. Any documents and/or evidence required shall be obtained by and at the sole expense of the Purchaser and shall not be warranted by the Seller.

17. The Seller's Solicitors will be under no obligation to exhibit or deliver any evidence including consents, affidavits or renunciations required under or by virtue of the terms of the Matrimonial Homes (Family Protection) (Scotland) Act 1981 as amended or the Civil Partnership Act 2004.

## Disposition

18. On the Date of Entry and in exchange for payment of the whole Price and interest thereon

(if any) the Seller shall deliver to the Purchaser:-

(d) a duly executed Disposition or Assignment of the Lot in favour of the Purchaser and under the reservations, burdens, conditions, and others referred to in the title deeds of the Lot or otherwise affecting the same; and

(e) any tenancy or lease documentation relating to the Lot.

19. Any current lets, servitudes, rights of possession and other rights however constituted shall be excluded from the 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

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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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