

National Auction

26 August 2026

ONLINE AUCTION - 8.00 am

Featuring
OVER 230 LOTS

FURTHER LOTS NOW ADDED

TOWN + COUNTRY
PROPERTY AUCTIONS

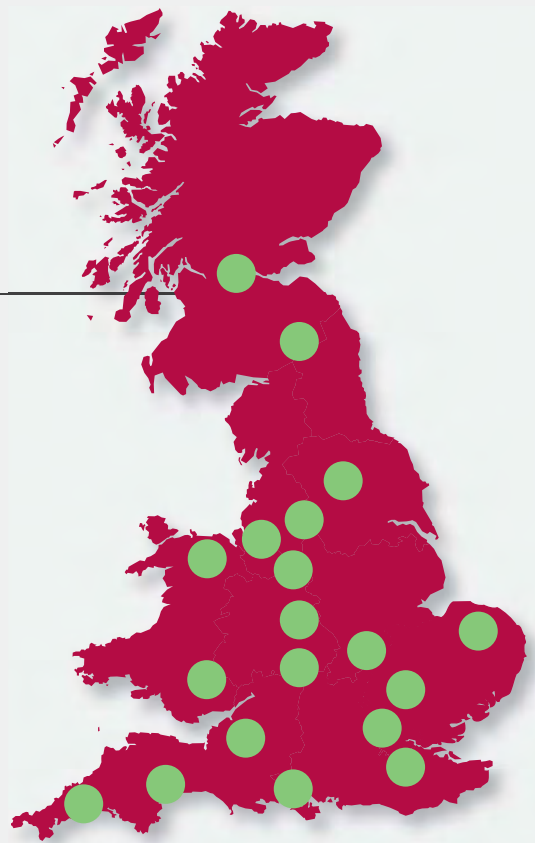
tcpa.co.uk

An introduction to Town & Country

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

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

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



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2026 National Auction Dates

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



February 25

Closing Date: February 11



April 29

Closing Date: April 15



June 24

Closing Date: June 10



August 26

Closing Date: August 12



October 28

Closing Date: October 14



December 16

Closing Date: December 2

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

Welcome to our National Online Auction Event **August 2026**

After a record-breaking year for Town and Country in 2025, which saw a 26% increase in sales, TCPA will now offer a UK-wide online auction featuring stock from all 16 UK offices every two months.

A wide variety of lots from all property sectors will feature in this new interactive digital catalogue. Our hope is that all buyers and sellers will be able to access all lots easily via this publication and find further information on each property by utilising the 'click for more information' button under each lot. Our UK-wide team will be on hand to assist you with your search and any queries. Many lots are available for **Pre-Auction offers** (under auction terms). Feel free to reach out to the relevant contact/office, who will be happy to discuss any lot with you.

With over **230 lots** nationally in this catalogue, we believe there is something for everyone. May I take this opportunity to thank all our teams and partners who make our National Sale Events possible.

Happy Bidding!

Neil McDonald

Chief Executive Officer



Success at Auction

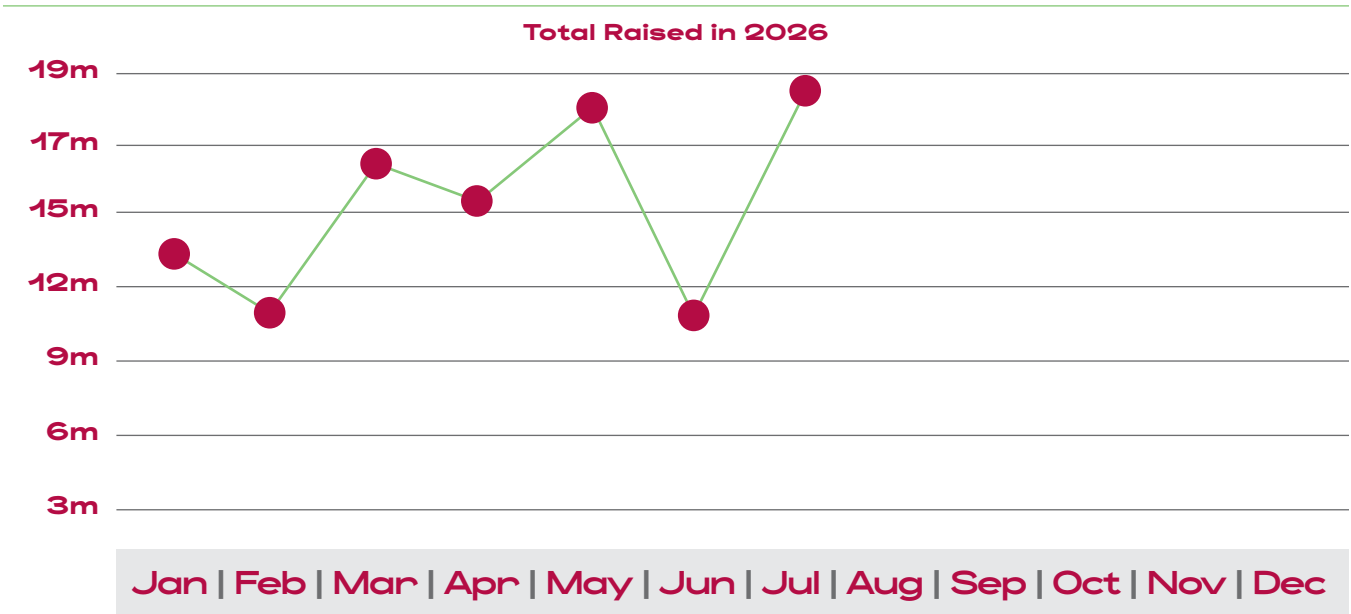
Our July auction of 2026 saw an 47% increase in sales compared to the same period in 2025. An impressive number of lots were sold under the virtual hammer, with strong buyer interest and competitive bidding across the country.

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.

£18.8 Million

Total Raised Last Auction

Stats from 2026 Auctions



£135,000,000+

Total Raised in 2025

Recently Sold at Auction

SOLD

41 High Street, Kingsley, Stoke-on-Trent, Staffordshire, ST10 2AF

A three-bedroom semi-detached home in sought-after Kingsley, offering fantastic renovation potential, off-road parking, a detached garage and stunning countryside views.

Sold for £131,000 with 22 bids.



SOLD

8 Bennions road, Wrexham, LL13 7AW

A spacious three-bedroom semi-detached home in a sought-after location, offering original character, generous proportions and fantastic potential to modernise and add value.

Sold for £172,000 with 51 bids



SOLD

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

A substantial detached freehold home set on a generous plot in the rural location of Sleaford, Bordon, offering an exciting opportunity with extensive potential for refurbishment, reconfiguration and improvement.

Sold Prior.



Buying at auction



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

What are the different type of auctions?

Unconditional lot

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

Conditional lot

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

Can I buy at auction with finance?

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

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

What is the guide price?

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

What is a reserve price?

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

Can I arrange a viewing?

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

What is a legal pack?

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

together.

TOWN + COUNTRY
PROPERTY AUCTIONS

Common-sense auction finance delivered fast.



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

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

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

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

Bid with confidence.

Talk to our friendly
experts on

03308 189 714



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

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

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Together Commercial Finance Limited | Registered in England and Wales - Company Registration Number 02058813

Notice for Prospective Buyers



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

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

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

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

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

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

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

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

Notice for Prospective Buyers

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

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

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

This is fully refundable to unsuccessful bidders.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Proof of Identification

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

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

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

Proof of identity

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



Valid passport



National ID Card



Driving licence

Proof of address

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



**A photo of a
bank statement**



Utility bill



**Government
correspondence**

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

Bidding opens 8.00 am

Lot
01**Flat 24 St Marys Court, 59 Belle Vue Road, Bournemouth, Dorset, BH6 3DF**

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:

£50,000 - £60,000 (plus fees)

[Click for more information](#)Lot
02**Land to the Rear of, 49 Redhill Drive, Bournemouth, Dorset, BH10 6AG**

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

[Click for more information](#)

Lot
03

44 East Street, Weymouth, Dorset, DT4 8BP

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

Flat 17 Woodlands, 32 Lindsay Road, Poole, Dorset, BH13 6BG

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, permanent residents or Airbnb.

Property Features

Two Bedroom Chalet

Freehold

Parking

Recently Built Decked Area

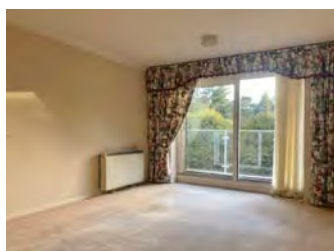
Views over Nearby Fields

Ideal Holiday Home, Airbnb

56 Day Completion

Guide Price:

£50,000 - £100,000 (plus fees)



[Click for more information](#)



Lot 05 Flat 1 Hudson House, Upper Norwich Road, Bournemouth, Dorset, BH2 5RA

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:

£90,000 (plus fees)



[Click for more information](#)



Lot 06 The Brewery, 24 Baytree Hill, Liskeard, Cornwall, PL14 4BG

Substantial Mixed-Use Development Opportunity with Income-Producing Commercial Units.

Description:

Occupying a prime position in the very heart of Liskeard Town Centre, this substantial historic landmark extends to approximately 143,709 sq ft across four levels and comprises two original townhouses together with a former brewery building.

Currently home to a range of established businesses including retail units, a café, offices and storage facilities, the property generates immediate commercial use while offering enormous future development potential.

Guide Price:

£200,000 - £300,000 (plus fees)



[Click for more information](#)



Lot
07

Former Church, 16 Grove Road, Wimborne, Dorset, BH21 1BW

A Landmark Property with Exceptional Development.

Description:

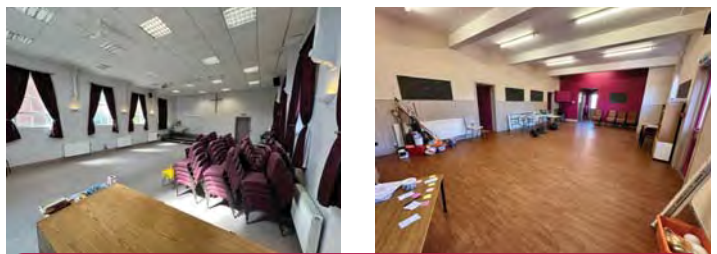
A rare opportunity to acquire a substantial former church building in a sought-after central Wimborne location, offering approximately 4,403 sq ft (409 sq m) of accommodation over two floors.

This characterful property presents outstanding potential for a variety of future uses, including residential conversion, commercial redevelopment, office space, community use, or mixed-use schemes, all subject to the necessary planning permissions.

Positioned on Grove Road, the property benefits from access from both the front and rear, providing excellent flexibility for redevelopment, servicing, or future residential layouts.

Guide Price:

£300,000 - £400,000 (plus fees)



[Click for more information](#)



Lot
08

387 Castle Lane West, Bournemouth, Dorset, BH8 9TH

Renovation opportunity - Detached freehold bungalow with vacant possession.

Description:

A two-bedroom detached bungalow in one of Bournemouth's most sought-after residential locations.

Occupying a generous plot, the property benefits from a large rear garden, private driveway, detached garage, and a conservatory, offering excellent potential for improvement and extension (subject to the necessary planning permissions).

Now requiring complete modernisation throughout, this property presents a fantastic opportunity for developers, builders, investors or owner-occupiers looking to create significant capital growth.

Guide Price:

£250,000 - £300,000 (plus fees)



[Click for more information](#)



Lot
09

Admirals Walk, 121 West Cliff Road, Bournemouth, Dorset, BH2 5HF

A stunning Penthouse Apartment offering scale and arguably the finest sea views.

Description:

A stunning Penthouse Apartment offering scale and arguably the finest sea views on the entire South Coast of England. The accommodation extends to over 1430 Sq ft. This is a once in a lifetime opportunity to purchase an extensive apartment with breath taking double aspect views.

Located in very well maintained grounds with direct cliff top access. The apartment is a short walk to the Seaside Awarded Bournemouth beach and moments from Durley Chine's Blue Flag Beach. Local Doctors surgeries, Pharmacists and a huge selection of hotels are also all close to hand.

Guide Price:

£250,000 - £300,000 (plus fees)



[Click for more information](#)



Lot
10

34 Castle Road, Mountsorrel, Loughborough, Leicestershire, LE12 7EU

Three Bedroom End Terraced House.

Description:

3 bed end of terrace house which has excellent development potential. The property is located in the popular village of Mountsorrel, which offers a thriving village centre with local schools and amenities close by. Its location provides great access to the A6, A46 and M1 and makes this an ideal home to commute from.

Downstairs comprises of an entrance hallway that leads to the living room which in turn leads to the kitchen / diner. Off of the kitchen there is a hall that leads to the downstairs WC and utility room separated by a large storage area.



[Click for more information](#)



Guide Price:

£150,000 - £175,000 (plus fees)

Lot
11

Rear of, 10 The Parade Ashley Road, New Milton, Hampshire, BH25 5BS

A detached Class E Freehold Investment. Currently trading as a Hair Salon. Currently let at £5,500 pa.

Description:

Commercial Freehold Investment situated in the highly sought after area of New Milton. The property is positioned behind The Parade on Ashley Road and is accessed via a side lane from Lower Ashley Road.

The property is an annexed premises currently occupied and trading as an Independent Hair Salon. The property is let on a 5 year full repairing and insuring lease expiring on 27th October 2030 at a rental of £5,500 pa which equates to approximately a 10% rental yield pa.

Guide Price:

£55,000 - £60,000 (plus fees)



[Click for more information](#)



Lot
12

69 Fenton Road, Bournemouth, Dorset, BH6 5BU

Detached Three Bedroom House in need of Renovation.

Description:

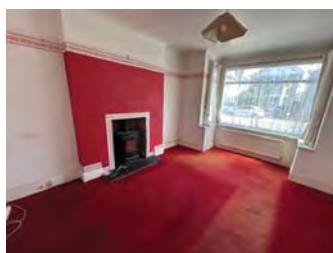
A detached three-bedroom family home, situated in the highly sought-after residential area of Southbourne, Bournemouth.

Offering well-proportioned accommodation throughout, the property presents an excellent opportunity for homeowners looking to create their ideal family home or investors seeking a refurbishment project with strong resale or rental potential.

This is an excellent opportunity to purchase a detached home in one of Bournemouth's most desirable locations, offering scope to modernise and add value (subject to any necessary consents).

Guide Price:

£250,000 - £350,000 (plus fees)



[Click for more information](#)



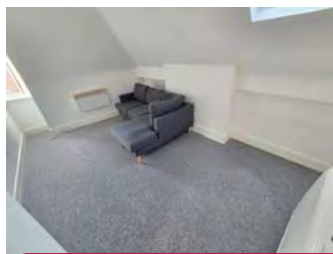
Lot
13

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.



Guide Price:

£25,000 - £50,000 (plus fees)

[Click for more information](#)



Lot
14

Flat 7 Fairlorne Court, 59 Portchester Road, Bournemouth, Dorset, BH8 8JX

A first floor studio in need of decoration within a highly desirable residential area.

Description:

A excellent opportunity to acquire a well-presented studio apartment, ideally situated in the popular Portchester Road area, offering an ideal investment, first-time purchase or holiday base.

Accessed via a secure communal entrance through a conservatory porch, the property benefits from a well-maintained communal hallway leading to the flat on the first floor.



Guide Price:

£35,000 - £75,000 (plus fees)

[Click for more information](#)



Lot
15

14 Nelson Street, Plymouth, Devon, PL4 8ND

Established student investment in a highly sought-after Plymouth location.

Description:

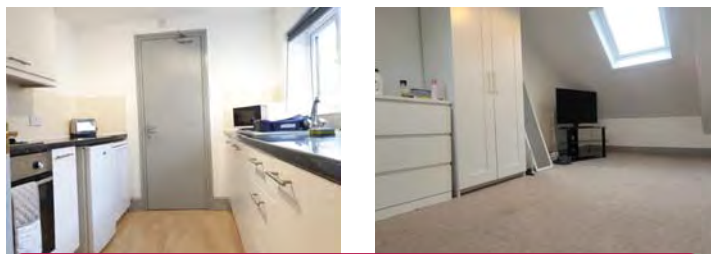
A superb four-bedroom student investment property, ideally positioned within one of Plymouth's most popular student locations and within extremely close proximity to the university.

Finished to a high contemporary standard, this impressive property offers an excellent combination of strong rental income, generous bedroom sizes and well-designed communal accommodation, making it an attractive turnkey investment.

The property is currently let to student tenants for the existing academic year and the following academic year, producing a gross rental income of £2,776 per calendar month, based on an all-inclusive rental arrangement.

Guide Price:

£150,000 - £220,000 (plus fees)



[Click for more information](#)



Lot
16

20 Glen Park Avenue, Plymouth, Devon, PL4 6BB

Attractive 4-bedroom student investment – fully let & income producing.

Description:

A beautifully presented and recently upgraded four-bedroom student investment, ideally situated close to Plymouth University and Plymouth Train Station.

Offering an excellent opportunity for investors seeking a ready-to-go, income-producing property, the house is currently fully let to students and is being sold as an ongoing concern, including all fixtures, fittings and furniture.



Guide Price:

£150,000 - £220,000 (plus fees)

[Click for more information](#)



Bidding opens 8.00 am

Lot
17

Pavilion Bungalow, Hook Lane, Bognor Regis, West Sussex, PO22 8AT

Freehold Detached Three Bedroom Bungalow with Large Garden and Off-Road Parking.

Description:

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).



Guide Price:

£300,000 (plus fees)

[Click for more information](#)
Lot
18

Land Adjacent Pavilion Bungalow, Hook Lane, Bognor Regis, PO22 8AT

0.104 Acre Freehold Development Plot in Bognor Regis Cul-de-Sac – Residential Potential (SPP).

Description:

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:

£85,000 (plus fees)

[Click for more information](#)


Lot
19

54 Silverlands Road, St. Leonards-on-Sea, East Sussex, TN37 7DF

Three-Bedroom Mid-Terraced House in TN37.

Description:

A spacious Three-Bedroom Mid-Terraced House, offered with vacant possession. The property benefits from a lounge/diner, spacious kitchen, separate WC and enclosed rear courtyard.

Situated in the sought-after Silverhill area, within easy reach of Hastings and St Leonards and their wide range of amenities, the property would make an ideal family home, first-time purchase or Buy-to-Let investment, with an anticipated rental income of approximately £1,400 per calendar month.



Guide Price:

£175,000 - £225,000 (plus fees)

[Click for more information](#)



Lot
20

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

Vacant freehold development land offering a residential investment opportunity (STPP).

Description:

A vacant freehold parcel of land situated within an established residential area of North Bersted, Bognor Regis.

Planning permission has been submitted for the Erection of 1 No. detached four-bedroom dwelling (self build) with associated car parking, bike store and landscaping. Under reference BE/18/26/PL. All applicants can visit the arun.gov.uk website for further details.

The site comprises a gated parcel of land accessed from a residential cul-de-sac off Loats Lane. It is understood that there may also be potential to create an alternative access from Greystone Avenue, subject to all necessary consents and approvals.

Guide Price:

£100,000 (plus fees)



[Click for more information](#)



Lot
21

Unit 6 Mitchell Point, Ensign Way, Hamble, Southampton, Hampshire, SO31 4RF

Modern freehold commercial investment,

Description:

This modern freehold commercial investment comprising a two-storey office, warehouse and distribution unit extending to approximately 2000 sq ft, situated within the established Mitchell Point Business Park at Hamble-le-Rice, Southampton.

The property provides well-presented warehouse and storage accommodation with roller shutter loading access, together with modern office space arranged over two floors, incorporating meeting rooms, open-plan offices, staff facilities and WCs. Externally, the property benefits from dedicated loading areas and allocated parking.

Guide Price:

£250,000 (plus fees)



[Click for more information](#)



Lot
22

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

BMW Bungalow close to Royal Shrewsbury Hospital, Park & Ride and a range of facilities.

Description:

This 2-bedroom bungalow enjoys a cul-de-sac setting with a delightful rear garden, enclosed by high-level walls and fencing. The property is entered through an 'L' shaped entrance hall with a cupboard containing a gas meter. The spacious open-plan living/dining room has a feature fireplace and patio doors leading onto the rear garden. The kitchen is fitted with a good range of units and also overlooks the rear garden. Unlike a lot of bungalows, this property has 2 double bedrooms located at the front of the property, one with a feature bow window, and the accommodation is completed with a well-presented 3-piece shower room.

Guide Price:

£500,000 - £1,000,000 (plus fees)



[Click for more information](#)



Bidding opens 10.00 am

Lot
23**31 Russell Street, Leek, Staffordshire,
ST13 5JF**

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 heating UPVC double glazing throughout. Bright lounge with patio doors to rear garden Large kitchen with plentiful units & dual-fuel range cooker. Generous driveway with secure gates, garage & side access Quiet, family-friendly neighbourhood close to schools & shops



Guide Price:

£40,000+ (plus fees)

[Click for more information](#)

Lot
24**41 High Street, Kingsley, Stoke-on-Trent,
Staffordshire, ST10 2AF**

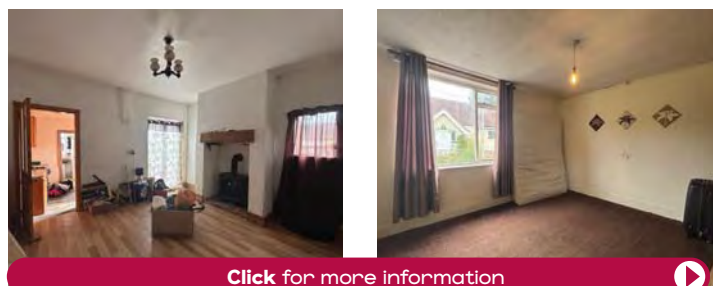
A rarely available detached bungalow enjoys a secluded and private setting.

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:

£75,000+ (plus fees)

[Click for more information](#)



Lot 25 93 Wistaston Road, Crewe, Cheshire, CW2 7RB

Tastefully refurbished two bedroom terraced house.

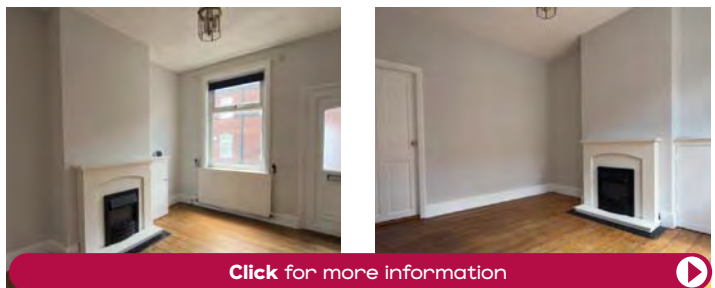
Description:

The property has been comprehensively refurbished to an exceptional standard by the present owner to create a modern home ready of occupation by its next owner or tenant.

There is strong demand for rental properties in this area. The impressive standard of refurbishment undertaken creates an opportunity to immediately let the accommodation to a tenant with likely revenue to be in region of £900 pcm.



Guide Price:
£45,000+ (plus fees)



[Click for more information](#)



Lot 26 Cross Cottage, Wootton Lane, Eccleshall, Stafford, Staffordshire, ST21 6JF

A truly unique and charming four-bedroom detached cottage.

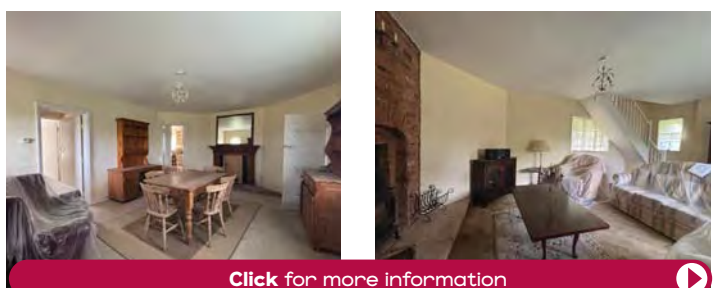
Description:

Nestled within a beautiful countryside setting, Cross Cottage, Wootton Lane, Wootton, Stafford, ST21 6JF is a truly unique and charming four-bedroom detached cottage offering a rare opportunity to acquire a distinctive home full of character, charm and potential.

Thoughtfully designed in a distinctive "cross-shaped" layout, this wonderful property stands out from the ordinary, offering versatile living accommodation with a layout that creates a variety of inviting spaces throughout. The cottage combines traditional charm with generous proportions, making it an ideal family home or an attractive lifestyle purchase.



Guide Price:
£400,000 (plus fees)



[Click for more information](#)



Lot
27

9 Elizabeth Crescent, Broseley, Shropshire, TF12 5PL

Two-bedroom detached property.

Description:

The ground floor features a generous 21ft lounge/dining room with sliding patio doors opening directly onto the rear garden, creating a bright and welcoming living space. There is also a practical galley kitchen with an adjoining utility area providing additional storage and convenience. Upstairs, you will find two well-proportioned bedrooms along with a family bathroom.

Externally, the property benefits from driveway parking at the front and a surprisingly generous rear garden offering plenty of potential for landscaping or outdoor entertaining.

Local schools, shops, and everyday amenities are all within easy reach, making this a convenient and appealing home.

Guide Price:

£125,000 (plus fees)



[Click for more information](#)



Lot
28

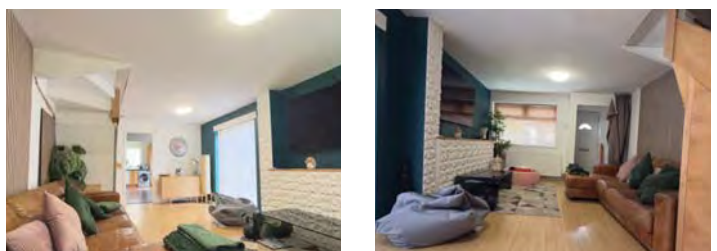
40 Armstrong Close, Birchwood, Warrington, Cheshire, WA3 6DH

Two bedroom semi-detached property.

Description:

This property briefly comprises of an entrance porch, large lounge and kitchen, two double bedrooms and family bathroom. To the rear is a good sized enclosed garden and there is the added benefit of a garage and parking. The accommodation is complemented with both UPVC double glazing and a gas central heating system.

Armstrong Close is conveniently situated for a variety of local amenities including both shopping and schooling, there is also easy access to Birchwood Business Park, Birchwood Shopping Centre and both the motorway and rail networks.



[Click for more information](#)



Guide Price:

£135,000 (plus fees)

Lot 29 49 Dunsheath, Telford, Shropshire, TF3 2BX

Freehold Three-Bedroom End-Terraced Investment Property.

Description:

The property is currently let to four individual tenants under separate tenancy agreements and is being sold subject to the existing tenancies (full details available within the legal pack). Based on the current letting configuration, the property has the potential to generate approximately £2,000 per calendar month (£24,000 per annum), subject to verification.



Guide Price:
£130,000 (plus fees)

[Click for more information](#)

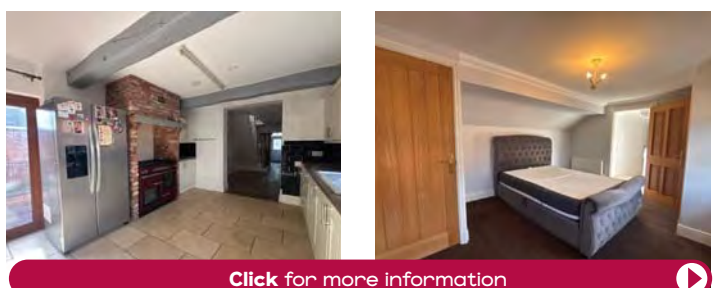


Lot 30 170 Crewe Road, Alsager, Stoke-on-Trent, Staffordshire, ST7 2JA

A five-bedroom home with annexe & commercial unit.

Description:

A rare opportunity to acquire a substantial five-bedroom family home, a self-contained one-bedroom annexe, and a fully operational commercial unit currently trading as a barber shop. Set across two separate titles but being sold together as one unique and compelling package, this property presents outstanding scope for a wide range of buyers including investors, multi-generational families, and those seeking income-generating potential alongside residential living.



Guide Price:
£400,000 (plus fees)

[Click for more information](#)



Lot
31

33 Victoria Court, Hadley, Telford, Shropshire, TF1 5FL

A four bedroom detached house.

Description:

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.



Guide Price:

£200,000 (plus fees)

[Click for more information](#)



Lot
32

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

A development opportunity.

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.



Guide Price:

£400,000 (plus fees)

[Click for more information](#)



Lot 33 534 Turnhurst Road, Packmoor, Stoke-on-Trent, ST7 4QB

Detached two bedroom bungalow.

Description:

Occupying a generous plot within the ever-popular Packmoor area, this detached two-bedroom bungalow is offered for sale with vacant possession and no onward chain, presenting an excellent opportunity for investors, developers and owner occupiers alike.

The property would benefit from a programme of cosmetic modernisation, making it an ideal refurbishment project with the potential to add significant value (subject to any necessary consents). Whether you're looking to renovate and resell, create a long-term rental investment or personalise a home to your own specification, this property offers exceptional scope.



Guide Price:

£190,000+ (plus fees)

[Click for more information](#)



Lot 34 Three Properties at, 3 Shropshire Street, Audlem, Crewe, CW3 0AE

A rare opportunity to acquire a substantial freehold property.

Description:

A rare opportunity to acquire a substantial freehold property comprising a prominently positioned commercial building, an adjoining character cottage, and a separate detached two-bedroom coach house, all held under a single freehold title, in the heart of the historic and highly sought-after village of Audlem, Cheshire.

The property currently comprises a licensed commercial restaurant premises, together with a substantial adjoining residential cottage and a detached two-bedroom coach house with its own private garden.



Guide Price:

£400,000 (plus fees)

[Click for more information](#)

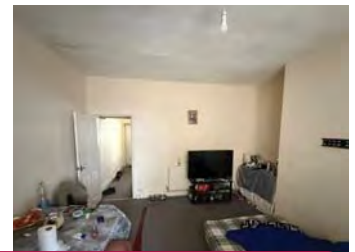
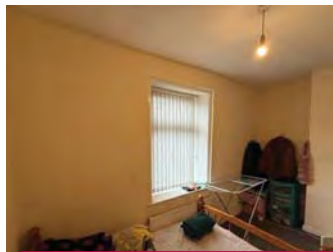


Bidding opens 10.00 am

Lot
35**33 Coal Clough Lane, Burnley, Lancashire,
BB11 4PG****A well-presented two-bedroom mid-terraced property.****Description:**

An excellent opportunity to acquire a well-presented two-bedroom mid-terraced property, situated in a popular and well-established residential location within Burnley. Sold with the benefit of a tenant in situ, this property provides an instant income-producing investment, making it an ideal addition to any landlord's portfolio.

The property is currently let at £550 per calendar month (£6,600 per annum), providing immediate rental income from day one. Conveniently located close to Burnley town centre, local amenities, schools and excellent transport links, the property continues to benefit from strong rental demand within the area.

Guide Price:**£30,000** (plus fees)[Click for more information](#)Lot
36**35 Coal Clough Lane, Burnley, Lancashire,
BB11 4PG****A well-presented two-bedroom mid-terraced property.****Description:**

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Guide Price:**£30,000** (plus fees)[Click for more information](#)

Lot
37

10-12 Oldham Road, Ashton-under-Lyne, Lancashire, OL6 7ND

Excellent development opportunity.

Description:

Commercial Building with Planning Consent for Conversion to a 9 Bed HMO (Use Class: Sui Generis) including the provision of a first-floor extension and associated external alterations (Tameside Metropolitan Borough Council 24/00337/FUL).

This property represents an excellent value-add opportunity for developers, landlords and investors looking to create a high-yielding HMO asset in an established residential and commercial location with excellent transport links into Manchester.



Guide Price:

£180,000 - £240,000 (plus fees)

[Click for more information](#)



Lot
38

46 Stonecross House, 21-27 Churchgate, Bolton, Lancashire, BL1 1HR

A well-presented one-bedroom furnished apartment.

Description:

Ideally positioned within the heart of Bolton Town Centre and offered for sale with a tenant in situ producing an income of £9,540 per annum. Benefitting from secure on-site parking and being sold chain free, the property represents an attractive turnkey addition to any investment portfolio with immediate rental income from completion.



Guide Price:

£50,000 (plus fees)

[Click for more information](#)



Lot
39

29 Chatham Street, Colne, Lancashire, BB8 9LT

Three-bedroom terraced.

Description:

A fantastic opportunity to acquire a deceptively spacious mid-terraced home, offering versatile accommodation over four floors in a popular residential location.

Having been modernised by the current owner, this impressive property is ready for immediate occupation and is likely to appeal to owner-occupiers, landlords, investors and those seeking a home with flexible living space.



Guide Price:

£110,000+ (plus fees)

[Click for more information](#)



Lot
40

12 Sunny Brow Road, Middleton, Manchester, 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:

£220,000 (plus fees)

[Click for more information](#)



Lot
41

434 Halifax Road, Rochdale, Lancashire, OL16 2RQ

Fantastic potential for refurbishment and value enhancement.

Description:

Requiring modernisation, this property would make an excellent renovation project for builders, investors, or owner-occupiers looking to create a home tailored to their own tastes.

With the right improvements, the property has the potential to become a comfortable family home or an attractive buy-to-let investment in a well-connected residential location



Guide Price:

£55,000 (plus fees)

[Click for more information](#)



Lot
42

77 Sandy Lane, Romiley, Stockport, Cheshire, SK6 4NH

Four-bedroom detached bungalow with additional one-bedroom annex.

Description:

Offered for sale by auction, this substantial and highly versatile detached bungalow presents an excellent opportunity for owner occupiers, investors, developers or those seeking multi-generational living accommodation.

The accommodation has been extended over the years to create a spacious main residence together with a particularly useful self-contained annex, making the property ideally suited to extended family occupation, dependent relatives, guest accommodation or potential ancillary rental use (subject to any necessary consents).



Guide Price:

£420,000 (plus fees)

[Click for more information](#)



Lot
43

3 Cotswold Drive, Royton, Oldham, OL2 5HD

A substantial plot in a convenient area of Royton.

Description:

A three bedroom semi detached bungalow which offers good size family living accommodation in the form of entrance porch, entrance hall, lounge, kitchen diner, downstairs bathroom WC and conservatory all to the ground floor, whilst to the first floor are three bedrooms, master with WC. Externally, to the front is a low maintenance Astro turf lawn, with block paved driveway for two cars leading to a detached garage with up and over door, power and lighting. To the rear is a lawn garden with patio and to the side is a further tiered patio garden with sunny aspect.



Guide Price:

£210,000 (plus fees)

[Click for more information](#)



Lot
44

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

Bidding opens 10.00 am

Major Development Opportunity.

Description:

109 flats, 79 x One Beds • 30 x Two Beds and 228 sqm of ground floor commercial floor space (Use Class E). Ipswich Station Front. Consented residential-led scheme at the Ranelagh Road & Princes Street Junction, Ipswich directly opposite Ipswich Train Station. Full planning granted (Ref: 24/00430/FUL) Landscaping, refuse, cycle & car parking included. A gateway site in one of Suffolk's fastest-growing commuter towns — perfectly placed for both capital growth and rental demand.



Guide Price:

£2,900,000 (plus fees)

[Click for more information](#)



Lot 45 269 & 269A Upper Richmond Road West, London, SW14 8QS

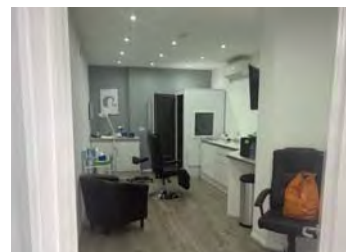
Retail shop with self contained ground floor flat with communal garden access.

Description:

A well presented, vacant shop with delightful, self- contained, rear, ground floor 1 bed flat set in communal gardens with own access via Palewell Park.

The shop provides circa 550 sq ft and will suit a variety of uses within E use class.

Flat, approx 360 sq ft, comprises kitchen, reception room, bedroom, bathroom and benefits from attractive lawned communal gardens to the front of the flat.



Guide Price:

£350,000 (plus fees)

[Click for more information](#)



Lot 46 Deans Farm House, Eynsham Road, Witney, Oxfordshire, OX29 5RZ

Impressive 4 Bedroom Detached Home.

Description:

An impressive 4 bedroom detached home offering over 2500sq ft of accommodation. Benefitting from a generous living space, master bedroom with dressing area and en suite, 3 further double bedrooms, one with shower room, cellar, double detached garage, electric gates and mature garden.

Solar panels have been installed for improved energy efficiency, and new flooring throughout enhances the modern feel of the home.



Guide Price:

£635,000 (plus fees)

[Click for more information](#)



Lot
47

14 Abbey Close, Horsham St. Faith, Norwich, Norfolk, NR10 3JW

Semi Detached Bungalow In Need Of Renovation.

Description:

Freehold semi detached 2 bedroom bungalow, in need of renovation throughout, for sale via auction treaty. The accommodation comprises: hallway, kitchen, two bedrooms, living room and bathroom. Externally the property benefits from general storage and front & rear gardens.

The village of Horsham St. Faith is located to the north of Norwich close by to local amenities including village school, public house and doctors with a further range of amenities in the market town of Aylsham, village of Spixworth and suburb of Hellesdon. There are good road links into both the city centre, Norwich International Airport and the North Norfolk coast.

Guide Price:

£150,000 (plus fees)



[Click for more information](#)



Lot
48

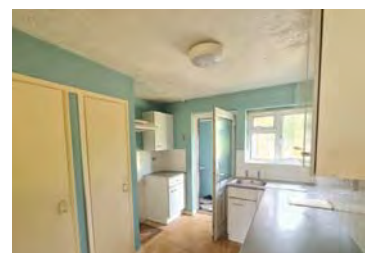
50 Fakenham Road, Great Witchingham, Norwich, Norfolk, NR9 5AE

2 Bedroom, Semi Detached Bungalow.

Description:

Freehold, 2 bedroom, semi detached bungalow, in need of renovation throughout, for sale via auction treaty. The accommodation comprises: Hallway, Living Room, Kitchen, 2 Bedrooms and Bathroom. Externally the property benefits from general storage and a garden with brick-built outbuilding.

Close to the heart of Great Witchingham, the property is well placed for access to Norwich, Reepham, the North Norfolk coast, the A47 and the Broadland Northway.



[Click for more information](#)



Guide Price:

£150,000 (plus fees)

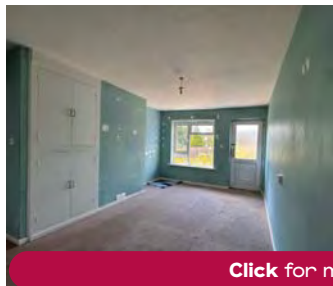
Lot 49 2 Hill Piece, Belaugh, Norwich, Norfolk, NR12 8UZ

Bungalow - Refurbishment Opportunity.

Description:

Freehold, 1 bedroom, mid terrace bungalow, in need of refurbishment throughout, for sale via auction treaty. Accommodation comprises: Hallway, Reception Room, Kitchen, Bedroom and Bathroom. The property benefits from a front and rear gardens with outbuildings.

The property is further complimented in its proximity, of less than ten miles, to Norwich city centre with its excellent retail, train station, restaurants, cafes, night life and historical interest. The Norfolk coast line at Sea Palling, can be accessed in less than thirty minutes.



Guide Price:

£110,000 (plus fees)

[Click for more information](#)



Lot 50 9 Leeland Way, London, NW10 1SA

2 Bed Apartment - Ideal Buy to Let Investment.

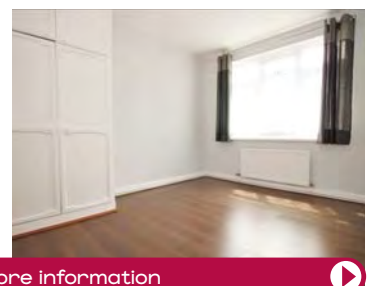
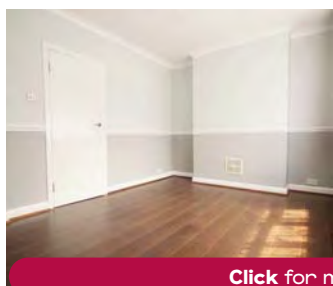
Description:

A perfect buy to let investment for cash buyers. A 2 bedroom apartment in a 1930's purpose built block in a residential cul-de-sac with off street parking, located within a few hundred yards of Neasden (Jubilee Line) tube station and bus services at Neasden shopping parade, with its multitude of shops and eateries. The property has recently been fitted with a new boiler.

The property is being sold with tenants in situ paying £1,710 pcm / £20,520 pa which is a 9.1% yield at guide.

Leasehold Information:

Lease Details: 99 years from 24 June 1980 (approx. 53 years remaining).



Guide Price:

£225,000 (plus fees)

[Click for more information](#)



Lot 51 4 Leeland Way, London, NW10 1SA

Tenanted Two Bedroom Apartment.

Description:

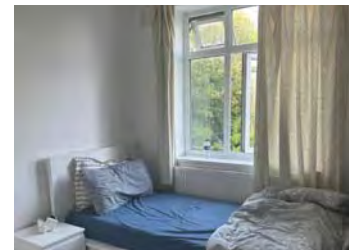
A two bedroom apartment in a 1930's purpose built block in a residential cul-de-sac with off street parking, located within a few hundred yards of Neasden (Jubilee Line) tube station and bus services at Neasden shopping parade, with its multitude of shops and eateries. The property has recently been fitted with a new boiler.

The property is being sold with tenants in situ and is currently let at £1,789 pcm / £21,468 pa which equates to a yield of 10.2% based on this guide price.

Lease Details: 99 years from 24 June 1980 (approx. 53 years remaining)

Guide Price:

£210,000 (plus fees)



[Click for more information](#)



Lot 52 4 Goodens Lane Newton-In-The-Isle, Wisbech, Cambridgeshire, PE13 5HQ

3 Bedroom House In Need of Modernisation.

Description:

Freehold 3 bedroom semi-detached house requiring modernisation, sold via auction treaty. Accommodation comprises: reception room, kitchen and bathroom/WC to the ground floor, with 3 bedrooms to the first floor. Externally finds front and rear gardens. The property is in need of renovation throughout and makes for an ideal investment. Sold with Vacant Possession.



Guide Price:

£90,000 (plus fees)

[Click for more information](#)



Lot
53

26 Church Road, Reedham, Norwich, Norfolk, NR13 3TX

3 Bed House Requiring Modernisation.

Description:

Freehold 3 bedroom semi-detached house requiring modernisation, for sale via auction treaty. Accommodation comprises: entrance hall, two reception rooms, kitchen, bathroom and separate W/C to the ground floor. With three bedrooms to the first floor. The property benefits from front and rear gardens. The property requires renovation through and offer the potential of being suitable for extensions to provide additional accommodation (subject to planning permission and consents. Prospective purchasers must rely on their own enquiries in this respect), it is an ideal investment.



Guide Price:

£160,000 (plus fees)

[Click for more information](#)



Lot
54

5 Parkside Cottages, The Street, West Clandon, Guildford, Surrey, GU4 7S

Victorian Two Bedroom Cottage.

Description:

Freehold, two bedroom, Victorian semi-detached cottage, for sale via auction treaty located in the lovely village of West Clandon. A charming two-bedroom property offering character accommodation with exposed beams and original features throughout. The ground floor comprises an entrance hall, extended kitchen/dining room with vaulted ceiling and roof lights, bathroom and cosy sitting room featuring an original cast iron tiled fireplace. The first floor provides two bedrooms with built-in storage.

Externally, the property benefits from a secluded rear garden with mature planting, patio area and shed, together with secure private parking for one vehicle located opposite the property.



Guide Price:

£350,000 (plus fees)

[Click for more information](#)



Lot
55

31 Common Road, Redhill, Surrey, RH1 6HG

Charming Semi-Detached 2 Bed House.

Description:

Charming two-bedroom semi-detached house, ideally situated with excellent access to Redhill town centre and Earlswood station, making it perfect for commuters and families alike.

Redhill, Surrey - A vibrant commuter town offering excellent connectivity, everyday amenities, and great value in the London commuter belt.



Guide Price:

£320,000 (plus fees)

[Click for more information](#)



Lot
56

40 Greenlands, Tattenhall, Chester, Cheshire, CH3 9QY

Beautifully Presented 3/4 Bedroom Semi-Detached House.

Description:

A beautifully presented three/four bedroom, two bathroom semi-detached house, boasting a superb kitchen, open aspects to the rear and a highly desirable village location.

The historic village of Tattenhall has long been a very popular place to live, with its rural nature and array of local shops as well as an excellent primary school.

In addition, there is a front lawn and pebbled driveway, a useful garage (with remote controlled door), an attractive rear garden, plantation shutters, double glazed windows, a gas fired (combination) central heating/hot water boiler and connections to all mains services.



Guide Price:

£350,000 (plus fees)

[Click for more information](#)



Lot
57

Rosedene, Elmbridge Road, Cranleigh, Surrey, GU6 8NH

Fabulous Refurbishment Opportunity.

Description:

A fabulous refurbishment opportunity in one of Surrey's prettiest villages. Located in a sought after location, within a ten minute walk to the heart of Cranleigh, widely reputed as England's largest village.

The property currently offers off street parking, solar panels, 4 bedrooms, 2 bathrooms, study, large reception room. The top floor is a loft conversion that allows for the fourth bedroom which can also be used as a master bedroom. There is a lovely, substantial rear garden with workshop.

Cranleigh sits about 8 miles southeast of Guildford. It features a vibrant high street, rich history, and close ties to the surrounding Surrey Hills.

Guide Price:

£360,000 (plus fees)



[Click for more information](#)



Lot
58

21 -23 High Street Wath-Upon-Dearne, Rotherham, South Yorkshire, S63 7QQ

Mixed Use Property In Prime Location.

Description:

A rare opportunity to acquire a mixed use property which stands on approximately 811 sqm, in a prime location on the High Street. Currently two retail units with a spacious, 3 bedroom house to the rear and a large yard. Additional features include a cellar, a large barn, 6 garages in total including 1 large garage approx 33ft x 15ft, providing extensive space for potential development. Planning permission is also in place for a one-bedroom apartment in the barn located at the bottom of the driveway.

In 2021-22 the property underwent full external wall insulation and with new render also being applied during the finishing process.

Located in the popular town of Wath-Upon-Dearne, the property is close to a range of amenities.

Guide Price:

£360,000 (plus fees)



[Click for more information](#)



Lot
59

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:

£160,000 (plus fees)



[Click for more information](#)



Lot
60

Flat 2, 5 Freeland Road, Bromley, Kent, BR1 3AG

Stylish Two Bedroom Apartment - Investment Opportunity.

Description:

A stylish, two bedroom, first floor period conversion flat situated in a very convenient location. The property is set within an elegant and well-maintained Victorian property.

Character features include high ceilings, bay window, feature fireplace, period sash cord windows, picture rails and deep skirtings. Also benefits from a communal garden

There is a convenience store a short walk along the road and Bromley High Street is only half a mile with its vast selection of shops and restaurants.

Currently tenanted at £1700 pcm/£20,400 pa



[Click for more information](#)



Guide Price:

£255,000 (plus fees)

Lot
61

231 Bicester Road, Aylesbury, Buckinghamshire, HP19 9BE

Detached House with 6 Bedrooms and 4 Bathrooms.

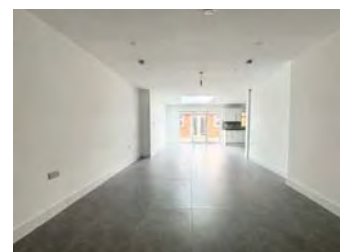
Description:

A freehold detached house located in Aylesbury. The property offers a generous space that encompasses six refined bedrooms and four slick, modern bathrooms. The accommodation comprises: entrance hall, hallways, bedroom, shower room, store room and kitchen dinner and boiler room to the ground floor, with annex in the rear garden. Two bedrooms and a bathroom can be found on the first floor. With a further two bedrooms and shower room on the second floor.

Moreover, the design assures both comfort and style along with practicality, with a considerable amount of storage throughout.

Guide Price:

£550,000 (plus fees)



[Click for more information](#)



Lot
62

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

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

Description:

An exciting and rarely available opportunity to purchase a substantial 5 bed, 6 bath, period property with a significant building plot at the rear with its own access and current planning for 2 x 3 bed detached houses with footings already in place. There is space for a further 1 x 4 bed detached home, however this one would be subject to additional planning being obtained. There is also a separate 3 bay car port at the very rear.

The original, Grade 2 listed, main house, was once three separate cottages and is now one stunning home, currently being run as a bed and breakfast. All bathrooms have underfloor heating.



[Click for more information](#)



Guide Price:

£1,500,000 (plus fees)

Lot
63

Flat 4, 37 Linkfield Street, Redhill, Surrey, RH1 6BW

Vacant One Bedroom Flat with Parking.

Description:

A vacant, one bedroom lower ground floor flat located within easy, local access of the town centre and Redhill Train Station that provides frequent transport links to London all day.

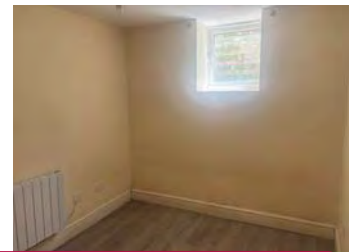
The rooms are well sized and there is parking included at the rear.

Set in a quiet location, yet still well facilitated for various activities, and local to a popular shopping centre with various restaurants and plenty of parks and recreational areas.

Lease Details: From and including 18 April 2012 to and including 31 January 2136.
Peppercorn ground rent.

Guide Price:

£120,000 (plus fees)



[Click for more information](#)



Lot
64

24 Old North Road, Water Newton, Peterborough, PE8 6LU

Stunning 3/4 Bed Family Home with Countryside Views.

Description:

3/4 Bedroom, detached, family home with stunning countryside views for sale via auction treaty. Set behind double gates and approached via a generous driveway providing ample parking for multiple vehicles, this charming detached home boasts impressive kerb appeal and enjoys stunning countryside views.

The heart of the property is the impressive 34 ft lounge, featuring a beautiful bay window to the front and doors opening onto the garden, creating a superb space for both family living and entertaining. The fitted kitchen benefits from integrated appliances and a central island, ideal for everyday living and hosting guests, whilst the adjoining study area offers the perfect work-from-home space and could equally be utilised as an additional bedroom.

Guide Price:

£500,000 (plus fees)



[Click for more information](#)



Lot
65

The Monkey House, Mumbles Pier, Swansea, West Glamorgan, SA3 4EN

Freehold Sea Front Commercial Premises.

Description:

Unique opportunity to purchase this freehold commercial block, steeped in history, with a fantastic sea front location next to the tourist hotspot, Mumbles Pier, Swansea. The Monkey House is an interesting asset, it is now utilised as a retail/storage unit and occupies a highly prominent position within Mumbles Pier. The property is grade II listed and offers a huge amount of potential to an investor.

The property is located on Mumbles Head a short distance from the village of Mumbles. Mumbles is a headland sited on the western edge of Swansea Bay on the southern coast of Wales.

Guide Price:

£200,000 (plus fees)



[Click for more information](#)



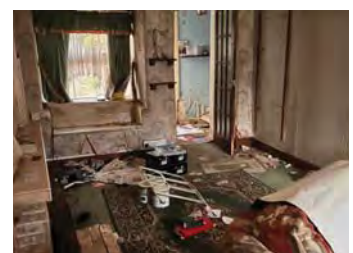
Lot
66

149 Turf Pitts Lane Canwell, Sutton Coldfield, West Midlands, B75 5TB

Refurbishment Project.

Description:

Fantastic opportunity to purchase this 3-bedroom semi-detached house, in need of total refurbishment, located in Sutton Coldfield B75. The property is ideal for investment given the amount of value-added work that needs doing.



Guide Price:

£170,000 (plus fees)

[Click for more information](#)



Lot
67

16 Chapel Lane Beeston, King's Lynn, Norfolk, PE32 2NG

3 Bedroom Semi Detached Home.

Description:

Freehold, two storey, 3 bedroom semi-detached house for sale via auction treaty. The property benefits from off street parking and rear garden. Accommodation comprises: sitting room, kitchen and cloak room to the ground floor. With 3 bedrooms and bathroom to the first floor.



Guide Price:

£155,000 (plus fees)

[Click for more information](#)



Lot
68

The Barn At Hornbeam, 174 The Street, West Horsley, KT24 6HS

A superb and rare opportunity to acquire two high quality barns with full planning.

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:

£500,000 (plus fees)

[Click for more information](#)



Lot 69 52 St. Marks Avenue Northfleet, Gravesend, Kent, DA11 9LW

A spacious two-bedroom maisonette.

Description:

A prime opportunity to acquire this spacious two-bedroom maisonette, ideally suited for those looking to flip, let, or step onto the property ladder.

This versatile property features its own private entrance, a well-proportioned lounge/diner, a separate kitchen, two bedrooms, and a family bathroom. The standout feature is the expansive private garden, providing significant value-add potential and rare outdoor space for a property of this type.

Length of Lease - 130 years from 25 March 1980

Guide Price:

£70,000 (plus fees)



[Click for more information](#)



Lot 70 Flat 25 Cleves Court, 139 London Road, Hadleigh, Benfleet, Essex, SS7 2RA

Two Bedroom Apartment.

Description:

A spacious and well presented two bedroom second floor apartment in this popular retirement development. Lift access to all floors, communal lounge and garden areas, resident parking, guest suite and on site manager.

The property itself has a very spacious feeling, with the large lounge diner and separate kitchen, two good sized bedrooms with fitted wardrobes to the primary and modern three piece shower room.

Conveniently situated next to main supermarket, town centre with all its local amenities and on Bus Route to larger towns of Southend, Basildon and Rayleigh.

Guide Price:

£115,000 (plus fees)



[Click for more information](#)



Lot
71

111A Willow Tree Lane, Hayes, Middlesex, UB4 9BL

Ground Floor Studio Apartment.

Description:

A beautifully presented ground floor studio apartment situated in North Hayes. The property comprises of a main studio area with a fitted open plan kitchen and separate fitted shower suite. Presented in good decorative order with an enclosed garden to the front and off-street parking, the property offers convenient access to a wide range of excellent amenities and transport links. Being sold tenanted at £900pcm with increase due at review.



Guide Price:

£115,000 (plus fees)

[Click for more information](#)



Lot
72

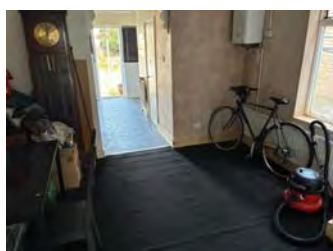
52 Headcorn Road, Thornton Heath, Surrey, CR7 6JP

Three Bedroom Mid Terrace In Sought After Location.

Description:

Freehold three bedroom mid terrace home situated on a sought-after residential road in Thornton Heath, for sale via auction treaty. The accommodation comprises two separate reception rooms, kitchen, utility room and WC to the ground floor, with three bedrooms and a family bathroom on the first floor.

Externally, the property benefits from a small walled front garden and a good-sized rear garden with lawn and paved patio area. The property is sold with vacant possession.



Guide Price:

£380,000 (plus fees)

[Click for more information](#)



Lot
73

April Wood, Scotland Lane, Haslemere, Surrey, GU27 3AR

1920's Detached Family House.

Description:

A superb and exciting opportunity to acquire a substantial and attractive, arts & crafts style 1920's detached family house in a level and highly desirable location in Scotland Lane, adjacent to Haslemere recreation ground. There is planning permission (WBC Ref WA/2024/00582) for a 2 storey extension and loft conversion and scope for general modernising. There is also planning permission for a garage (WA 2006/00043)

Currently benefitting from principal bedroom with dressing room and ensuite bathroom, 3 further bedrooms, 3 reception rooms, including triple aspect lounge room and double aspect dining room, large kitchen, breakfast room and utility area. Also boasts a generous driveway and attractive gardens.

Guide Price:

£900,000 (plus fees)



[Click for more information](#)



Lot
74

628/628A Bath Road, Hounslow, Middlesex, TW5 9TL

Mixed-use Investment.

Description:

A rare opportunity to acquire a mixed-use investment comprising a ground-floor commercial unit with a self-contained residential flat above, occupying a substantial plot in a prominent position.

The commercial premises are currently let to an established tenant on a rolling tenancy, generating an annual rental income of £7,500 per annum, whilst the residential accommodation is let to a single family at £1,800 per calendar month.



Guide Price:

£330,000 (plus fees)

[Click for more information](#)



Lot
75

The Gables, Nidd Manor, Town Street, Nidd, Harrogate, HG3 3BJ

Two Bedroom Apartment with Private Roof Terrace and Panoramic Views.

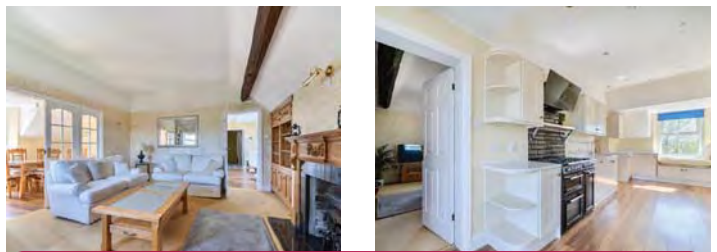
Description:

A beautifully presented two-bedroom top-floor apartment, with share of freehold, forming part of an exclusive manor house conversion, enjoying far-reaching countryside views. The property is for sale via auction treaty. Accommodation comprises: entrance hall, study area, bespoke kitchen/dining room with integrated appliances and granite worktops, generous living room with multi-fuel burner, two double bedrooms, en-suite shower room and main bathroom.



Guide Price:

£295,000 (plus fees)



[Click for more information](#)



Lot
76

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

Plots of Land.

Description:

Several Freehold plots for sale via auction treaty. 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.



Guide Price:

£1,000 (plus fees)

[Click for more information](#)



Lot
77

Jasmine Cottage, 4 Belvoir Road, Bottesford, Nottingham, NG13 OBG

Detached Character Home.

Description:

Believed to have originally served as the former Toll House for Belvoir Castle, situated in the sought-after village of Bottesford. Beautifully presented throughout, this unique two double bedroom property seamlessly combines period charm with modern comforts and is within easy walking distance of local amenities.

Ready to move straight into, the accommodation comprises a welcoming entrance hall, a modern ground floor shower room, a well-appointed shaker-style kitchen/breakfast room with integrated appliances, a spacious living room featuring exposed brickwork, beams and a feature fireplace, and a bright garden room opening onto the landscaped rear garden.

Guide Price:

£200,000 (plus fees)



[Click for more information](#)



Lot
78

139 Molyneux Road, Kensington, Liverpool, Merseyside, L6 6AJ

Vacant 2 bedroom freehold House.

Description:

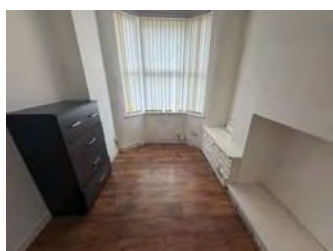
In the heart of Liverpool's vibrant L6 postcode, this impressive 2 bedroom home on Molyneux Road offers both comfort and convenience in equal measures. Being sold with vacant possession this is an ideal investment opportunity for those seeking a turnkey rental.

The ground floor welcomes you with a generously sized reception room. There is a second lounge which follows through towards the kitchen. There is a modern galley style kitchen with sleek wall and base units, offering ample storage and workspace also a modern family bathroom.

The first of floor has 2 bedrooms. There is also a back garden to the rear of the property.

Guide Price:

£70,000 - £90,000 (plus fees)



[Click for more information](#)



Lot
79

10 Electra House, Farnsby Street, Swindon, Wiltshire, SN1 5AY

Ground floor apartment situated in the heart of Swindon.

Description:

Situated in the heart of Swindon with accommodation comprising a bright and spacious open-plan lounge, kitchen and bedroom area, a modern shower room, with integrated appliances and white goods in the kitchen area.

Fantastically situated close to local amenities and just a short walk from the Train Station.

The apartment benefits from lift access within the building.

Council Tax Band A.

EPC Rating D.



Guide Price:

£45,000 (plus fees)

[Click for more information](#)



Lot
80

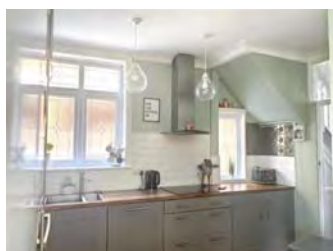
25 Dufton Road, Middlesbrough, Cleveland, TS5 5AW

Three bed vacant Semi Detached

Description:

Situated in the highly sought-after residential area of Linthorpe, this well-proportioned three-bedroom semi-detached property on Dufton Road offers an excellent opportunity for first-time buyers, growing families, or investors alike.

The accommodation briefly comprises a welcoming entrance hallway leading to a spacious lounge, a separate dining room ideal for family meals and entertaining, and a fitted kitchen with ample storage and workspace. To the first floor are three generously sized bedrooms, all offering comfortable living accommodation, along with a family bathroom.



Guide Price:

£120,000 (plus fees)

[Click for more information](#)



Lot 81 185 Westminster Road, Liverpool, Merseyside, L4 4LR

Freehold Investment Opportunity.

Description:

Three Self-Contained One-Bedroom Flats with combined rental income of £1,494 PCM (£17,928 per annum)

An excellent opportunity to acquire the freehold interest together with three self-contained one-bedroom leasehold flats, offered as a single auction lot and producing an immediate rental income.

The property comprises three well-proportioned one-bedroom flats, each held on a lease with approximately 100 years remaining, with the freehold title included within the sale. All three flats are currently let on Assured Shorthold Tenancies, each producing £498 per calendar month, generating a combined gross annual rental income of £17,928.



Guide Price:

£100,000 (plus fees)

[Click for more information](#)



Lot 82 147B Abergele Road, Colwyn Bay, Clwyd, LL29 7SL

Vacant 2 bed apartment.

Description:

A self contained TOP FLOOR 2 BEDROOM FLAT with GARAGE located on the main road, on a bus route near to Eirias Park, High School and Leisure Centre. The Garage is located at the back of the property approached via The Dingle. The flat is accessed by an external staircase to first floor level and internal stairs to top floor.

The property is located on the outskirts of Old Colwyn with its local shops and other facilities. The larger resort town of Colwyn Bay with its larger shops is approximately one mile distance. The A55 dual carriageway is close by for easy access to Chester and the motorways beyond.



Guide Price:

£50,000 (plus fees)

[Click for more information](#)



Lot 83 271 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:

£130,000 (plus fees)

[Click for more information](#)



Lot 84 Saint Johns House, Prospect Row, Sunderland, SR1 2BP

5 Bedroom Property.

Description:

An exceptional opportunity to acquire a substantial detached period property occupying a prominent position on The Quadrant in Sunderland's historic East End. Constructed in 1886 as the original vicarage to the neighbouring Holy Trinity Church, this impressive Victorian building combines historic character with modern accommodation and is offered as an income-producing investment, currently let to an established charity.

The property is let on a commercial basis, generating £72,000pa (10% yield).



Guide Price:

£700,000 (plus fees)

[Click for more information](#)



Lot
85

Stargazer, Easington Village, Easington, Belford, NE70 7EH

Boutique 3 bedroom detached property.

Description:

Successful holiday let only minutes from Bamburgh, with stunning views over countryside and beach. This uniquely designed, recently constructed 3 bedroom luxury property has a modern design with open plan living and entertaining.

The uniquely-designed property artfully blends the modern with a more traditional yet stylish interior. A particular feature of Stargazer is the outside raised, wood decked alfresco dining/entertaining area. It exudes elegant luxury with exceptionally spacious accommodation, floor to ceiling windows that allow the light to flood in and from every corner; the most magnificent views over glorious countryside and the coast.

Guide Price:

£400,000 (plus fees)



[Click for more information](#)



Lot
86

Flat 108 702 Daniel House, 31 Trinity Road, Bootle, Sefton, L20 3TB

Modern 3 Bed Apartment in the Popular Daniel House Development.

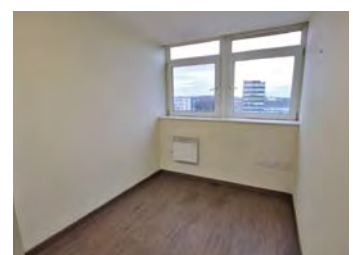
Description:

An excellent opportunity to acquire a spacious three-bedroom apartment within the well-established Daniel House development in Bootle. Forming part of this landmark residential conversion, the property offers generously proportioned accommodation and presents an ideal opportunity for investors, owner-occupiers or those seeking an affordable property within easy reach of Liverpool City Centre.

Daniel House is a successful conversion of a former commercial building into contemporary residential accommodation, benefitting from secure communal access, lift service to all floors and well-maintained communal areas.

Guide Price:

£20,000 (plus fees)



[Click for more information](#)



Lot
87

48A Carrington Road, Spalding, Lincolnshire, PE11 1LY

Fully renovated two-bedroom flat.

Description:

A superb opportunity to acquire this fully renovated two-bedroom top floor flat via auction in August 2026

Extensively modernised throughout in 2024, the property provides bright and spacious accommodation extending to approximately 775 sq ft. The flat benefits from a generous lounge with access to a private balcony, a contemporary fitted kitchen with integrated appliances, two well-proportioned bedrooms, and a stylish modern shower room.



Guide Price:

£90,000 (plus fees)

[Click for more information](#)



Lot
88

346 Warrington Road, Rainhill, St Helens, St Helens, L35 9JA

Extended Three-Bedroom End-Terrace House.

Description:

An excellent opportunity to acquire a substantial extended end-terrace property situated in the highly sought-after residential area of Rainhill. Offered with vacant possession and no onward chain, this well-proportioned family home is ideally suited to owner-occupiers, investors and buy-to-let purchasers alike.

The property benefits from generous accommodation arranged over two floors and briefly comprises an entrance hall, two spacious reception rooms, a fitted kitchen and a modern ground floor shower room. To the first floor are three well-proportioned bedrooms and a family bathroom.



Guide Price:

£165,000 (plus fees)

[Click for more information](#)



Lot
89

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

Prime investment opportunity
generating £5,700 per annum.

Description:

Studio, 'pod' style accommodation with bedroom, sitting room and washing facilities. Shared facilities include gym, laundry and communal kitchen.



Guide Price:
£250 (plus fees)

[Click for more information](#)



Lot
90

19 Westgate, Wakefield, West Yorkshire, WF1 1JZ

A fire damaged public house.

Description:

The property is a ground floor public house with ancillary accommodation on the basement and first floor.

Freehold to be included in the lot.

Situated in a prime pedestrianized commercial property located in Wakefield, West Yorkshire, situated just 100 meters from the Ridings Shopping Centre.

It previously housed the popular Westgate's Eatery & Bar, and is surrounded by major retailers like Marks & Spencer and Specsavers. The site features a mix of commercial ground-floor space and residential flats above.

Guide Price:
£50,000 (plus fees)



[Click for more information](#)



Lot
91

Land at, Coed Isaf Road, Pontypridd, CF37 1EL

Bidding opens 12.00 pm

A parcel of land extending to approximately 0.50 hectares (1.24 acres).

Description:

The site occupies an accessible position off Coed Isaf Road and offers potential for a variety of future uses, subject to obtaining the necessary planning consents. The surrounding area comprises predominantly residential properties with local amenities, schools and transport links readily available, while Pontypridd town centre is within easy reach.

The land may appeal to developers, investors, neighbouring owners or those seeking a strategic landholding with long-term potential.



Guide Price:

£18,000 (plus fees)

[Click for more information](#)



Lot
92

14 Willow Close, Porthcawl, CF36 5AB

A detached bungalow.

Description:

A detached bungalow occupying a sought-after cul-de-sac position in the popular Danygraig area of Porthcawl. The property offers spacious accommodation and presents an excellent opportunity for buyers looking to modernise and add value.

Although requiring comprehensive updating throughout, the property provides excellent potential to create a superb family home or retirement property, subject to any necessary consents. Benefits include private gardens, off-road parking and a garage.

Ideally located within easy reach of Porthcawl town centre, local amenities, schools, transport links and the seafront, this is an ideal project for owner-occupiers, developers or investors.

Guide Price:

£180,000 (plus fees)



[Click for more information](#)



Lot
93

423 Llangyfelach Road, Brynhyfryd, Swansea, SA5 9LN

**Former Morris Arms Public House
with Development Potential.**

Description:

A substantial former public house offering a range of potential future uses, subject to any necessary planning consents.

The ground floor accommodation comprises a spacious lounge, public bar area, dining room, commercial kitchen, and WC facilities. The first floor offers a three-bedroom owner's flat, which can be accessed independently via a private entrance to the rear of the property or internally from the ground floor.

Externally, the property benefits from a car park providing space for several vehicles, together with a rear garden and an enclosed courtyard serving the residential accommodation.

Guide Price:

£100,000 - £150,000 (plus fees)



[Click for more information](#)



Lot
94

297 Llangyfelach Road, Brynhyfryd, Swansea, SA5 9LG

Two flats in one.

Description:

A freehold investment opportunity comprising a property arranged as two self-contained residential units, both currently let on established tenancies. Notice of termination given - October 11th 2026. See legal pack

The property generates a combined rental income of £900 per calendar month (£10,800 per annum), with each tenant paying £450 PCM, providing an immediate income-producing investment.

Situated in the popular residential area of Brynhyfryd, the property is conveniently located for Swansea city centre, local shops, schools, public transport links and the M4 motorway

Guide Price:

£59,000 (plus fees)



[Click for more information](#)



Lot
95

Y Caban Pren, Tanglwst, Capel Iwan, Newcastle Emlyn, SA38 9NJ

A one/two bedroom log cabin with around 32 acres or thereabouts of pastureland.

Description:

The cabin is full of character as can be seen from the pictures and has an open plan sitting room, kitchen and dining area, bedroom 2 / hobby room, modern shower room and an attic room (used as a bedroom). Outside there are numerous outbuildings and garages etc and one of the largest polytunnels you're likely to see outside a commercial growing unit.

Live the dream in beautiful West Wales - perfect for those buyers wanting a slice of the good life and all just 15 minutes into Newcastle Emlyn



Guide Price:

£210,000 (plus fees)

[Click for more information](#)



Lot
96

1 Rose Hill, Swansea, SA1 6HY

5-Bedroom Registered Student HMO Investment Opportunity.

Description:

A five-bedroom registered House in Multiple Occupation (HMO) situated in the popular Mount Pleasant area of Swansea, offering an excellent investment opportunity within easy reach of Swansea city centre and Swansea University campuses.

The accommodation provides five letting bedrooms together with communal living facilities and is ideally suited for student occupation. The property offers scope for cosmetic improvement and potential to enhance rental income, subject to any necessary consents and licensing requirements.



Guide Price:

£140,000 (plus fees)

[Click for more information](#)



Lot
97

Land adjacent to Graig-yr-eos Terrace, Penygraig, Teras Graig-yr-Eos, CF40 1PG

Plot with outline planning for an executive 5 bedroom detached property in a popular location with fine views.

Description:

Plot measuring approximately 22m x 21m

Planning granted with option with 2 sets of plans, 1 with garage and 1 without.

The land is located adjacent to Graig-yr-Eos Terrace and comes with many extras, including topo survey, structural report, drainage design, SAB design.



Guide Price:

£35,000 (plus fees)

[Click for more information](#)



Lot
98

Stag and Pheasant Inn, Llandeilo Road, Carmel, Llanelli, Carmarthenshire, SA14 7SE

A popular and well-positioned inn situated on a main road towards Llandeilo and Cross Hands.

Description:

The property comprises a traditional public house, a separate function room suitable for private parties, celebrations and community events, together with the valuable benefit of customer parking.

The owners' accommodation is provided within a spacious, self-contained three-bedroom flat, allowing an owner-operator to live conveniently on site while retaining privacy from the main trading areas.



Guide Price:

£280,000 (plus fees)

[Click for more information](#)



Lot 99 17 Lone Road, Clydach, Swansea, SA6 5HR

Investment Opportunity – Three Bedroom Mid-Terraced Property Let at £850 PCM.

Description:

A three-bedroom mid-terraced property situated in the popular residential area of Clydach in Swansea, offering an excellent investment opportunity with an established rental income.

The accommodation comprises an entrance hallway, lounge, dining room, kitchen, three bedrooms and a 1st floor family bathroom. Externally, the property benefits from an enclosed rear garden.

The property is currently tenanted, generating a rental income of **£850 per calendar month (£10,200 per annum)**.

Guide Price:

£85,000 (plus fees)



[Click for more information](#)



Lot 100 23 Church Street, Abertillery, Gwent, NP13 1DB

Mixed use Commercial property.

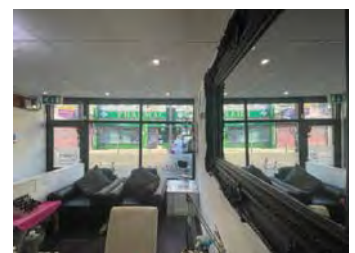
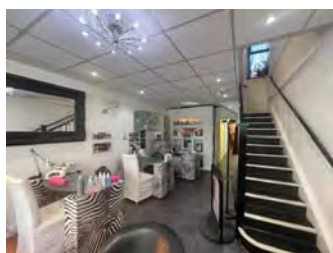
Description:

Potential 2 separate business premises one on each floor.

Potential to turn 1st floor into self contained flat with rear access.

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.



[Click for more information](#)



Guide Price:

£74,000 (plus fees)

Lot 101 A parcel of, Land Lying North of Dolgynog, Chapel Road, Penderyn, CF44 9JT

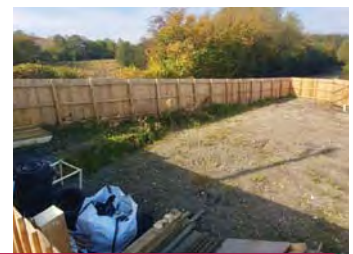
An opportunity to acquire an attractive parcel of land.

Description:

The land is fully enclosed with fencing around the entire perimeter, making it well suited for a variety of uses, subject to any necessary consents. Access is from Chapel Road, and the surrounding area is renowned for its natural beauty, with the Brecon Beacons (Bannau Brycheiniog) National Park nearby, together with excellent walking, cycling and outdoor pursuits.

Guide Price:

£40,000 (plus fees)



[Click for more information](#)



Lot 102 56 Bronwydd Road, Carmarthen, SA31 2AN

A beautifully presented five-bedroom detached dormer property in Bronwydd.

Description:

Set within a plot of approximately 0.35 acres. Previously marketed for £425,000, the property has been modernised to a high standard, requires no work and is ready to move into.

The ground floor comprises a living room, open-plan kitchen and dining area, three bedrooms and a shower room. Upstairs are two further bedrooms and a family bathroom.

Externally, there is a private driveway providing off-road parking, a garage with a sun terrace above, lawned gardens and a paved patio area. The property also has two useful outhouses suitable for storage or workshop use.

Guide Price:

£300,000 (plus fees)



[Click for more information](#)



Lot

103

Flat 46 Blakewood Court, Anerley Park, London, SE20 8NS

Bidding opens 1.00 pm

A well-proportioned apartment situated within the popular Blakewood Court development.

Description:

This property, located at 21 Mount Pleasant Road, Stockton-on-Tees, TS20 2HX, presents an opportunity for those interested in a residential asset in this area. The property is positioned within an established residential street in Stockton, providing straightforward access to the various local services and facilities that the town has to offer. Stockton-on-Tees serves as a significant residential and commercial centre within the region, ensuring that the property is well-placed for local amenities and transport connectivity. The location is suited for those seeking proximity to the town's resources and the wider infrastructure of the Tees Valley. Please refer to the official documentation for specific details regarding the property's legal standing and occupancy status.

Guide Price:

£140,000 (plus fees)


[Click for more information](#)


Lot

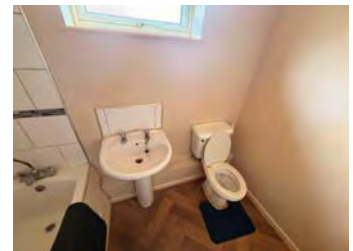
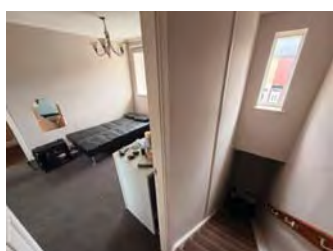
104

17 Marske Street, Hartlepool, Cleveland, TS25 5QP

Residential property located on Marske Street in the town of Hartlepool.

Description:

An opportunity to acquire a one-bedroom flat located in Hartlepool. Situated within an established residential street, the property is well positioned to access the amenities and infrastructure provided by the wider Hartlepool area. The property is suited to owner-occupiers, first-time buyers, or investors looking to establish a foothold in this coastal town.


[Click for more information](#)


Guide Price:

£25,000 (plus fees)

Lot 105 45 Cornwall Street, Hartlepool, Cleveland, TS25 5SF

Freehold Investment Property Arranged as Two Self-Contained One-Bedroom Flats.

Description:

An opportunity to acquire a freehold residential investment property situated on Cornwall Street, Hartlepool.

The building has been converted and is now arranged as two individual one-bedroom flats, providing investors with the benefit of two separate residential units under a single freehold title. Each flat offers one-bedroom accommodation, making the property suitable for the local rental market and investors looking to expand or establish a residential portfolio. The property occupies an established residential location within reach of local shops, services and public transport connections. Hartlepool town centre and railway station are also accessible, while the A19 provides wider connectivity throughout Teesside and the North East.

Guide Price:

£25,000 (plus fees)



[Click for more information](#)



Lot 106 10 Fern Avenue, Durham, County Durham, DH9 7QY

Well-positioned property located in the residential area of Stanley.

Description:

10 Fern Avenue is a property located in Stanley, DH9 7QY. Situated in a residential part of the town, the property offers a practical base for individuals or households looking to establish themselves in the area. The location benefits from proximity to the amenities available within Stanley, ensuring that everyday needs and local services are within reasonable reach. The property is positioned to provide access to wider transport networks throughout County Durham, making it a viable option for those requiring connectivity to nearby towns and employment centres. The layout and type of the property suit those looking for a long-term residential asset.



Guide Price:

£15,000 (plus fees)

[Click for more information](#)



Lot 107 15 Thorntree Road, Stockton-on-Tees, Cleveland, TS17 8AW

Fantastic Investment Opportunity.

Description:

An excellent opportunity for investors, developers or buyers looking to undertake a refurbishment project. Situated in a well-established residential area, the property benefits from convenient access to local amenities, schools, transport links and commuter routes throughout Stockton-on-Tees.

The accommodation comprises an entrance hallway, two reception rooms, a kitchen, three well-proportioned bedrooms and a family bathroom. While the property requires modernisation throughout, it offers excellent scope to add value and create a desirable family home or investment property, subject to any necessary consents.

Guide Price:

£70,000 (plus fees)



[Click for more information](#)



Lot 108 21 Newick Avenue, Middlesbrough, Cleveland, TS3 8QJ

Tenanted Three-Bedroom Investment.

Description:

An excellent investment opportunity to acquire this three-bedroom terraced property, offered for sale with a sitting tenant currently paying £700 PCM, generating an annual rental income of £8,400.

The property provides spacious accommodation throughout and briefly comprises an entrance hallway, lounge, fitted kitchen, three well-proportioned bedrooms, and a family bathroom. Externally, the property benefits from a private rear yard/garden.



[Click for more information](#)



Guide Price:

£70,000 (plus fees)

Lot 109 Flat 1,3,4, 190 High Street, Eston, Redcar and Cleveland, TS6 9JE

3 Fully Let 1-Bed Flats.

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.

Guide Price:

£89,999 (plus fees)



[Click for more information](#)



Lot 110 24 Gleneagles, Tamworth, Staffordshire, B77 4NS

Executive Detached Family Home.

Description:

An opportunity to acquire a detached family home situated within the well-established and highly desirable Gleneagles development in Amington, Tamworth. Occupying a popular residential location, the property offers broad appeal to purchasers seeking a family home as well as investors looking to acquire a quality residential asset in a consistently sought-after area.

The property provides family accommodation arranged across two floors, with the layout designed to cater for modern day living. Externally, the property benefits from private outside space together with off-road parking, further enhancing its appeal to a wide range of purchasers.

Guide Price:

£400,000 - £520,000 (plus fees)



[Click for more information](#)



Lot
111

26 Harris close, Churchdown, Gloucestershire, GL3 2NQ

Residential property located in the established area of Churchdown, Gloucester.

Description:

A well-positioned first-floor, one-bedroom residential flat situated in the popular suburb of Churchdown, Gloucestershire. The property benefits from a convenient location between the major employment, commercial and leisure hubs of Gloucester and Cheltenham, making it an appealing option for both owner-occupiers and buy-to-let investors.

The accommodation comprises a one-bedroom first-floor flat, offering an opportunity to acquire a residential property within an established and well-connected location.



Guide Price:

£70,000 (plus fees)

[Click for more information](#)



Lot
112

Haddockston House, West Glen Road, Houston, Johnstone, PA6 7GU

Bidding opens 2.00 pm

A rare multi-apartment country estate
£500,000 below Home Report.

Description:

An outstanding opportunity to acquire a unique residential development comprising seven apartments within a beautifully converted period mansion in one of Renfrewshire's most desirable locations. Flat 1 occupies the principal section of the original house, showcasing exceptional proportions and period character, while Flats 2 and 5 offer spacious contemporary layouts. Flats 3, 4 and 7 combine modern living with the charm of the original building, creating broad appeal across the residential market.

Located just minutes from Houston village and within easy reach of Glasgow, the development benefits from excellent transport links via the M8, Glasgow Airport, nearby rail connections.



Guide Price:

£1,000,000 (plus fees)

[Click for more information](#)



Lot 113 Haddockston Trout Fishery, West Glen Road, Houston, Johnstone, PA6 7GU

A rare 58-acre estate opportunity.

Description:

Commercial fishery consented on appeal (April 2021): pontoons, access, car parking, modular building and landscaping

-Former 9-hole golf course, originally approved as 6 holes in 2004 and extended to 9 in 2006, now disused, offering potential for reactivation or repurposing subject to fresh consent

-Haddockston House, the mansion house converted to 8 residential apartments, with associated garaging

-1991 outline consent for a conference centre with ancillary leisure and bedroom accommodation

-Estate office/workshop building and an estate worker's dwelling (occupancy-restricted)

-Site area confirmed at approximately 58.4 acres

Guide Price:

£2,000,000 (plus fees)



[Click for more information](#)



Lot 114 203 Greenrigg Road, Cumbernauld, Glasgow, G67 2QD

Rental potential in the popular residential area of Cumbernauld.

Description:

Income Potential

Long-Term Rental:

Approx. £400 PCM (£4,800 per year)

Short-Term Let / Airbnb:

Subject to local regulations and market demand.

The Opportunity

Situated within an established residential area of Cumbernauld, this property offers an affordable investment opportunity with strong long-term rental potential. The location benefits from excellent transport links via the M80 motorway and Cumbernauld Railway Station, providing convenient access to both Glasgow and Stirling.

Guide Price:

£20,000 (plus fees)



[Click for more information](#)



Lot 115 5 Airlie Gardens, Rutherglen, Glasgow, G73 5HR

**Fantastic investment opportunity,
£25,000 below Home Report**

Description:

Long-Term Rental: Approx. £1,000 PCM (£12,000 per annum)

Situated within a popular residential pocket of Rutherglen, this property presents an excellent opportunity for landlords, investors and developers alike. Offered £25,000 below the Home Report Value, the property benefits from strong rental demand driven by its proximity to Glasgow City Centre.

Rutherglen continues to be one of Greater Glasgow's most desirable commuter locations, with easy access to the M74, M8 and Glasgow East End Regeneration Route, while Rutherglen Railway Station provides regular services into Glasgow Central in under 15 minutes.

Guide Price:

£110,000 (plus fees)



[Click for more information](#)



Lot 116 Ivy Cottage, Ardgay, Sutherland, IV24 3BG

6/7 Bedroom Detached Property.

Description:

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.

Occupying a generous plot with a private south-facing garden, driveway parking for up to six vehicles, and a timber garage, Ivy Cottage enjoys an enviable position within the Scottish Highlands, close to the renowned NC500 tourist route and surrounded by stunning countryside.

Guide Price:

£330,000 (plus fees)



[Click for more information](#)



Lot **117** **12B Main Street, New Byth, Turriff, Aberdeenshire, AB53 5XD**

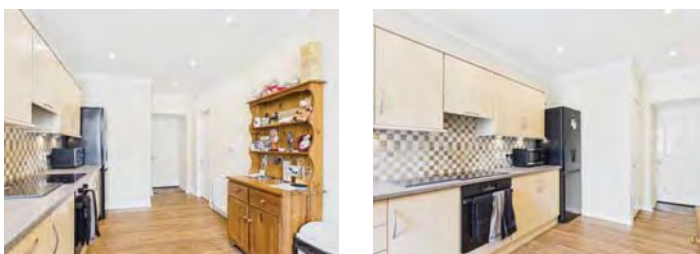
3-bedroom end-terrace property.

Description:

This 3-bedroom end-terrace property offers an attractive investment opportunity, with the flexibility to target either long-term rental or short-term accommodation demand. The property also benefits from off-road parking for two vehicles. Located within the wider Turriff and Aberdeenshire area, the property benefits from access to Turriff's local amenities, independent retailers and community facilities, while nearby attractions including Delgatie Castle, the wider Banffshire coast and Aberdeenshire countryside provide additional visitor appeal. Turriff also hosts the annual Turra Show, one of Scotland's best-known agricultural events, supporting seasonal visitor demand.

Guide Price:

£110,000 (plus fees)



[Click for more information](#)

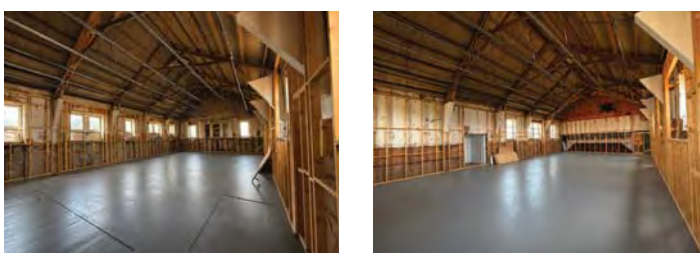


Lot **118** **6-8 Milton Street, Motherwell, Lanarkshire, ML1 1DH**

Vacant Commercial Property.

Description:

Occupying a highly prominent position immediately adjacent to Motherwell Railway Station, this substantial 4,600 sq ft commercial building presents a rare redevelopment opportunity in one of Lanarkshire's key commuter towns. Motherwell benefits from direct rail services to Glasgow and Edinburgh, excellent access to the M74 and M8 motorway networks, and a strong local population supporting ongoing residential and commercial demand.



[Click for more information](#)



Guide Price:

£170,000 (plus fees)

Lot 119 324-328 Brandon Street, Motherwell, Lanarkshire, ML1 1XA

High-Yield Development Opportunity.

Description:

A rare opportunity to acquire a versatile town centre development asset in the heart of Motherwell. Extending to approximately 1,770 sq ft (164.44 sqm) across the first floor (874 sq ft) and attic (896 sq ft), the property offers excellent scope for refurbishment and reconfiguration of the internal layout.

There is strong potential for conversion into four 2-bedroom flats and one 1-bedroom flat, with layout feasibility supported by architectural input, giving confidence in the development opportunity (subject to planning). Alternatively, the property may suit residential units or continued use as office suites.

Guide Price:

£72,000 (plus fees)



[Click for more information](#)



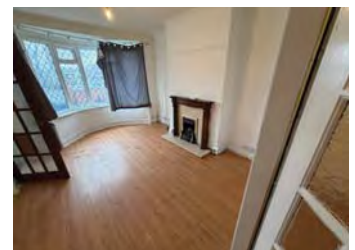
Lot 120 1J Alford Place, Linwood, Paisley, Renfrewshire, PA3 3SJ

a 2-bedroom flat £15,000 below Home Report.

Description:

Approx. £25,000 per year (based on 71% occupancy and £99 ADR)

Located in the well-established residential area of Linwood, this property benefits from strong rental demand driven by excellent commuter links to Glasgow, proximity to Glasgow Airport, Phoenix Retail Park, local schools and the nearby Royal Alexandra Hospital.



[Click for more information](#)



Guide Price:

£55,000 (plus fees)

Lot 121 Flat 1/1, 3 Brandon Place, Kilchattan Bay, Isle of Bute, Buteshire, PA20 9NH

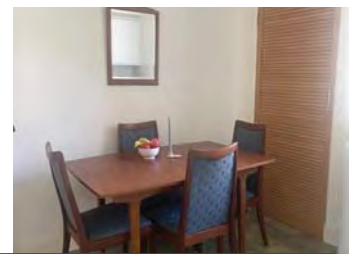
1 Bedroom Flat.

Description:

Short-Term Let / Airbnb:

Approx. £8,000–£10,000 per year

Positioned in the sought-after coastal village of Kilchattan Bay, this property offers an excellent investment opportunity in one of the Isle of Bute's most desirable seaside locations. Demand is supported by year-round tourism, the West Island Way, sandy beaches, nearby golf courses, regular bus links to Rothesay, ferry connections to the mainland and easy access from Glasgow, making it well suited to both long-term tenants and the thriving holiday let market.



Guide Price:

£18,000 (plus fees)

[Click for more information](#)



Lot 122 8 Herbusta, Kilmuir, Portree, Isle Of Skye, IV51 9YX

2 Bedroom Detached House.

Description:

Income Potential

Short-Term Let / Airbnb:

Approx. £50,000 per year

(68% Occupancy | ADR £203)

The Opportunity

Set within the peaceful township of Kilmuir on the Isle of Skye, this detached home offers a rare opportunity to enjoy life in one of Scotland's most breathtaking locations. Surrounded by stunning coastal scenery and within easy reach of Portree, the property is ideally suited as a permanent residence, holiday home, or lifestyle purchase.



Guide Price:

£190,000 (plus fees)

[Click for more information](#)



Lot 123 Flat B, 10 Mountstuart Road, Rothesay, Isle of Bute, Buteshire, PA20 9DY

Two-bedroom apartment.

Description:

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 124 Lomond House, 7, Glenlomond, Kinross, Perthshire, KY13 9HF

Spacious 3-bedroom flat offered at £30,000 below Home Report value.

Description:

An excellent opportunity for first-time buyers, families, or investors. 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.

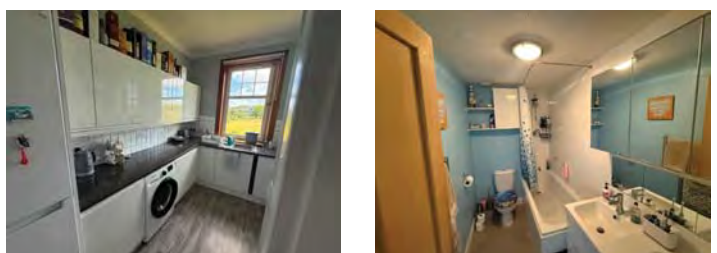
Income Potential

Long-term rental: Approx. £850 PCM (£10,200 per year)

Serviced Accommodation (STP): Approx. £34,000 per year (59% occupancy, ADR £156)

Guide Price:

£120,000 (plus fees)



[Click for more information](#)



Lot 125 6 Fairview Crescent Danestone, Danestone, Aberdeen, AB22 8TL

A spacious 1-bedroom property with £21,100 annual holiday let potential.

Description:

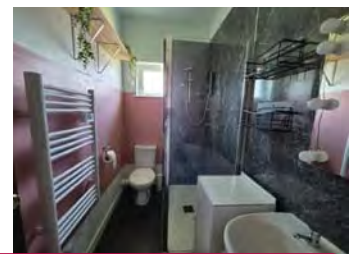
Long-Term Rental:

Approx. £700 PCM (£8,400 per year)

Short-Term Let / Airbnb:

Approx. £21,100 per year

Located in the popular Danestone area of Aberdeen, this vacant property offers an excellent investment opportunity. The area benefits from strong rental demand driven by proximity to Aberdeen Royal Infirmary, the University of Aberdeen, TECA (P&J Live), Aberdeen International Airport and major energy sector employers.



Guide Price:

£115,000 (plus fees)

[Click for more information](#)



Lot 126 10 Bogbeth Court, Kemnay, Inverurie, Aberdeenshire, AB51 5SA

3 Bedroom Mid-Terraced House.

Description:

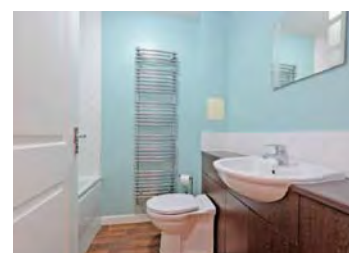
Long-Term Rental:

Approx. £950 PCM (£11,400 per year)

Short-Term Let / Airbnb:

Approx. £40,900 per year (including £2,100 cleaning fee)

Located in the thriving market town of Inverurie, this property is offered at an attractive £45,000 below Home Report value, presenting excellent value for investors.



Guide Price:

£175,000 (plus fees)

[Click for more information](#)



Lot 127 Flat D, 4 Castle Court, Ellon, Aberdeenshire, AB41 9JY

2 Bedroom Flat.

Description:

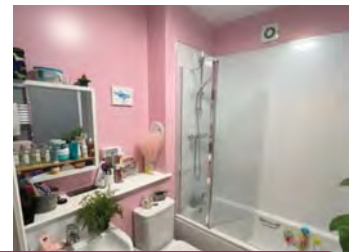
A well-positioned two-bedroom flat located within the popular Aberdeenshire town of Ellon.

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.



Guide Price:

£100,000 (plus fees)



[Click for more information](#)



Lot 128 96 Clerkhill Road, Peterhead, Aberdeenshire, AB42 2XF

1 Bedroom 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.



Guide Price:

£30,000 (plus fees)

[Click for more information](#)



Lot 129 Flat 5, 34 High Street, Campbeltown, Argyll, PA28 6EA

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

Description:

An exceptionally rare opportunity to acquire a Scottish buy-to-let asset at an ultra-low entry level with immediate income potential.

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.

Guide Price:

£15,000 (plus fees)



[Click for more information](#)



Lot 130 49E Longrow, Campbeltown, Argyll and Bute, PA28 6ER

2 bed centrally located property set within the heart of Campbeltown.

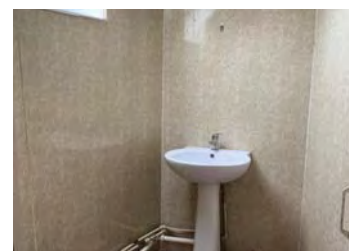
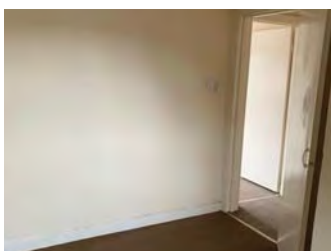
Description:

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).

Guide Price:

£15,000 (plus fees)



[Click for more information](#)



Lot **131** **21 Gordon Place, Rothienorman, Inverurie, Aberdeenshire, AB51 8XF**

5 bedrooms, peaceful cul-de-sac setting.

Description:

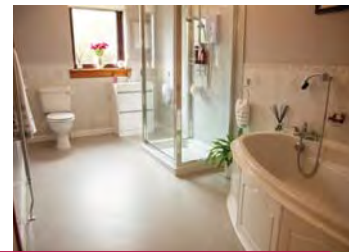
An exceptional five-bedroom dormer bungalow tucked away at the end of a peaceful cul-de-sac in the heart of Rothienorman.

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.

Guide Price:

£249,000 (plus fees)



[Click for more information](#)



Lot **132** **17 Stockethill Court, Aberdeen, Aberdeenshire, AB16 5UP**

1 Bedroom Apartment.

Description:

Income Potential

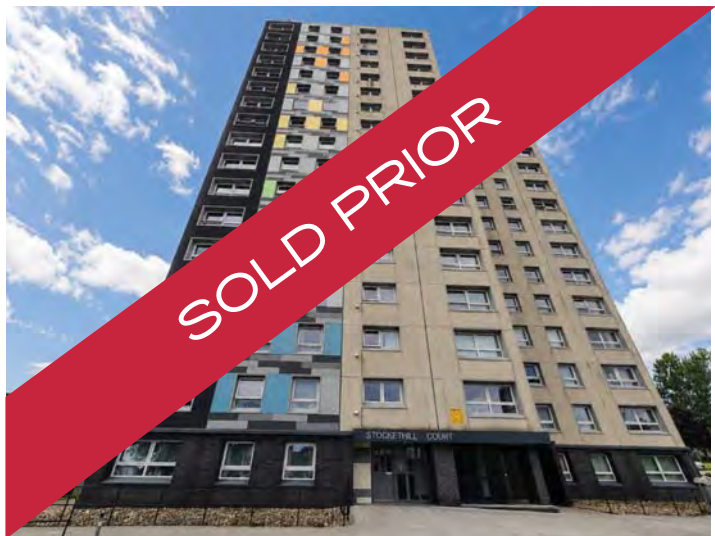
Long-Term Rental:

Approx. £600 PCM (£7,200 per year)

Positioned within a well-established residential area of Aberdeen, this vacant property offers an attractive low-entry investment opportunity at a significant discount to Home Report value. The property benefits from strong rental demand driven by nearby Aberdeen Royal Infirmary, the University of Aberdeen, major energy sector employers, and excellent transport links to Aberdeen city centre.

Guide Price:

£30,000 (plus fees)



[Click for more information](#)



Lot 133 5 Balvenie Street, Dufftown, Keith, Banffshire, AB55 4AB

A well-located property set within the heart of Dufftown.

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.

SA Numbers (Serviced Accommodation Potential)
Projected Revenue: £32,000 per annum



Guide Price:

£145,000 (plus fees)

[Click for more information](#)



Lot 134 Kettletoft Hotel, Sanday, Orkney, Orkney, KW17 2BJ

Significant Development Potential.

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.

The property previously operated guest accommodation; however, accommodation is not currently trading due to updated fire regulation requirements.

Guide Price:

£150,000 (plus fees)



[Click for more information](#)



Lot **135** **5 Main Street, Kirkinner, Newton Stewart, Wigtownshire, DG8 9AN**

Commercial Unit with Residential Use.

Description:

A rare opportunity to acquire a former public house currently utilised as a residential dwelling whilst retaining its commercial status.

This substantial property offers flexible accommodation and significant potential for a variety of future uses, subject to any necessary consents. Whether an investor is looking to continue residential occupation, explore commercial opportunities, establish a creative workspace, or investigate mixed-use potential, this property presents an exciting proposition within the Dumfries & Galloway market.

The property was formerly operated as a public house and is currently being lived in as a residential home.

Guide Price:

£95,000 (plus fees)



[Click for more information](#)



Lot **136** **840 Great Northern Road, Aberdeen, Aberdeenshire, AB24 2BP**

2-bed Flat £22,000 below Home Report.

Description:

Long-Term Rental:

Approx. £725 PCM (£8,700 per year)

Occupying a prominent position on Great Northern Road, this 2-bed Flat is ideally located close to Aberdeen University, Aberdeen Royal Infirmary, Foresterhill Health Campus and Aberdeen City Centre, creating strong and consistent tenant demand.



Guide Price:

£58,000 (plus fees)

[Click for more information](#)



Lot 137 Flat 330, 95 Morrison Street, Glasgow, Lanarkshire, G5 8BS

A spacious 3-bed Glasgow apartment
£50,000 below Home Report.

Description:

Long-Term Rental:

Approx. £1,700+ PCM (£20,400+ per year)

Short-Term Let / Airbnb:

Approx. £51,000 per year, subject to approval

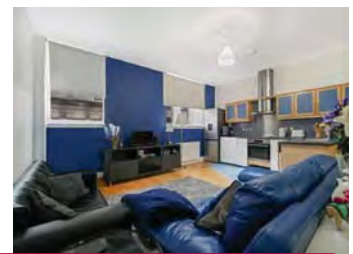
(64% Occupancy | £218 Average Daily Rate)

The Opportunity

A rare opportunity to acquire a spacious 3-bedroom apartment with private designated parking, close to Glasgow City Centre and within easy reach of the University of Glasgow and University of Strathclyde, supporting strong long-term rental demand from students and professionals.

Guide Price:

£170,000 (plus fees)



[Click for more information](#)



Lot 138 5D Allars Bank, Hawick, Roxburghshire, TD9 9EX

1 Bedroom Flat.

Description:

Income Potential

Long-Term Rental:

Approx. £500 PCM (£6,000 per year)

Short-Term Let / Airbnb:

Approx. £14,800 per year

Situated in the popular Borders town of Hawick, this property presents an affordable investment opportunity at £5,000 below Home Report value. Hawick benefits from consistent rental demand driven by local employers, schools and healthcare facilities, while its location within the Scottish Borders attracts visitors exploring the area's countryside, walking routes and historic attractions.

Guide Price:

£20,000 (plus fees)



[Click for more information](#)



Lot 139 Distillery Cottage, 28 Bridge Street, New Byth, Turriff, Aberdeenshire, AB53 5XB

5-bedroom semi-detached cottage.

Description:

Income Potential

Short-Term Let / Airbnb: (Subject to Approval)
Approx. £63,000 per year

(68% Occupancy | £255 Average Daily Rate)

Nestled within the peaceful village of New Byth, this charming semi-detached cottage offers the chance to enjoy a quieter way of life in the heart of rural Aberdeenshire. Surrounded by beautiful countryside and within easy reach of Turriff, Banff and the Moray Coast, the property is ideally suited as a forever family home, countryside retreat or holiday residence, with the added benefit of holiday let potential for those looking to generate additional income.

Guide Price:

£190,000 (plus fees)



[Click for more information](#)



Lot 140 Ballygowan Plot, Glenlonan, Oban, Argyll, PA34 4QE

A rare 7-acre residential development opportunity with planning for two luxury homes.

Description:

Planning Approved for 2 Luxury Detached Homes

- Potential Gross Development Value in Excess of £1,000,000 (subject to final specification and market conditions)
- Road Access Already Installed
- Preliminary Water Investigations Completed

The Opportunity

An exceptional opportunity to acquire approximately 7 acres of prime residential land in one of Argyll's most picturesque locations.

Guide Price:

£400,000 (plus fees)



[Click for more information](#)



Lot 141 3 Loganlea Crescent, Addiewell, West Calder, West Lothian, EH55 8HN

Property with development potential.

Description:

Income Potential

Long-Term Rental:

Approx. £850 Per Month (£10,200 per year)

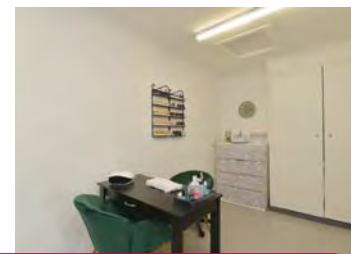
Additional Development Potential:

Scope to convert part of the property into a self-contained 1-bedroom flat (subject to all necessary planning permissions and consents).

Located in Addiewell, West Lothian, this property presents an excellent value-add investment opportunity with immediate rental income and further development potential. Demand is supported by excellent commuter access via the nearby A71, M8 motorway and Addiewell Railway Station, providing direct links to Edinburgh and Glasgow.

Guide Price:

£55,000 (plus fees)



[Click for more information](#)



Lot 142 Lauderdale, Morangie Road, Tain, Ross-Shire, IV19 1HP

5 Bedroom Property.

Description:

Home Report: £615,000

Income Potential

Long-Term Rental:

Potential subject to local market assessment.

Short-Term Let / Airbnb:

Significant potential given the property's size and Tain's established Highland tourism market, subject to licensing and local regulations.

Offering a substantial £95,000 discount against Home Report Value, this impressive five-bedroom property sits in a well-connected Highland location with strong residential and tourism appeal.

Guide Price:

£520,000 (plus fees)



[Click for more information](#)



Lot 143 Heathbank, Coupar Angus Road, Blairgowrie, Perthshire, PH10 6JY

Residential Property.

Description:

Home Report: £525,000

Income Potential

Long-Term Rental:

Potential subject to local market assessment.

Short-Term Let / Airbnb:

Strong potential given Blairgowrie's established tourism and leisure market, subject to licensing and local regulations.

Offered at an impressive £100,000 below Home Report Value, Heathbank presents a substantial investment opportunity in the popular Perthshire town of Blairgowrie.

Guide Price:

£425,000 (plus fees)



[Click for more information](#)



Lot 144 8 Waterloo Terrace, Bridgnorth, Shropshire, WV16 4EG

Bidding opens 3.00 pm

Mixed Use Property.

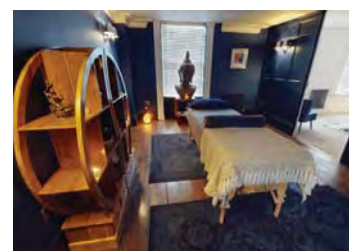
Description:

An exceptional opportunity to acquire a fully refurbished mixed-use freehold investment in the heart of Bridgnorth. This impressive 400-year-old character property combines a well-established commercial premises with a vacant residential maisonette, offering immediate rental income alongside significant potential for further returns.

The commercial premises occupies a prominent high street position and is let to an established local business, currently generating £18,000 per annum. The tenant is part way through a 5-year lease, with approximately 3.5 years remaining, providing a secure and immediate income stream.

Guide Price:

£300,000 (plus fees)



[Click for more information](#)



Lot 145 50 & 50A High Street, Bridgnorth, Shropshire, WV16 4DX

Mixed use building.

Description:

An outstanding opportunity to acquire a substantial freehold Georgian property occupying a prominent position on Bridgnorth High Street. The ground floor commercial premises is currently let and generates £7,000 per annum, providing an immediate income stream while the upper three floors and attic remain available for redevelopment. The property is to be sold as one freehold lot, presenting the opportunity to enhance both the capital value and future income potential.

Arranged over three principal storeys together with an attic and benefitting from a later rear extension, the building offers a versatile layout that could lend itself to a variety of uses, subject to the necessary planning permissions.

Guide Price:

£200,000 (plus fees)



[Click for more information](#)



Lot 146 29 Elizabeth Street, Elland, West Yorkshire, HX5 0JH

5 Bedroom End Terrace.

Description:

This spacious, multi-floor property presents a compelling opportunity for investors. Originally built as two separate properties before being converted into one, the house retains much of the layout and infrastructure from its former configuration — including the original staircases, now bricked off, which could offer straightforward scope for reinstating a self-contained split, subject to consent. Combined with its generous room sizes, dual staircases, and self-contained floor layouts, the property lends itself naturally to conversion into flats or an HMO (STPP) — a use already established elsewhere on this street.

Guide Price:

£120,000 (plus fees)



[Click for more information](#)



Lot **147** **27 Ian Road, Newchapel, Stoke-on-Trent, Staffordshire, ST7 4PP**

3 Bedroom Semi-Detached House.

Description:

A well-proportioned 3 Bedroom Semi-Detached House offering great potential, set behind a driveway with off-road parking and gardens front and rear.

Outside, enjoy a small, low-maintenance front garden and a generous rear garden – ideal for family life or entertaining.

An excellent opportunity for buyers seeking a home with scope to modernise, in a practical layout close to local amenities.



Guide Price:

£100,000 (plus fees)

[Click for more information](#)



Lot **148** **13 St. Johns Lane, Halifax, West Yorkshire, HX1 2QQ**

6 Bedroom HMO.

Description:

An excellent opportunity to acquire a fully operational six-bedroom House in Multiple Occupation (HMO) situated in a prime central Halifax location. Offered as a turnkey investment, the property is fully let and generates a gross rental income of £3,575 per calendar month (£42,900 per annum).

The accommodation comprises six well-proportioned double bedrooms, with Rooms 1–4 each benefiting from their own private en-suite facilities, while Rooms 5 and 6 share a modern communal bathroom. The property is presented in a condition suitable for immediate investment, with an established letting history and a proven record of maintaining 100% occupancy.



Guide Price:

£225,000 (plus fees)

[Click for more information](#)



Lot 149 14 Coleridge Street, Halifax, West Yorkshire, HX1 2JF

6 Bedroom HMO.

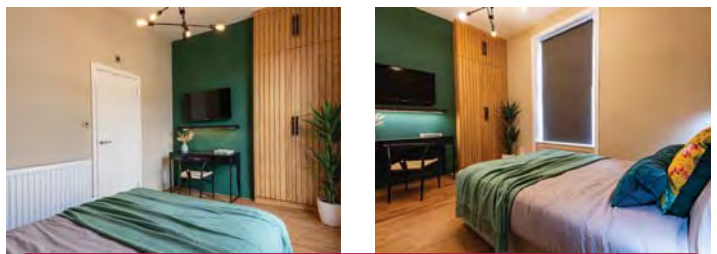
Description:

An exceptional opportunity to acquire a luxury six-bedroom House in Multiple Occupation (HMO), finished to an outstanding specification throughout and offering an immediate, fully managed investment with a proven history of 100% occupancy.

The property has undergone an extensive refurbishment to an exceptionally high standard, creating premium accommodation designed to attract professional tenants. All six generously proportioned double bedrooms benefit from their own contemporary en-suite shower room, providing privacy and convenience for occupants.

Guide Price:

£250,000 (plus fees)



[Click for more information](#)



Lot 150 34 Crescent Street, Cottingham, North Humberside, HU16 5SS

First Floor 2 Bedroom Apartment.

Description:

The accommodation for this 2 Bedroom over 55s apartment begins with an entrance hall, with stairs leading to the first floor fitted with a stairlift.. To the front is a spacious living room measuring 4.29m x 3.84m (14'1" x 12'7"), featuring a bay window and an electric fireplace. The dual-aspect kitchen measures 3.43m x 2.34m (11'3" x 7'8") and is fitted with a range of wall and base units, a gas hob, electric oven, sink and drainer, with space for a washing machine and fridge freezer.



Guide Price:

£50,000 - £70,000 (plus fees)

[Click for more information](#)



Lot 151 46 Grey Street, Hull, North Humberside, HU2 8TJ

6 Bedroom HMO.

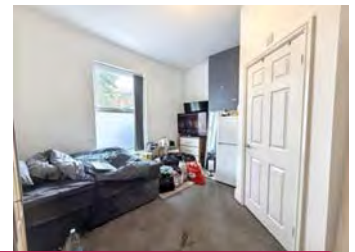
Description:

This HMO comprises six well sized bedrooms, each benefiting from its own en-suite shower room, making it an ideal investment for landlords seeking strong rental yields with minimal void periods. When fully occupied, the property generates an income of £37,140 per annum.

The property is accessed via both front and back doors, offering flexibility and privacy for tenants coming and going at different times. At the heart of the home is a generously sized, fully equipped communal kitchen and living area — fitted with a full range of appliances and furnished with a TV and comfortable seating.

Guide Price:

£200,000 (plus fees)



[Click for more information](#)



Lot 152 60 Foundry Walk, Leeds, West Yorkshire, LS8 3PZ

3 Bedroom Semi-Detached House.

Description:

The property is set back from the road with a good-sized front garden. The ground floor comprises a sitting room to the front with a good level of natural light, and a kitchen to the rear with a practical layout and scope for updating. To the first floor, there are three bedrooms, all of a reasonable size, along with a family bathroom. Externally, the property benefits from a large rear garden, providing useful outdoor space with potential for further use or improvement.

Guide Price:

£160,000 (plus fees)



[Click for more information](#)



Lot **153** **261 Barlow Moor Road, Manchester, Lancashire, M21 7GJ**

Lux Barn Lodge - 1 Bedroom.

Description:

The lodge is to be sold with all internal fixtures and fittings included, please note Town and Country have not inspected the lodge and the condition / contents may vary slightly to the pictures on the advert.



Guide Price:

£9,000 (plus fees)

[Click for more information](#)



Lot **154** **97 St Johns Road, Walthamstow, Waltham Forest, E17 4JH**

Residential Plot of Land.

Description:

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

Full planning permission has been granted (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:

£200,000 - £230,000 (plus fees)

[Click for more information](#)



Lot 155 3 Hailey Road, Chipping Norton, Oxfordshire, OX7 5JD

Bidding opens 4.00 pm

Three-bedroom semi-detached house.

Description:

This well-presented three-bedroom semi-detached property offers an excellent opportunity for both owner-occupiers and investors. Renovated approximately three years ago, the home has been modernised while retaining a warm and welcoming feel.

The ground floor features a spacious living room with a charming chimney fireplace, creating an attractive focal point and a cosy living space. There is also a convenient downstairs shower room with a WC, adding practicality for families and guests.

Upstairs, the property comprises three well-proportioned bedrooms and a modern family bathroom, providing comfortable accommodation for growing families or tenants.

Guide Price:

£250,000 (plus fees)


[Click for more information](#)


Lot 156 41 Headlands, Kettering, Northamptonshire, NN15 7ET

Spacious five-bedroom family home.

Description:

Occupying a desirable position on the prestigious Headlands, this substantial five-bedroom family home offers spacious and versatile accommodation arranged over three floors. Beautifully designed for modern family living, the property combines generous room sizes with a practical layout, making it ideal for growing families or those requiring flexible work-from-home space.

The ground floor welcomes you with a spacious entrance hall leading to a bright and comfortable living room, perfect for relaxing with family. A separate dining room provides an excellent space for entertaining and family meals, while the impressive large fitted kitchen offers an abundance of worktop and storage space, making it the heart of the home.

Guide Price:

£510,000 (plus fees)


[Click for more information](#)


Lot
157 **74 Valley Road, Kenley, Surrey,
CR8 5BU**

Detached family home with Three well-proportioned bedrooms.

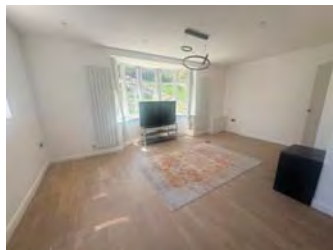
Description:

Situated in a popular residential area of Kenley, this attractive three-bedroom detached home offers spacious and versatile accommodation, making it an excellent choice for families, professionals, or those looking for flexible living space.

The ground floor features a bright and spacious open-plan kitchen, dining and living area, creating a welcoming heart of the home that is ideal for both everyday family life and entertaining guests. The modern kitchen provides ample storage and worktop space while flowing seamlessly into the living area, allowing plenty of natural light throughout.

Guide Price:

£450,000 (plus fees)



[Click for more information](#)



Lot
158 **246 Uttoxeter New Road, Derby,
Derbyshire, DE22 3LL**

Fully refurbished former public house.

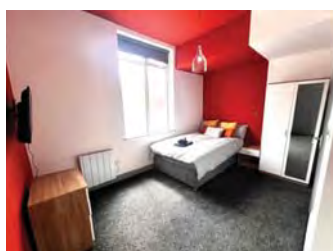
Description:

This is an excellent investment opportunity to acquire a fully refurbished former public house that has been converted into a high-quality 10-bedroom HMO (House in Multiple Occupation). The property is located in a prominent and busy position just outside Derby city centre, close to major employers, transport links, Royal Derby Hospital, and the University of Derby, making it an attractive location for tenants.

The property has undergone a complete back-to-brick renovation and has been finished to a modern standard throughout. It now provides 9 self-contained studio rooms with kitchen facilities and 1 en-suite bedroom, together with excellent shared amenities.

Guide Price:

£800,000 (plus fees)



[Click for more information](#)



Lot **159** **105 Oliver Street, Coventry, West Midlands, CV6 5FD**

Fully licensed 4 Bedroom HMO.

Description:

This well-maintained mid-terrace property represents an attractive investment opportunity, benefiting from a granted HMO licence and a layout designed to maximise rental income.

Current annual rental income: approximately £20,400, providing an immediate income producing asset with potential for future rental growth, subject to market conditions.



Guide Price:

£125,000+ (plus fees)

[Click for more information](#)



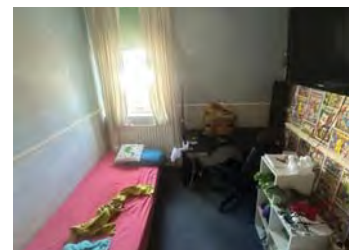
Lot **160** **119 Vicarage Road, Wollaston, Stourbridge, West Midlands, DY8 4QZ**

Traditional two-bedroom mid-terrace home.

Description:

This well-proportioned two-bedroom mid-terrace home offers an excellent opportunity for first-time buyers, families, or investors. Built between 1900 and the 1930s, this traditional solid brick property combines character with practical living space and is situated in the sought-after area of Wollaston, Stourbridge.

The accommodation comprises two spacious reception rooms, a fitted kitchen, and a family bathroom. A single-storey rear extension provides additional living space, while the generous rear garden offers plenty of room for outdoor enjoyment and benefits from side alley access to the front of the property.



Guide Price:

£185,500 (plus fees)

[Click for more information](#)



Lot
161 **79 Main Road, Hundleby, Spilsby,
Lincolnshire, PE23 5LZ**

Beautiful 18th-century detached cottage.

Description:

Presented by Town & Country Property Auctions, this charming 18th-century detached cottage offers a rare opportunity to acquire 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.

Guide Price:

£125,000 - £175,000 (plus fees)



[Click for more information](#)



Lot
162 **727 Chester Road, Erdington, Birmingham,
West Midlands, B24 0BY**

6-bedroom, 6-bathroom HMO.

Description:

A spacious and fully equipped 6-bedroom, 6-bathroom HMO with a garage, located in a popular rental area of Erdington. This high-yield investment offers an impressive 12.5% gross yield and excellent transport links.

Ground Floor

Room 1: Includes an in-room shower and washbasin, with a private toilet and additional washbasin located outside the room. A keypad provides the tenant with access to both areas.
Room 2: As Room 1, with an in-room shower and washbasin, plus a private toilet and washbasin located outside the room. Access to both areas is via a keypad.

Bright and comfortable living/dining room.

Guide Price:

£306,000 (plus fees)



[Click for more information](#)



Lot **163** **64 Bolton Road, Leicester, Leicestershire, LE3 6AD**

Three-bedroom terraced house.

Description:

This well-presented three-bedroom terraced home offers spacious and versatile accommodation, making it an ideal purchase for first-time buyers, growing families, or investors.

The property features a welcoming entrance leading into a bright and comfortable living room, providing the perfect space to relax and entertain. To the rear is a well-appointed kitchen with ample cupboard and worktop space, offering direct access to the rear garden.



Guide Price:

£103,000 (plus fees)

[Click for more information](#)



Lot **164** **Flat 31 Malin Court, School Road, Alcester, Warwickshire, B49 5DJ**

One-bedroom second-floor retirement apartment.

Description:

Situated within a well-maintained independent living development, this one-bedroom second-floor apartment offers comfortable, secure, and low-maintenance living exclusively for residents aged 60 and over.

The accommodation comprises a welcoming living and dining room, a fitted kitchen, a double bedroom, and a modern shower room. The property benefits from electric heating and provides a practical layout designed for convenient everyday living.



Guide Price:

£25,000+ (plus fees)

[Click for more information](#)



Lot 165 4 Abbot Street, Lincoln, Lincolnshire, LN5 7SN

3 Bedroom terraced.

Description:

This attractive and well-maintained three-bedroom mid-terrace property offers spacious accommodation arranged over three floors, making it an appealing opportunity for both owner-occupiers and property investors.

The ground floor features a welcoming layout with a bright open-plan kitchen and dining area, creating an ideal space for family living and entertaining. In addition, there is a practical utility room providing valuable storage and laundry space, together with a convenient ground-floor W/C.



Guide Price:

£110,000 - £170,000 (plus fees)

[Click for more information](#)



Lot 166 51 York Road, Edgbaston, Birmingham, 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:

£5,000+ (plus fees)

[Click for more information](#)



Lot 167 53 York Road, Edgbaston, Birmingham, West Midlands, B16 9HY

1-Bedroom leasehold flat.

Description:

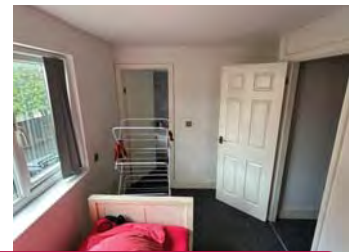
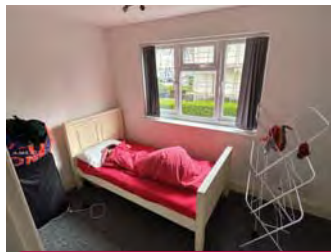
Ready Made Investment opportunity- tenanted achieving £650 p/m

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:

£5,000+ (plus fees)



[Click for more information](#)



Lot 168 Crown Cottages, 3, Hopton Wafers, Kidderminster, Worcestershire, DY14 0NB

Spacious principal bedroom with en-suite bathroom.

Description:

This attractive cottage offers a well-balanced layout, combining character with practical living space. The property features a spacious principal bedroom with a private en-suite bathroom, alongside a second single bedroom that is ideal as a guest room, child's bedroom, or home office.

The ground floor comprises a comfortable living room, a well-proportioned kitchen, a separate utility room, and an additional shower room with WC, providing added convenience for both residents and guests.



[Click for more information](#)



Guide Price:

£140,000 - £190,000 (plus fees)

Bidding opens 10.00 am

Lot
169

The Old Mill, Upper Fenemere, Myddle Wood, Shrewsbury, Shropshire, SY4 3RY

Award Winning Four Bed Barn Conversion.

Description:

An exceptional opportunity to acquire a character property nestled in the peaceful and highly sought-after rural surroundings of Upper Fenemere. Enjoying total privacy and open countryside views, The Old Mill sits on a generous, meticulously landscaped plot.

The outdoor space features a neatly kept lawn, secure perimeter fencing to all boundaries, and a substantial gravel driveway providing off-road parking for up to six vehicles. A standout feature of the grounds is a unique, thatch-covered outdoor seating and dining area, ideal for alfresco entertaining.

Guide Price:

£600,000 (plus fees)


[Click for more information](#)


Lot
170

64 Brewwood Road, Coven, Wolverhampton, West Midlands, WV9 5DL

Fully Refurbished Detached Village Residence.

Description:

An outstanding opportunity for owner-occupiers, premium buy-to-let investors, and trade buyers to acquire a superbly situated, high-specification detached family home positioned dead-centre within a highly sought-after South Staffordshire village. Standing behind an impressively wide, commanding frontage, Grange Cottage boasts premium, modern appointments throughout following a comprehensive, top-tier scheme of complete refurbishment by the current owners. Rarely do properties of this high standard, turnkey finish, and prime village prominence present themselves to the open auction market with the benefit of no upward chain.

Guide Price:

£350,000 (plus fees)


[Click for more information](#)


Lot
171

1, Queens Place Mill Road, Great Yarmouth, Norfolk, NR31 0HT

Stunning Turn Key 3 Bed Property.

Description:

This beautifully maintained three bedroom end of terrace property is presented in immaculate, turn-key condition. Perfect for families or first-time buyers, this home offers a seamless blend of comfort, space, and modern living, making it ready to move straight into.

The property features three well-proportioned bedrooms, all accessible from the landing. The master bedroom benefits from a stylish en suite, providing privacy and convenience. Downstairs, the family bathroom is thoughtfully designed with modern fixtures, ensuring comfort for residents and guests alike.



Guide Price:

£100,000 (plus fees)

[Click for more information](#)



Lot
172

29 Winslade Road, London, SW2 5JL

Substantial 5 Bedroom Terrace Property.

Description:

An exceptional opportunity to acquire a substantial property offering extensive and flexible accommodation across multiple levels, ideally positioned for both owner-occupiers and investors.

Currently arranged to provide five well-proportioned bedrooms, two reception rooms, two kitchens, three shower rooms, and two separate WCs, the property also benefits from the valuable addition of a cellar and a private rear garden.



Guide Price:

£900,000 (plus fees)

[Click for more information](#)



Lot 173 The Old Mission Hall, Warwick Road, Banbury, Oxfordshire, OX16 2AP

Stunning Three Bedroom Grade II Listed Conversion.

Description:

A rare opportunity to acquire an exceptional character home dating back to 1873, sympathetically converted to combine outstanding period features with contemporary living. Extending to approximately 2,000 sq ft, this unique residence offers beautifully presented and highly versatile accommodation arranged over multiple levels, making it ideally suited to professionals, down-sizers, second-home purchasers or investors seeking a truly individual property.

The centrepiece of the home is an impressive 30ft x 23ft open-plan living and drawing room, showcasing magnificent 10-metre original oak church floorboards, exposed timber beams and original roof joint work.

Guide Price:

£325,000 (plus fees)



[Click for more information](#)



Lot 174 53 Dominica Court, Eastbourne, East Sussex, BN23 5TR

Two Bed Apartment.

Description:

Third floor leasehold flat, within a purpose built block of apartments with lift access. The property comprises; living/dining room, kitchen, two bedrooms (one with en-suite) and bathroom. The property has the benefit of a balcony and one allocated parking space. Perfectly positioned just moments from the harbour, a range of popular restaurants, and within walking distance to the beach

Vendor Advises:

Service charge: approximately £1,450 every 6 months

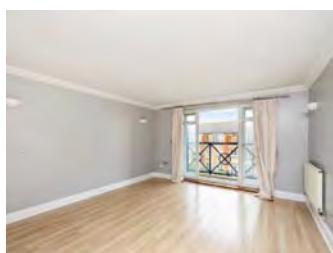
Ground rent: £100 per annum

Water fountain charge: £300 per annum

Lease: 100 years remaining

Guide Price:

£135,000 (plus fees)



[Click for more information](#)



Lot
175 **34 Swift Court, Westmoreland Drive,
Sutton, Surrey, SM2 6AX**

Studio Apartment.

Description:

This second floor (top floor) studio flat situated in a popular development to the south side of Sutton.

The accommodation comprises, entrance hall, sizeable studio room with built in wardrobe/cupboards, separate kitchen and a bathroom with window. Outside there is an undercover parking space. The location lends itself for good access for Sutton train station and town centre with its array of shops bars and restaurants. Viewing is strongly advised.

Guide Price:

£100,000 (plus fees)



[Click for more information](#)



Lot
176 **48 Lowtherville Road, Ventnor, Isle of Wight,
PO38 1AR**

Spacious family home with stunning rural and sea views.

Description:

Offering spacious living environment in an enviable location. The ground floor comprises two double bedrooms, a utility room, shower room, lounge, separate WC, additional storage, and a sunny sunroom. A highlight is the newly installed open-plan kitchen and dining area, featuring a range of wall and base-mounted units with Quartz work surfaces and integrated appliances. Double doors lead out to a 20-foot sun terrace, ideal for outdoor entertaining.

A newly converted studio/office is positioned to the side of the property, providing additional space for work, hobbies, or guest accommodation.

Guide Price:

£375,000 (plus fees)



[Click for more information](#)



Lot 177 11 Paddock Close, London, SE26 4SS

A vacant one-bedroom flat.

Description:

Presenting an excellent opportunity for owner-occupiers, investors, or developers seeking a property with scope to add value. The accommodation comprises a spacious living room, fitted kitchen, one double bedroom, and a family bathroom. The property benefits from double glazing and gas central heating throughout. Externally, the property enjoys a generous private south-facing rear garden backing directly onto Mayow Park, offering an attractive outdoor space with potential for enhancement. There is also off-street parking available.

The property is held on a lease with approximately 83 years remaining. The service charge is approximately £80 per calendar month.

Guide Price:

£200,000 (plus fees)



[Click for more information](#)



Lot 178 Flat 15 Copland Court, Durham Wharf Drive, Brentford, Middlesex, TW8 8FN

One Bedroom Apartment.

Description:

The property offers a spacious reception rooms and a long lease.

Copland Court is within Brentford Lock West which is an award-winning development located along the canals of the River Brent. The property is within half a mile to Brentford Station and the shops, cafés and restaurants of Brentford High Street.

Guide Price:

£275,000 (plus fees)



[Click for more information](#)



Lot 179 67A Hencroft Street South, Slough, Buckinghamshire, SL1 1RF

Two Bed Ground Floor Maisonette.

Description:

Slough Station (Elizabeth Line and National Rail) is 0.6 miles to the north.

The M4 is within easy reach to the south west, in turn providing access to the M25 to the east

An eclectic range of shops, restaurants and amenities is readily accessible along High Street and the Queensmere and Observatory Shopping centre to the north.

The open spaces of Herschel Park, Lascelles Park Slough and Upton Court Park are all within reach. Upton Hospital is within an approximate five minute walk

Guide Price:

£130,000 (plus fees)



[Click for more information](#)



Lot 180 Apartment 9 Boscobel Place, 36 Lowesmoor, Worcester, WR1 2SG

Large Top Floor Apartment.

Description:

This One / Potentially Two Bed Long Lease Apartment Is Generating an Income of £9,300.

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.



[Click for more information](#)



Guide Price:

£40,000 (plus fees)

Lot 181 40 Newton Road, Torquay, Devon, TQ2 6AA

Seven Bedroom Unmodernised Detached Property.

Description:

Large 7 Bedroom Detached Property Offers a Development and Refurbishment Opportunity.

Situated in the highly sought-after area of Torre, the home is conveniently located within walking distance of local shops, schools, and everyday amenities. Wren Retail Park and Torquay town centre are also just a short drive away.



Guide Price:

£210,000 (plus fees)

[Click for more information](#)



Lot 182 45 Tickford Street, Newport Pagnell, Buckinghamshire, MK16 9AW

Grade II Listed Character Cottage.

Description:

Situated on sought-after Tickford Street, Newport Pagnell, within walking distance of the town centre. Accommodation comprises a spacious lounge with feature fireplace, fitted kitchen/dining room, three bedrooms, and family bathroom. Retaining many original character features, the property also benefits from an enclosed rear courtyard garden with shed.

Ideally located close to local amenities, schools, cafés, and riverside walks. An attractive opportunity for owner-occupiers, investors, or those seeking a character home in a historic market town.



Guide Price:

£190,000 (plus fees)

[Click for more information](#)



Lot
183 **61 Birkhall Road, London,
SE6 1TF**

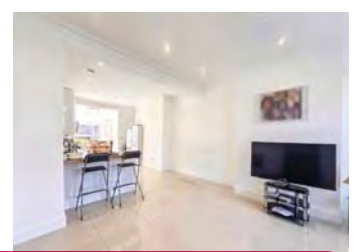
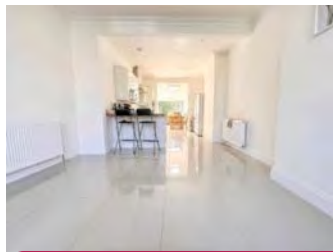
Substantial 4 Bedroom Period London Home with Guest Suite & East-Facing Garden.

Description:

An exceptional opportunity to acquire this substantial freehold period terraced house, offering beautifully presented and versatile accommodation arranged over two floors. Combining an abundance of original character with contemporary finishes, the property extends to provide four bedrooms, multiple reception areas and generous family living space, making it ideally suited to owner-occupiers, investors or those seeking a spacious London home.

Guide Price:

£485,000 (plus fees)



[Click for more information](#)



Lot
184 **Frandon Hotel, 13 Beach Road,
Clacton-on-Sea, Essex, CO15 1UF**

A 16-bedroom licensed HMO.

Description:

A large and imposing Mid terrace period property consisting 16- bedroom HMO previous income of £276,000pa under a license to occupy contract with Tendring District Council, the property A 16-bedroom licensed HMO benefiting from established lawful Sui Generis hostel use and has parking for seven vehicles.

Occupying a central location in Clacton-on-Sea, just a short walk from Clacton Pier and Marine Parade, Clacton on Sea Main line railway station is just a 5 min walk and the town centre is a 10 minute walk, Clacton-on-Sea is a busy coastal town and seaside resort positioned on the east side of the Essex coastline known for its sandy beaches and Victorian pier.

Guide Price:

£3,000,000 - £4,000,000 (plus fees)



[Click for more information](#)



Lot **185** **85 Formans Road, Sparkhill, Birmingham, West Midlands, B11 3AX**

Two Bed Terrace.

Description:

2-bedroom home situated on Formans Road, offering spacious living accommodation and a fantastic central location.

The property briefly comprises two generous reception rooms, a fitted kitchen, two well-proportioned bedrooms and a family bathroom. To the rear, the property benefits from a lovely private garden, perfect for relaxing or entertaining.



Guide Price:

£125,000 (plus fees)



[Click for more information](#)



Lot **186** **Flat 38 Brickfield Court, 5 Bath Road, Slough, Buckinghamshire, SL1 3FX**

One Bed Apartment.

Description:

Perfect for first-time buyers or investors, this stylish one-bedroom apartment is situated within the sought-after Brickfield Court development, built in 2017 and offering a range of excellent resident amenities.

Located on the second floor with lift access, the apartment features a bright and spacious open-plan living area incorporating a contemporary fitted kitchen, ample storage cupboards, and direct access to a private balcony-ideal for relaxing or entertaining.



Guide Price:

£100,000 (plus fees)

[Click for more information](#)



Lot **187** **7 Katonia Avenue, Mayland, Chelmsford, Essex, CM3 6AD**

Bidding opens 4.00 pm

1960's-Built 3 Bedroom Detached Bungalow.

Description:

Ideally located within a popular cul-de-sac situated in Mayland and within close proximity to Burnham-on-Crouch. This well-presented 1960s-built three-bedroom detached bungalow offers fantastic potential for buyers looking to make their mark.

*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.

Guide Price:

£300,000 (plus fees)



Click for more information



Lot **188** **46 Waverley Road, Kettering, Northamptonshire, NN15 6NT**

1930's-built 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.

Guide Price:

£170,000 (plus fees)



Click for more information



Lot **189** **42 Fanshawe Avenue, Barking, Essex, IG11 8RG**

One Bedroom Maisonette In Need Of Refurbishment..

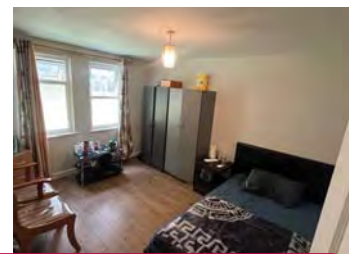
Description:

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.

As you first enter this Ground floor flat there is a short walk up to the main living area which is the first room directly off of the hallway. Following this, there is generous size double bedroom which looks out onto the shared garden space. The final rooms situated at the rear of the property are the kitchen and bathroom, both of which require modernisation.

Guide Price:

£140,000 (plus fees)



[Click for more information](#)



Lot **190** **Warws Dau, Watling Street, Llanrwst, Gwynedd, LL26 OLS**

Bidding opens 5.30 pm

A substantial former warehouse/light industrial building.

Description:

Excellent potential for conversion into a striking contemporary home. This is the second of two warehouse conversions within the site. The adjoining warehouse has already been transformed into an impressive modern residence, providing a clear example of the potential on offer here.

The property benefits from full planning permission for residential conversion, with detailed plans available for inspection. Extending to approximately 214 m² (2,303 ft²) over two floors, the building provides a generous footprint for creating a spacious, open-plan home with scope for stylish, contemporary interiors.

Guide Price:

£95,000 (plus fees)



[Click for more information](#)



Lot
191 **19 Market Street, Cinderford,
GL14 2RT**

A retail premises with the added benefit of separate residential accommodation.

Description:

Occupying a prominent position on one of the busiest sections of Market Street in the heart of Cinderford town centre, the property enjoys an extensive glazed shop frontage, providing excellent visibility and display potential. Most recently occupied by a successful carpet and flooring retailer, the premises are now available following the business's relocation to larger premises.

The commercial accommodation includes a useful basement offering extensive storage space together with potential for further development or alternative uses, subject to the necessary consents.

Guide Price:

£140,000 - £160,000 (plus fees)



[Click for more information](#)



Lot
192 **6 St. John Street, Chester, Cheshire,
CH1 1DA**

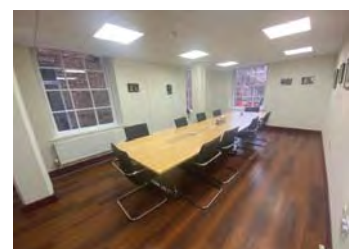
A Substantial Grade II Listed Office Building In Chester City Centre.

Description:

Having Been Constructed In The Mid 18th Century And Subsequently Extended To The Rear Circa 1975. The Accommodation Is Predominantly Open Plan Although Some Internal Non-Structural Partitioning Has Been Installed To Create Private Rooms.

The Property Has Secure Basement Car Parking For 4-5 Vehicles, Having A Roller Shutter Door. The Car Park Is Accessed Via A Side Street

The Auctioneers Understand That The Property Has A Rateable Value Of £78,500.



Guide Price:

£595,000 (plus fees)

[Click for more information](#)



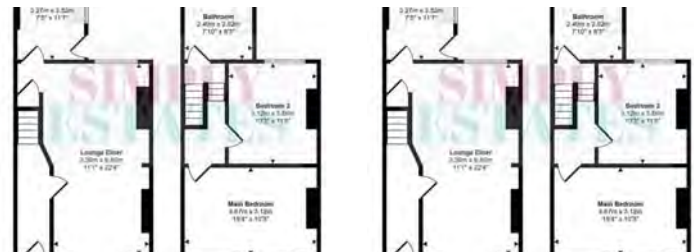
Lot 193 52 Ffynnongroew, Rhyl, Denbighshire, LL18 1DB

Two-bedroom terrace property.

Description:

This two-bedroom terrace property presents excellent potential, making it an ideal choice for those starting their property journey or seeking an investment opportunity.

The property, currently rented at £825pcm is conveniently located just moments away from the Marina Quay and Rhyl beachfront, this deceptively spacious property has great potential.



Guide Price:

£75,000 - £95,000 (plus fees)

[Click for more information](#)



Lot 194 Apartment 2, 1 Beach Terrace, Rhosneigr, Gwynedd, LL64 5QD

Stunning Leasehold Three Bedroom Apartment.

Description:

Positioned right on the very edge of the beach at the end of Beach Road, the property commands stunning, uninterrupted, panoramic sea views reaching towards Rhoscolyn and the Llyn Peninsula.

Arranged over the second and third floors, the apartment features an open-plan living, dining, and kitchen area, creating a bright and welcoming space that truly captures the essence of coastal living. The accommodation includes three generous double bedrooms and a bathroom featuring both a shower and a bath, offering excellent flexibility for families, guests, or holiday letting.



Guide Price:

£315,000 (plus fees)

[Click for more information](#)



Lot
195 **5 St Davids Close, Ewloe, Flintshire,
CH5 3AP**

Tenanted 2 Double Bedroomed Semi Detached Property.

Description:

TCPA understand the property comprises Living room and Kitchen to the ground floor, with two double bedrooms and bathroom to the first floor.

To the outside is a private rear garden, garage and off road parking for circa two vehicles.



Guide Price:
£140,000 (plus fees)

[Click for more information](#)



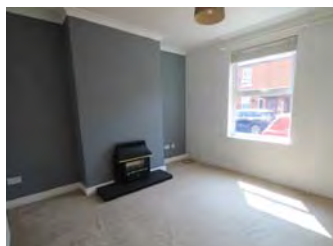
Lot
196 **3 Bradford Street, Handbridge, Chester,
Cheshire, CH4 7DE**

Three bedroom end of terrace.

Description:

This spacious three bedroom end of terrace house presents an excellent opportunity for first time buyers seeking a comfortable and well-appointed home in the highly sought after Handbridge area.

The property is set in the very heart of ever popular Handbridge very close to an array of high quality shops, cafes and public houses. Chester City Centre is a short walk away across the River Dee. The Meadows are also close at hand. Access to Chester Business Park is simple.



Guide Price:
£180,000+ (plus fees)

[Click for more information](#)



Lot 197 Unit 2, 6-8 Seaview road, Colwyn Bay, LL29 8DG

A commercial premises located close to the entrance of the Bay View Shopping Centre.

Description:

A commercial premises located close to the entrance of the Bay View Shopping Centre, suitable for a variety of commercial uses (subject to necessary consents).

The premises boasts close proximity to the bustling Bae Colwyn (Colwyn Bay) train station, leaving any business the opportunity to really stand out given the position.

Furthermore, the A55 carriageway is nearby, giving immediate road links alongside the regular town centre bus links. There is also a public car park to the rear of the building allowing for easy access.

Guide Price:

£50,000 - £100,000 (plus fees)



[Click for more information](#)



Lot 198 Almere Ferry Farm, Trevalyn, Rossett, Wrexham, LL12 0BY

A Freehold Detached 2/3 Bedroom Chalet.

Description:

A 2/3 bedroom detached freehold chalet located on the banks of the River Dee near Rossett with views towards the Welsh hills.

Rossett lies just south of the City of Chester; the village retains much of its character and has facilities to include village pubs, shops and restaurant.

VERANDAH Timber decked verandah to the front and rear of the property which overlooks the river. Timber shed. The Auctioneers understand that the property has the benefit of mooring rights and fishing rights to the River Dee.

Guide Price:

£50,000 - £100,000 (plus fees)



[Click for more information](#)



Lot 199 Derwen, Cader Road, Dolgellau, Gwynedd, LL40 1SG

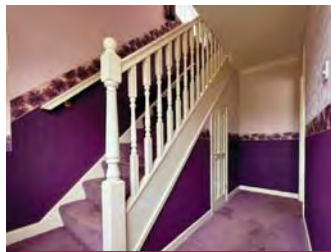
A two-bedroom semi-detached home.

Description:

Offering far-reaching countryside views to the front.

Occupying a generous plot, the property features a front garden, rear patio, and tiered gardens beyond. Additionally, a separate garage with driveway parking is situated directly across the road.

Internally, the property would benefit from a scheme of modernisation and refurbishment. However, it does offer UPVC double glazing and electric night storage heating.



Guide Price:

£115,000 (plus fees)

[Click for more information](#)



Lot 200 Freehold Land At Evans Easyspace, Welsh Road, Garden City, Flintshire, CH5 2JZ

Absolute Freehold Interest In Plot Extending To 2.923 Acres.

Description:

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



Guide Price:

£5,000 - £10,000 (plus fees)

[Click for more information](#)

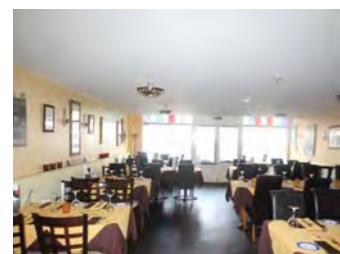


Lot 201 The Village Bistro, Bank Buildings, Pant yr Afon, Penmaenmawr, LL34 6BY

A Fitted Out Ground Floor Restaurant Of Up To 50 Covers.

Description:

The Accommodation Also Includes 2 Bedroom Living Accommodation At Upper Levels, Which Has The Benefit Of A Separate Entrance And A Beautiful Enclosed Garden Area. An Opportunity To Buy A Superb Potential Investment Property Which Is Within Easy Reach Of The A55 Expressway, Providing Convenient Access To North Wales Coastal Areas.



Guide Price:

£195,000 (plus fees)

[Click for more information](#)



Lot 202 3 Avallon Avenue, Llandudno Junction, Conwy, LL31 9AD

A Self Contained Two Bedroom Ground Floor Flat.

Description:

Benefitting From UPVC Double Glazing And Gas Central Heating. An Ideal First Home Or Investment Lot. LEASEHOLD 99 YEARS FROM 1992

Self contained 2 bedroom, ground floor flat with rear garden offered for sale with vacant possession.

From the front door off the side elevation is a small hall, bathroom, lounge and kitchen area, inner hall and 2 bedrooms.



Guide Price:

£50,000 (plus fees)

[Click for more information](#)



Lot 203 Flats 3A and 3B Avallon Avenue, Llandudno Junction, Conwy, LL31 9AD

Two Well Presented One Bedroom Flats.

Description:

Including the Freehold of the Building. Located in a Popular Residential Area Close to Amenities. The Flats Benefit from UPVC Double Glazing with One Having Gas Central Heating and One Electric Heaters. Offered with Vacant Possession. Estimated Gross Yield of Approximately 20%.



Guide Price:

£50,000 (plus fees)

[Click for more information](#)

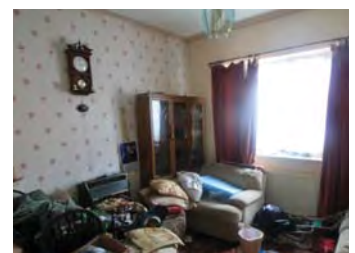


Lot 204 13 Talbot Road, Wrexham, LL13 7DY

A Good Sized Three Bedroom End Terraced Property.

Description:

Benefitting from Gas Central Heating and UPVC Double Glazing, Being Located in a Popular Residential Area Within Walking Distance of Wrexham City Centre, Local Amenities and Schools. In Need of a Scheme of Modernisation. Benefits from a Large Cellar and a Garden to the Rear. Opportunity to Create a Lovely Family Home or Investment Property.



Guide Price:

£80,000 - £100,000 (plus fees)

[Click for more information](#)

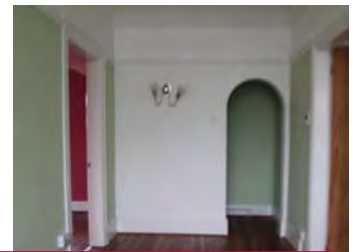


Lot 205 1 Sunny Nook, Prince's Drive, Craig Y Don, Llandudno, LL30 1YB

A Freehold Ground Floor One Bedroom Apartment.

Description:

Being Located in a Popular Residential Area of Llandudno Within Easy Reach of the Town Centre, Promenade and Sea Front. Benefits from UPVC Double Glazing and Gas Central Heating, with Gardens to Front and Rear. An Ideal Opportunity to Create a Home or a Superb Investment Property.



Guide Price:
£90,000 (plus fees)

[Click for more information](#)



Lot 206 17 Trem Y Coed, Clawddnewydd, Ruthin, Denbighshire, LL15 2NQ

Fire Damaged Extended 4 Bedroom Detached.

Description:

Bungalow Offering Versatile Accommodation in Need of Complete Renovation with a Private South Facing Garden Located in This Established Cul-de-Sac Just off the Village Centre Some 5.5 Miles from Ruthin.

In the Agents Opinion the Property Would Be Worth Circa £325,000 to £350,000 When Finished. The Auctioneers Have Included Photographs Provided by the Vendor of the Renovated Property 2 Weeks Before It Was Tragically Damaged by Fire in June 2025.



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

[Click for more information](#)



Lot 207 Glan Hafren, Pant, Oswestry, Shropshire, SY10 9QQ

A detached period property.

Description:

With three spacious bedrooms, this house offers ample room for families or those seeking extra space for guests or a home office. The two reception rooms provide a good area for relaxation and socialising, perfect for entertaining friends and family. With the right imagination and effort, this house could transform into a stunning family home or a delightful retreat. If you are ready to take on a project and create a space that reflects your personal style, this property could be the perfect canvas for your dreams. Don't miss the chance to explore the possibilities that await in this charming location



Guide Price:

£160,000 (plus fees)

[Click for more information](#)



Lot 208 65 New Street, Beaumaris, Anglesey, LL58 8EG

A nicely modernised three bedroom end of terrace house.

Description:

Enjoying fine sea and mountain views from the upper floors and centrally positioned within the town, being a short walk to the sea front. Having been significantly upgraded over the last two years, the property is in "turn key" condition and is presently utilised as a holiday let, grossing around £25,000 per annum and available as a "going concern" if required with contents available if required. The property easily surpasses the 180 night occupancy rule. The accommodation is over 3 floors, having a living/dining room with gas stove and modern kitchen with integrated fittings on the ground floor and to the upper floors are 3 bedrooms, refitted Shower room and cloak room with WC. Low maintenance rear garden and elevated patio garden.



Guide Price:

£230,000 (plus fees)

[Click for more information](#)



Lot 209 Gwerindy Y Pistyll, Pistyll, Gwynedd, LL53 6LR

Former Rectory in Pistyll, requiring total renovation.

Description:

The Old Rectory, "Gwerindy", Pistyll, is a substantial detached former Rectory built in the mid 1930s for the former minister of the nearby St Bueno's Church, the property has remained within the same family for generations and holds strong local historical significance.

Occupying an elevated coastal position in the sought-after village of Pistyll, near Nefyn on the Llŷn Peninsula, the property enjoys outstanding far reaching views over open countryside towards the Irish Sea and Anglesey, with distant views towards the Wicklow Mountains in Ireland on clear days.

Guide Price:

£135,000 (plus fees)



[Click for more information](#)



Lot 210 Tyddyn Siocyn, Llanfair, Harlech, Gwynedd, LL46 2TE

A charming and characterful three/four-bedroom detached stone property.

Description:

Enjoying breathtaking views of the surrounding mountains and distant coastline, the property offers a rare opportunity to acquire a home of considerable character in one of North Wales' most desirable settings.

The accommodation is both spacious and versatile, comprising the original cottage together with an attached annexe, linked by a conservatory to create extended living space. The annexe benefits from its own independent access, making it ideal for multi-generational living, guest accommodation, or, subject to any necessary permissions, a potential holiday let.

Guide Price:

£299,000 (plus fees)



[Click for more information](#)



Lot
211

Bedivere, King Arthur, Penisarwaun, Gwynedd, LL55 3BN

**Two Freehold 2 Bedroomed Self
Contained Flats.**

Description:

An iconic granite building on the edge of the Eryri National park minutes away from access to Yr Wyddfa (Snowdon) mountain and the tourist facilities in Llanberis. The market town of Caernarfon and the University city of Bangor are close by. The G/F flat is fully furnished with VP in July , the 1st floor flat is leased to the present occupant.



Guide Price:

£80,000 - £100,000 (plus fees)

[Click for more information](#)



Lot
212

Fron Deg, Holyhead Road, Betws-y-Coed, Conwy, LL24 0BN

**Substantial Mixed-Use Premises in
Village Centre Setting offering superb
potential.**

Description:

A rare opportunity to acquire a prominent three-storey, stone-built property situated in the heart of a popular village, fronting the A5, offering significant potential for redevelopment or refurbishment. Substantial residential property and former café and shop premises, the building offers a blend of residential and commercial space, now in need of comprehensive renovation throughout.



Guide Price:

£200,000 (plus fees)

[Click for more information](#)



Lot 213 Land Adjacent to Fron Deg, Betws-Y-Coed, Conwy, LL24 0AB

An increasingly rare opportunity to acquire approximately 0.9 acre of level pasture land.

Description:

The site is conveniently located within close proximity of the village centre, providing excellent visibility and easy access.

The land extends to approximately 0.9 acre and is predominantly level, enclosed by established boundaries and mature trees.



Guide Price:
£30,000 (plus fees)

[Click for more information](#)



Lot 214 Apartment 38 Forest Court, Union Street, Chester, Cheshire, CH1 1AB

A one bedroom apartment in Chester City Centre.

Description:

Conveniently located in the heart of Chester city centre opposite Grosvenor Park. A short walk from local amenities such as bars, restaurants, Independent & high street shops, the amphitheater, rows and Chester cathedral.

Chester railway station is also a short distance away with direct train links to London, Manchester & Liverpool. Bus stop just outside the building.



Guide Price:
£20,000 (plus fees)

[Click for more information](#)



Lot
215 1 Highfield Road, Chester, Cheshire,
CH1 5AY

2 Bedroomed Detached Bungalow in need of considerable modernisation.

Description:

Located at the heart of this popular village sitting on a generous size plot this 2 Bedroomed Detached Bungalow in need of considerable modernisation comprises an entrance porch, reception hall, a living room, dining room, kitchen and sitting room along with a bathroom and two double bedrooms. Externally to the front of the property is a long garden with driveway parking to the side leading to the garage whilst the rear garden is of a good size being predominantly lawned and shrubbed and enclosed by a combination of fencing and hedging.



Guide Price:

£95,000 (plus fees)

[Click for more information](#)

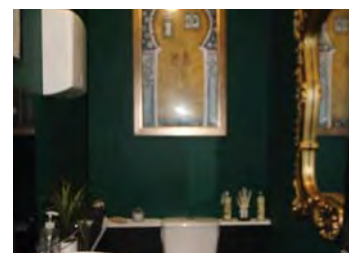


Lot
216 5 Earl Road, Mold, Flintshire,
CH7 1AN

A Ground Floor Sop Unit.

Description:

A Ground Floor shop providing 48.7 sq.m. (525 sq.ft.) or thereabouts, including a cloakroom, being located on Earl Road, close to the Daniel Owen shopping centre and public car parks.



Guide Price:

£75,000 - £85,000 (plus fees)

[Click for more information](#)



Lot 217 1 Bridge Street, Mold, Flintshire, CH7 1LW

2 Bedroomed Semi-Detached house in a popular location.

Description:

In need of updating and with potential to extend. Ideal for FTB or investors.



Guide Price:

£65,000 - £75,000 (plus fees)



[Click for more information](#)



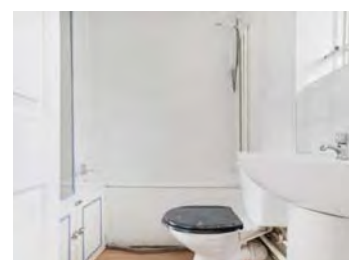
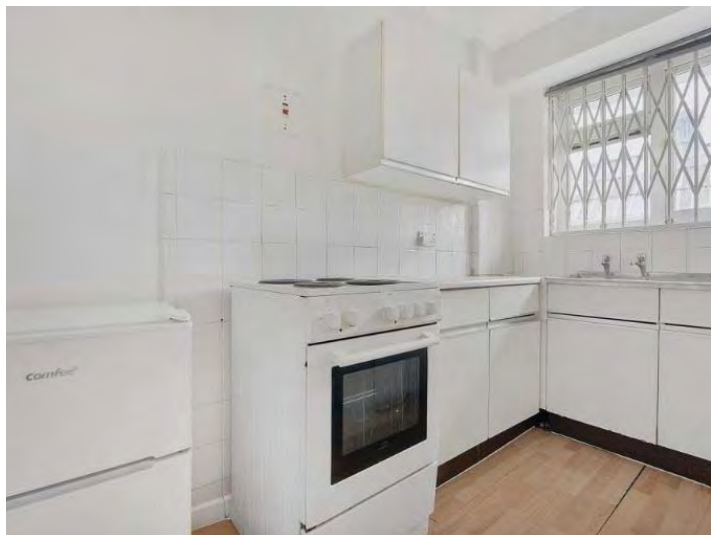
Lot 218 Flat 30 Mayfield House, London, E2 9LJ

Spacious Studio Apartment.

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](#)



Guide Price:

£125,000 (plus fees)

Lot 219 Apartment 152 Broadoaks, 548 Streetsbrook Road, Solihull, B91 1US

Modern Two bedroom Apartment in Sought After Broadoaks Development.

Description:

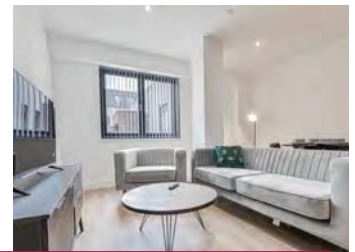
A modern two-bedroom apartment forming part of the sought-after Broadoaks development, offering stylish and well-presented accommodation. The property comprises an entrance hall, open-plan kitchen/dining and living area with integrated appliances, two bedrooms, en-suite shower room and main bathroom.

The property further benefits from allocated parking, a residents' gym and communal lounge, within a secure gated development.

Conveniently situated in the heart of Solihull, the property is within easy reach of Touchwood Solihull, local amenities and excellent transport links, including Solihull railway station, the M42 and Birmingham Airport.

Guide Price:

£195,000 (plus fees)



[Click for more information](#)



Lot 220 21 Mount Pleasant Road, Stockton, Cleveland, TS20 2HX

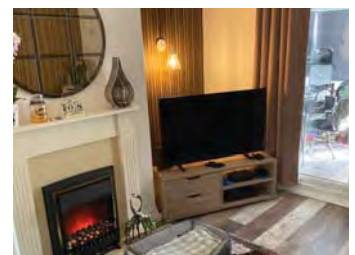
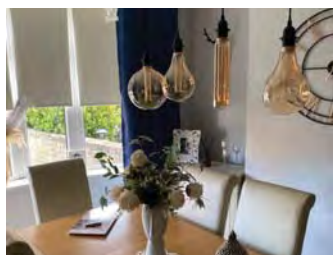
Residential Property Located on Mount Pleasant Road in Stockton.

Description:

This property, located at 21 Mount Pleasant Road, Stockton-on-Tees, TS20 2HX, presents an opportunity for those interested in a residential asset in this area. The property is positioned within a established residential street in Stockton, providing straightforward access to the various local services and facilities that the town has to offer. Stockton-on-Tees serves as a significant residential and commercial centre within the region, ensuring that the property is well-placed for local amenities and transport connectivity. The location is suited for those seeking proximity to the town's resources and the wider infrastructure of the Tees Valley. Please refer to the official documentation for specific details regarding the property's legal standing and occupancy status.

Guide Price:

£115,000 (plus fees)



[Click for more information](#)



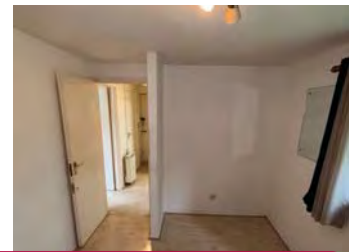
Lot 221 55 York Road, Edgbaston, Birmingham, West Midlands, B16 9HY

1-Bedroom leasehold flat.

Description:

A well-positioned 1-bedroom leasehold flat at 55 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:

£5,000+ (plus fees)

[Click for more information](#)



Lot 222 107 Pinner View, Harrow, Middlesex, HA1 4RR

Detached family home with five bedrooms.

Description:

A exceptional five-bedroom detached family home offers an outstanding opportunity for both homeowners and investors seeking a spacious property with further development potential (STPP).

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.



Guide Price:

£800,000 - £850,000 (plus fees)

[Click for more information](#)



Lot 223 1 Wigsley Way, Fernwood, Newark, Nottinghamshire, NG24 5AN

Three-Bedroom Detached House.

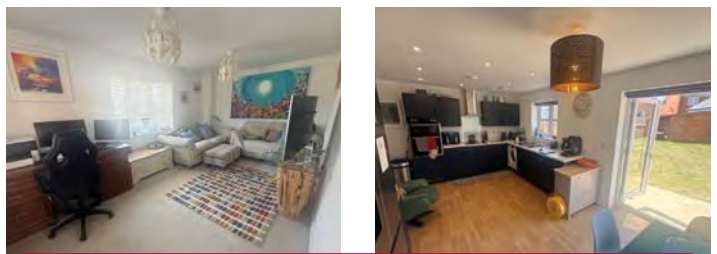
Description:

Situated in a peaceful residential cul-de-sac, this beautifully presented modern home offers an ideal setting for families, first-time buyers and professionals alike. Built to a high standard, the property combines contemporary style with practical living spaces and benefits from the remainder of the NHBC warranty for added peace of mind.

The heart of the home is the modern fitted kitchen with a spacious dining area, providing the perfect space for everyday family life and entertaining. The generous principal bedroom benefits from its own en-suite shower room, while the remaining accommodation is well-proportioned and designed to suit modern lifestyles.

Guide Price:

£220,500 (plus fees)



[Click for more information](#)



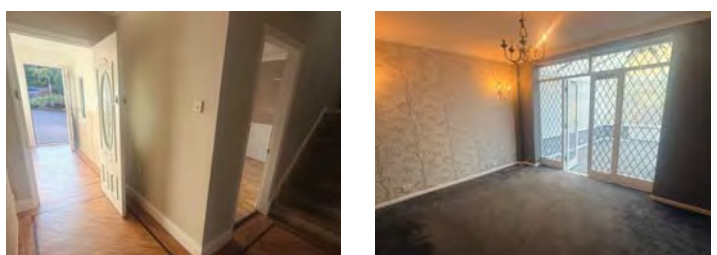
Lot 224 21 Chester Road, Streetly, Sutton Coldfield, West Midlands, B74 2HP

Three-Bedroom Detached Family Home with Garage & Conservatory.

Description:

A fantastic opportunity to purchase this well-presented three-bedroom detached family home, situated on Chester Road in the popular area of Streetly.

The property offers spacious and versatile accommodation, making it an ideal choice for families or buyers looking for a comfortable long-term home.



Guide Price:

£472,500 (plus fees)

[Click for more information](#)



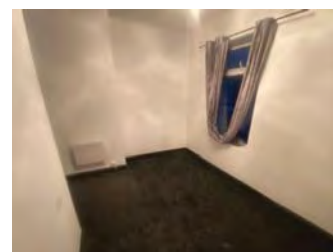
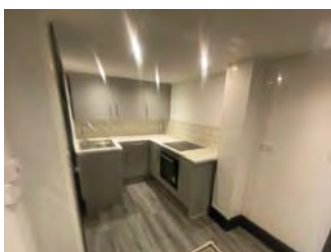
Lot 225 28 Harrow Street, Hartlepool, Cleveland, TS25 5SE

3 bedroom house.

Description:

High-Yield Investment Opportunity.

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:

£5,000+ (plus fees)

[Click for more information](#)

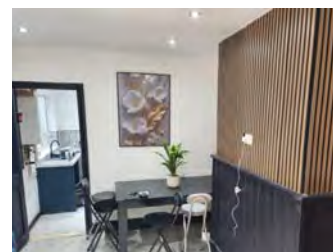


Lot 226 104 Park Street, Grimsby, South Humberside, DN32 7NT

Licensed HMO.

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 property is ideal for investors seeking a ready-to-let asset with strong rental potential.



Guide Price:

£80,000+ (plus fees)

[Click for more information](#)

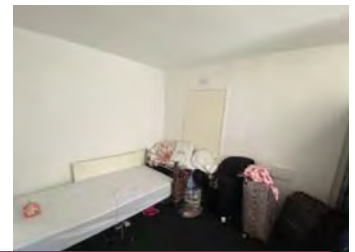


Lot 227 1-3 Market Place, Workington, Cumberland, CA14 4AX

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.



Guide Price:

£300,000 - £350,000 (plus fees)

[Click for more information](#)



Lot 228 Flat 52 The Arches, 1 Frogmore Avenue, Watford, WD17 2AW

Modern Two Bedroom Apartment.

Description:

A modern two-bedroom apartment, offering well-presented accommodation comprising two double bedrooms, spacious living room, bathroom, and a contemporary interior throughout.

The property further benefits from underground parking and access to landscaped communal grounds and gardens.



Guide Price:

£280,000 (plus fees)

[Click for more information](#)



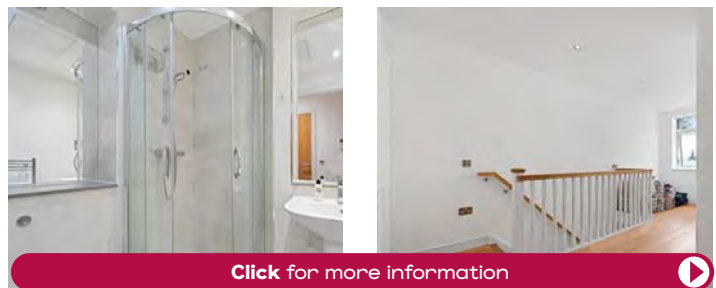
Lot 229 Flat 20 Research House, Fraser Road, Perivale, Greenford, UB6 7AQ

Split Level 1 Bedroom Flat.

Description:

Split level one bedroom ground and first floor flat which is located, on a sought after establishment in Perivale. Sold with tenants in situ paying £1,250pcm (£15,000pa)

This charming apartment comprises of a spacious first floor, lounge and modern kitchen with integrated appliances, an airy ground floor bedroom and a contemporary, fitted family bathroom. Additional features include an entry phone system.



Guide Price:

£200,000 (plus fees)

[Click for more information](#)



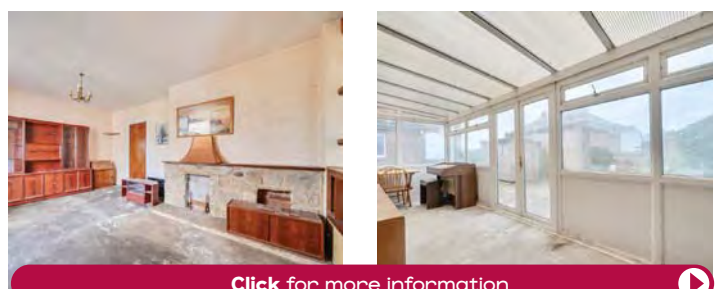
Lot 230 5 Downsides, Ventnor, Isle Of Wight, PO38 1AL

Renovation Project.

Description:

A freehold three-bedroom semi-detached house requiring refurbishment and modernisation throughout, offering excellent potential to add value. The property benefits from front and rear gardens, together with a useful brick-built storage shed in the rear garden and space for off street parking, subject to the usual constraints.

Conveniently located near the sought after Island Free School and within easy reach of Ventnor town centre, local amenities and the seafront, this property will appeal to investors, developers and owner-occupiers looking for a renovation project.



[Click for more information](#)



T+C

Contact

Need information on a lot or have a general enquiry?

Call us today on

0800 334 5090

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

Lot

231

**Flat 15 Oakland Court, Goring Street,
Goring-by-Sea, Worthing, BN12 5AR**

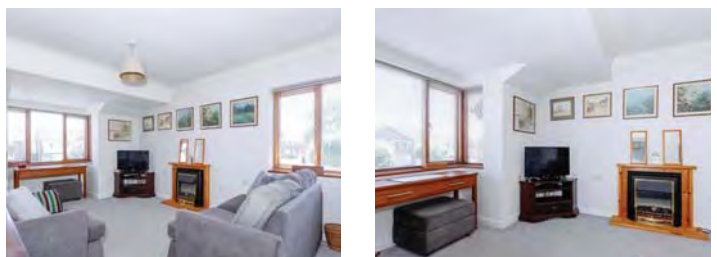
Spacious Two-bedroom First-floor Retirement Apartment.

Description:

A bright and spacious two-bedroom first-floor retirement apartment, exclusively for the over 60s, situated within the popular Oakland Court development in Goring-by-Sea.

The accommodation comprises an entrance hall with storage, a light and airy double-aspect lounge with bay window, fitted kitchen, two bedrooms and a modern bath/shower room. Double doors connect the lounge with the second bedroom, providing flexibility for use as a separate dining room if preferred.

The development benefits from attractive communal gardens, residents' off-road parking and lift access. Conveniently positioned within easy reach of local shops, bus routes, Goring-by-Sea railway station and surrounding amenities.



Guide Price:

£90,000 (plus fees)

[Click for more information](#)



Lot 232 102 Islington High Street, London, N1 8EG

Freehold Commercial Property over Two Floors.

Description:

A well-positioned freehold commercial property extending to approximately 1,523 sq ft over two floors, prominently located on Islington High Street, moments from Angel Underground Station and the popular Camden Passage and Upper Street.



Guide Price:

£400,000 (plus fees)



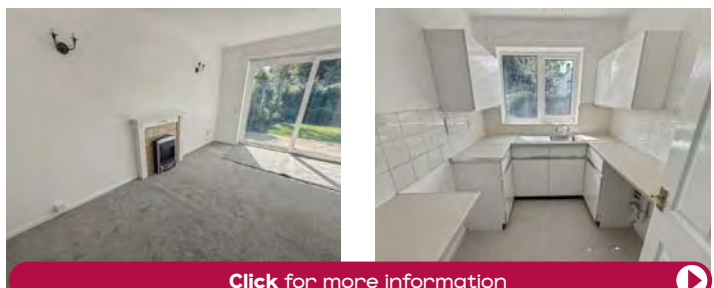
[Click for more information](#)

Lot 233 19 Knowsley Drive, Bicton Heath, Shrewsbury, SY3 5DH

2-bedroom bungalow.

Description:

With a delightful rear garden, enclosed by high-level walls and fencing. The property is entered through an 'L' shaped entrance hall with a cupboard containing a gas meter. The spacious open-plan living/dining room has a feature fireplace and patio doors leading onto the rear garden. The kitchen is fitted with a good range of units and also overlooks the rear garden. Unlike a lot of bungalows, this property has 2 double bedrooms located at the front of the property, one with a feature bow window, and the accommodation is completed with a well-presented 3-piece shower room. The property enjoys gas-fired central heating, double glazing and an allocated parking space



[Click for more information](#)

Guide Price:

£150,000 (plus fees)

Seller's FAQs

Why auction?

Best price – competition is good, gathering all potential purchasers together at the same time creates this, so you can be rest assured the price achieved is the best price you could possibly achieve.

Speed – Selling at auction is much faster than selling through an estate agent. Most properties are sold on an unconditional basis which means immediate exchange of contract and most auction sales complete in 20 working days.

Security – Once the hammer falls your buyer is legally committed to purchase and cannot change their mind without the penalty of losing their deposit.

Can I set a reserve price?

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

What properties are sold at auction?

We sell a wide variety of properties at our auctions ranging from properties for improvement, tenanted properties, residential investments, probate properties, development propositions, derelict property, building land, mixed use properties, commercial investments, unique properties and amenity land.

How will you advertise my property?

We advertise on property portals such as Rightmove, Onthemarket and Zoopla reaching a wide audience of buyers. All properties are marketed on our national website and our buyers receive regular alerts. Our property experts are happy to discuss any local marketing campaigns over the phone or at an appointment.

My sale has fallen through, is selling at auction secure?

Yes, on unconditional sales exchange of contracts is immediate. The buyer pays a deposit and most sales are typically completed in 28 days.



“Going to Town and Country made selling my property so much easier. The staff are polite, helpful, efficient and knowledgeable and thanks to their seamless service my property was sold quickly, realising an excellent sale price. I wholeheartedly recommend them.”

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Common Auction Conditions (Edition 5)

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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:

- a the date specified in the SPECIAL CONDITIONS or
- b 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

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:

- a the date of the SALE MEMORANDUM signed by both the SELLER and BUYER or
- b if CONTRACTS are exchanged, the date of exchange. If exchange is not effected in person or by an irrevocable agreement to exchange made by telephone, fax or 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 disappled 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 whenever 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:

- a prepare the CATALOGUE and PARTICULARS from information supplied by or on behalf of each SELLER
- b offer each LOT for sale
- c sell each LOT
- d receive and hold deposits
- e sign each SALE MEMORANDUM and
- f treat a CONTRACT as repudiated if the BUYER fails to sign a SALE MEMORANDUM or pay a deposit as 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

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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 BUYER but only to YOU if YOU are the successful bidder on behalf of the BUYER.

A5.2 The BUYER:

- a must buy the LOT on the terms of the SALE MEMORANDUM at the PRICE YOU bid (plus VAT, if applicable)
- b 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:
- i a contribution to insurance costs as provided by CONDITION G3.2
- ii apportionments and/or interest pursuant to CONDITION G10
- iii ARREARS as provided by CONDITION G11 or
- iv a payment to US if specified in CONDITION A6.

A5.3 YOU must:

- a provide all information WE need from YOU to enable US to complete the SALE MEMORANDUM
- b 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
- c 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:

- a must be paid in pounds sterling in the manner stipulated in CONDITION A6
- b 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
- c is to be held by US (or, at OUR option, the SELLER'S conveyancer) and
- d 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:

- a YOU are personally liable to buy the LOT even if YOU are acting as an agent and
- b YOU must indemnify the SELLER in respect of any loss the SELLER incurs as a result of the BUYER'S default.

A5.8 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 dispensed 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:

- a matters registered or capable of registration as local land charges
- b matters registered or capable of registration by any competent authority or under the provisions of any statute
- c notices, orders, demands, proposals, and requirements of any competent authority
- d changes, notices, orders, restrictions, agreements and other matters relating to town and country planning, highways or public health
- e rights, easements, quasi-easements, and wayleaves
- f outgoing and other liabilities
- g any interest which overrides, under the Land Registration Act 2002
- h matters that ought to be disclosed by the searches and enquiries a prudent buyer would make, whether or not the BUYER has made them and
- i anything the SELLER does not and could not reasonably know about.

G1.5 Where anything subject to which the LOT is sold would expose the SELLER to liability, the BUYER is to comply with it and indemnify the SELLER against that liability.

G1.6 The SELLER must notify the BUYER of any notices, orders, demands, proposals and requirements of any competent authority of which it learns after the CONTRACT DATE, but the BUYER must comply with them and keep the SELLER indemnified.

G1.7 The LOT does not include any tenant's or trade fixtures or fittings. The SPECIAL CONDITIONS state whether any chattels are included in the LOT, but if they are:

- a the BUYER takes them as they are at COMPLETION and the SELLER is not liable if they are not fit for use and
- b the SELLER is to leave them at the LOT.

G1.8 The BUYER buys with full knowledge of:

- a the DOCUMENTS, whether or not the BUYER has read them and
- b the physical condition of the LOT and what could reasonably be discovered on inspection of it, whether or not the BUYER has inspected it.

G1.9 The BUYER admits that 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:

- a any minimum deposit stated in the AUCTION CONDUCT CONDITIONS (or the total PRICE, if this is less than that minimum) and
- b 10% of the PRICE (exclusive of any VAT on the PRICE).

G2.2 If 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:

- a the LOT is sold subject to a TENANCY that requires the SELLER to insure the LOT or
- b the SPECIAL CONDITIONS require the SELLER to insure the LOT.

G3.2 If the SELLER is required to insure the LOT, then the SELLER:

- a must produce to the BUYER on request all relevant insurance details
- b must use reasonable endeavours to maintain that or equivalent insurance and pay the premiums when due
- c gives no warranty as to the adequacy of the insurance
- d must at the request of the BUYER use reasonable endeavours to have the BUYER'S interest noted on the policy if it does not cover a contracting purchaser
- e must, unless otherwise agreed, cancel the insurance at COMPLETION, apply for a refund of the premium and (subject to the rights of any tenant or other third party) pay that refund to the BUYER and
- f (subject to the rights of any tenant or other third party) hold on trust for the BUYER any insurance

payments that the SELLER receives in respect of loss or damage arising after the CONTRACT DATE, or assign to the BUYER the benefit of any claim

and the BUYER must on COMPLETION reimburse to the SELLER the cost of that insurance as from the CONTRACT DATE (to the extent not already paid by the BUYER or a tenant or other third party).

G3.3 No damage to or destruction of the LOT, nor any deterioration in its condition, however caused, entitles the BUYER to any reduction in PRICE, or to delay COMPLETION, or to refuse to complete.

G3.4 Section 47 of the Law of Property Act 1925 does not apply to the CONTRACT.

G3.5 Unless the BUYER is already lawfully in occupation of the LOT, the BUYER has no right to enter into occupation prior to COMPLETION.

G4 Title and identity

G4.1 Unless CONDITION G4.2 applies, the BUYER accepts the title of the SELLER to the LOT as at the CONTRACT DATE and may raise no requisition or objection to any of the DOCUMENTS that is made available before the AUCTION or any other matter, except one that occurs after the CONTRACT DATE.

G4.2 The following provisions apply only to any of the following DOCUMENTS that are not made available before the AUCTION:

- a if the LOT is registered land, the SELLER is to give to the BUYER within five BUSINESS DAYS of the CONTRACT DATE an official copy of the entries on the register and title plan and, where noted on the register, an official copy of all DOCUMENTS subject to which the LOT is being sold.
- b If the LOT is not registered land, the SELLER is to give to the BUYER within five BUSINESS DAYS of the CONTRACT DATE an abstract or epitome of title starting from the root of title mentioned in the SPECIAL CONDITIONS (or, if none is mentioned, a good root of title more than 15 years old) and must produce to the BUYER the original or an examined copy of every relevant DOCUMENT.
- c If title is in the course of registration, title is to consist of:

- i certified copies of the application for registration of title made to the land Registry and of the DOCUMENTS accompanying that application
- ii evidence that all applicable stamp duty land tax relating to that application has been paid and
- iii a letter under which the SELLER or 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.
- d 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):

- a the covenant set out in section 3 of the Law of Property (Miscellaneous Provisions) Act 1994 shall not extend to matters recorded in registers open to public inspection; these are to be treated as within the actual knowledge of the BUYER, and
- b the covenant set out in section 4(1)(b) of the Law of Property (Miscellaneous Provisions) Act 1994 shall not extend to any condition or tenant's obligation relating to the state or condition of the LOT where the LOT is leasehold property.

G4.4 The TRANSFER is to have effect as if expressly subject to all matters subject to which the LOT is sold under the CONTRACT.

G4.5 The SELLER does not have to produce, nor may the BUYER object to or make a requisition in relation to, any prior or superior title even if it is referred to in the DOCUMENTS.

G4.6 The SELLER (and, if relevant, the BUYER) must produce to each other such confirmation of, or evidence of, their identity and that of their mortgagees and attorneys (if any) as is necessary for the other to be able to comply with applicable AML REGULATIONS and Land Registry Rules.

G5 TRANSFER

G5.1 Unless a form of TRANSFER is prescribed by the SPECIAL CONDITIONS:

- a the BUYER must supply a draft TRANSFER to the SELLER at least ten BUSINESS DAYS before the AGREED COMPLETION DATE and the engrossment (signed as a deed by the BUYER if CONDITION G5.2 applies) five BUSINESS DAYS before that date or (if later) two BUSINESS DAYS after the draft has been approved by the SELLER and
- b the SELLER must approve or revise the draft TRANSFER within five BUSINESS DAYS of receiving it from the BUYER.

G5.2 If the SELLER has any liability (other than to the BUYER) in relation to the LOT or a TENANCY following COMPLETION, the BUYER is specifically to covenant in the TRANSFER to indemnify the SELLER against that liability.

G5.3 The SELLER cannot be required to transfer the LOT to anyone other than the BUYER, or by more than one TRANSFER.

G5.4 Where the SPECIAL CONDITIONS state that the SELLER is to grant a new lease to the BUYER:

- a the CONDITIONS are to be read so that the TRANSFER refers to the new lease, the SELLER to the proposed landlord and the BUYER to the proposed tenant

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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.	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.	G12.2 The SELLER is to manage the LOT in accordance with its standard management policies pending COMPLETION.
G6 COMPLETION	G10.2 Subject to CONDITION G41, 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.	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:
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.	G10.3 Income and outgoings are to be apportioned at the ACTUAL COMPLETION DATE unless:	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
G6.2 The amount payable on COMPLETION is:	a the BUYER is liable to pay interest and	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
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 G41 but no other amounts unless stated in the SPECIAL CONDITIONS.	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.	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.
G6.3 Payment is to be made in pounds sterling and only by:	G10.4 Apportionments are to be calculated on the basis that:	G13 Rent deposits
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.	a the SELLER receives income and is liable for outgoings for the whole of the day on which apportionment is to be made	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.
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.	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	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.
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.	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.	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.
G6.6 Where applicable, the CONTRACT remains in force following COMPLETION.	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.	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:
G7 Notice to complete	G11 ARREARS	a observe and perform the SELLER'S covenants and conditions in the rent deposit deed and indemnify the SELLER in respect of any breach
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.	Part 1 – Current rent	b give notice of assignment to the tenant and
G7.2 The person giving the notice must be READY TO COMPLETE.	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.	c give such direct covenant to the tenant as may be required by the rent deposit deed.
G7.3 If the BUYER fails to comply with a notice to complete, the SELLER may, without affecting any other remedy the SELLER has:	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.	G14 VAT
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.	G11.3 Parts 2 and 3 of this CONDITION (G11) do not apply to ARREARS of current rent.	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.
G7.4 If the SELLER fails to comply with a notice to complete, the BUYER may, without affecting any other remedy the BUYER has:	Part 2 – BUYER to pay ARREARS	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.
a terminate the CONTRACT and b recover the deposit and any interest on it from the SELLER or, if applicable, a stakeholder.	G11.4 Part 2 of this CONDITION (G11) applies where the SPECIAL CONDITIONS give details of ARREARS.	G15 Transfer as a going concern
G8 If the CONTRACT is brought to an end	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.	G15.1 Where the SPECIAL CONDITIONS so state:
G8.1 If the CONTRACT is lawfully brought to an end:	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.	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
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	Part 3 – BUYER not to pay ARREARS	b this CONDITION (G15) applies.
G9 Landlord's licence	G11.7 Part 3 of this CONDITION (G11) applies where the SPECIAL CONDITIONS:	G15.2 The SELLER
G9.1 Where the LOT is or includes leasehold land and licence to assign or sublet is required, this CONDITION (G9) applies.	a so state or	a they are registered for VAT, either in the SELLER'S name or as a member of the same VAT group and
G9.2 The CONTRACT is conditional on that licence being obtained, by way of formal licence if that is what the landlord lawfully requires.	b give no details of any ARREARS.	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.
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').	G11.8 While any ARREARS due to the SELLER remain unpaid, the BUYER must:	c article 5(2B) of the Value Added Tax (Special Provisions) Order 1995 does not apply to them and
G9.4 The SELLER must:	a try to collect them in the ordinary course of management but need not take legal proceedings or forfeit the TENANCY	d they are not buying the LOT as a nominee for another person.
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).	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)	G15.3 The BUYER confirms that:
G9.5 The BUYER must promptly:	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	a they are registered for VAT, either in the BUYER'S name or as a member of a VAT group
a provide references and other relevant information and b comply with the landlord's lawful requirements.	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	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
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).	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	c that the VAT OPTION has been notified in writing to HM Revenue and Customs
G10 Interest and apportionments	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).	d 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.
G10.1 If the ACTUAL COMPLETION DATE is after the AGREED COMPLETION DATE for any reason other than the SELLER'S	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.	G15.4 The BUYER is to give to the SELLER as early as possible before the AGREED COMPLETION DATE evidence:
T&CPA Catalogue 134	G12 Management	a of the BUYER'S VAT registration
The majority of the property available in this catalogue will be subject to a buyer's premium this will be clearly listed on the lot at www.tcpa.co.uk. Prospective purchasers are advised to read any addendum, 'Notice to Prospective Purchasers', general and special conditions of sale applicable to the region in addition to the legal pack.		

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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 (G15), the BUYER must pay and indemnify the SELLER against all costs, interest, penalties or surcharges that the SELLER incurs as a result.
- G16 Capital allowances**
- G16.1 This CONDITION (G16) applies where the SPECIAL CONDITIONS state that there are capital allowances available in respect of the LOT.
- G16.2 The SELLER is promptly to supply to the BUYER all information reasonably required by the BUYER in connection with the BUYER'S claim for capital allowances.
- G16.3 The value to be attributed to those items on which capital allowances may be claimed is set out in the SPECIAL CONDITIONS.
- G16.4 The SELLER and BUYER agree to:
- a make an election on COMPLETION under section 198 of the Capital Allowances Act 2001 to give effect to this CONDITION (G16) and
- b 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:
- a in its condition at COMPLETION
- b for such title as the SELLER may have and
- c with no title guarantee
- and the BUYER has no right to terminate the CONTRACT or any other remedy if information provided about the LOT is inaccurate, incomplete or missing.
- G19.5 Where relevant:
- a the DOCUMENTS must include certified copies of those under which the PRACTITIONER is appointed, the document of appointment and the PRACTITIONER'S acceptance of appointment and
- b the SELLER may require the TRANSFER to be by the lender exercising its power of sale under the Law of Property Act 1925.
- G19.6 The BUYER understands this CONDITION (G19) and agrees that it is fair in the circumstances of a sale by a PRACTITIONER.
- G20 TUPE**
- G20.1 If the SPECIAL CONDITIONS state 'there are no employees to which TUPE applies', this is a warranty by the SELLER to this effect.
- G20.2 If the SPECIAL CONDITIONS do not state 'there are no employees to which TUPE applies', the following paragraphs apply.
- a The SELLER must notify the BUYER of those employees whose contracts of employment will transfer to the BUYER on COMPLETION (the 'transferring employees'). This notification must be given to the BUYER not less than 14 days before COMPLETION.
- b The BUYER confirms that they will comply with their obligations under TUPE and any SPECIAL CONDITIONS in respect of the transferring employees.
- c 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.
- d 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:
- a service charge expenditure attributable to each TENANCY
- b payments on account of service charge received from each tenant
- c any amounts due from a tenant that have not been received and
- d any service charge expenditure that is not attributable to any TENANCY and is for that reason irrecoverable.
- G22.4 In respect of each TENANCY, if the service charge account shows:
- a that payments that the tenant has made on account exceed attributable service charge expenditure, the SELLER must pay to the BUYER an amount equal to that excess when they provide the service charge account or
- b that attributable service charge expenditure exceeds payments made on account, the BUYER must use all reasonable endeavours to recover the shortfall from the tenant as soon as practicable and promptly pay the amount so recovered to the SELLER
- but, in respect of payments on account that are still due from a tenant, CONDITION G11 (ARREARS) applies.
- G22.5 In respect of service charge expenditure that is not attributable to any TENANCY, the SELLER must pay the expenditure incurred in respect of the period before 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:
- a the SELLER must pay it (including any interest earned on it) to the BUYER on COMPLETION and
- b the BUYER must covenant with the SELLER to hold it in accordance with the terms of the TENANCIES and to indemnify the SELLER if it does not do so.
- G23 Rent reviews**
- G23.1 This CONDITION (G23) applies where the LOT is sold subject to a TENANCY under which a rent review due on or before the ACTUAL COMPLETION DATE has not been agreed or determined.
- G23.2 The SELLER may continue negotiations or rent review proceedings up to the ACTUAL COMPLETION DATE but may not agree the level of the revised rent or commence rent review proceedings without the written consent of the BUYER, such consent not to be unreasonably withheld or delayed.
- G23.3 Following COMPLETION, the BUYER must complete rent review negotiations or proceedings as soon as reasonably practicable but may not agree the level of the revised rent without the written consent of the SELLER, such consent not to be unreasonably withheld or delayed.
- G23.4 The SELLER must promptly:
- a give to the BUYER full details of all rent review negotiations and proceedings, including copies of all correspondence and other papers and
- b use all reasonable endeavours to substitute the BUYER for the SELLER in any rent review proceedings.
- G23.5 The SELLER and the BUYER are to keep each other informed of the progress of the rent review and have regard to any proposals the other makes in relation to it.
- G23.6 When the rent review has been agreed or determined, the BUYER must account to the SELLER for any increased rent and interest recovered from the tenant that relates to the SELLER'S period of ownership within five BUSINESS DAYS of receipt of cleared funds.
- G23.7 If a rent review is agreed or determined before COMPLETION but the increased rent and any interest recoverable from the tenant has not been received by COMPLETION, the increased rent and any interest recoverable is to be treated as ARREARS.
- G23.8 The SELLER and the BUYER are to bear their own costs in relation to rent review negotiations and proceedings.
- G24 Tenancy renewals**
- G24.1 This CONDITION (G24) applies where the tenant under a TENANCY has the right to remain in occupation under part II of the Landlord and Tenant Act 1954 (as amended) and references to notices and proceedings are to notices and proceedings under that Act.
- G24.2 Where practicable, without exposing the SELLER to liability or penalty, the SELLER must not without the written consent of the BUYER (which the BUYER must not unreasonably withhold or delay) agree 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:
- a with the cooperation of the SELLER, take immediate steps to substitute themselves as a party to any proceedings
- b use all reasonable endeavours to conclude any proceedings or negotiations for the renewal of the TENANCY and the determination of any interim rent as soon as reasonably practicable at the best rent or rents reasonably obtainable and
- c if any increased rent is recovered from the tenant (whether as interim rent or under the renewed TENANCY), account to the SELLER for the part of that increase that relates to the SELLER'S period of ownership of the LOT within five BUSINESS DAYS of receipt of cleared funds.
- G24.5 The SELLER and the BUYER are to bear their own costs in relation to the renewal of the TENANCY and any proceedings relating to this.
- G25 Warranties**
- G25.1 Available warranties are listed in the SPECIAL CONDITIONS.
- G25.2 Where a warranty is assignable, the SELLER must:
- a on COMPLETION assign it to the BUYER and give notice of assignment to the person who gave the warranty and
- b apply for (and the SELLER and the BUYER must use all reasonable endeavours to obtain) any consent to assign that is required. If consent has not been obtained by COMPLETION, the warranty must be assigned within five BUSINESS DAYS after the consent has been obtained.
- G25.3 If a warranty is not assignable, the SELLER must after COMPLETION:
- a hold the warranty on trust for the BUYER and
- b at the BUYER'S cost, comply with such of the lawful instructions of the BUYER in relation to the warranty as do not place the SELLER in breach of its terms or expose the SELLER to any liability or penalty.
- G26 No assignment**
- 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:
- a procure that they become registered at the Land Registry as proprietor of the LOT
- b procure that all rights granted and reserved by the lease under which the LOT is held are properly noted against the affected titles and
- c provide the SELLER with an official copy of the register relating to such lease showing 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:
- a apply for registration of the TRANSFER
- b provide the SELLER with an official copy and title plan BUYER'S new title and
- c join in any representations the SELLER may properly make to the Land Registry relating to the application.
- G28 Notices and other communications**
- G28.1 All communications, including notices, must be in writing. Communication to or by the SELLER or the BUYER may be given to or by their conveyancers.
- G28.2 A communication may be relied on if:
- a delivered by hand or
- b made electronically and personally acknowledged (automatic acknowledgement does not count) or
- c there is proof that it was sent to the address of the person to whom it is to be given (as specified in the SALE MEMORANDUM) by a postal service that offers normally to deliver mail the next following BUSINESS DAY.
- G28.3 A communication is to be treated as received:
- a when delivered, if delivered by hand, or
- b when personally acknowledged, if made electronically but if delivered or made after 1700 hours on a BUSINESS DAY, a communication is to be treated as received on the next BUSINESS DAY.
- G28.4 A communication sent by a postal service that offers normally to deliver mail the next following BUSINESS DAY will be treated as received on the second BUSINESS DAY after it has been posted.
- G29 Contracts (Rights of Third Parties) Act 1999**
- 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**

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Auction General Conditions

Definitions and Interpretation

Special capitalised words are used throughout this document, and, unless the context suggests otherwise the word is defined on its first use.

These conditions "General Conditions" apply to the sale of each lot placed in the auction "Lot" subject to any variation or addition referred to in the special conditions of sale "Special Conditions" relating to the Lot and which Special Conditions shall have precedence over these General Conditions.

Seller's Reservation

1. The owner of, or person authorised to deal with, the Lot "Seller" reserves to itself the following rights:

[a] to withdraw the Lot from the auction;

[b] the right to sell by private bargain the whole or any part of the Lot before the auction and that without disclosing the reserve price or giving any reason;

[c] to consolidate two or more lots into one Lot; and

[d] the right to bid by itself or by the Auctioneer up to the reserve price.

Reserve Price

2. Unless otherwise stated, there will be an undisclosed reserve price.

Bidding

3. The Auctioneer retains the right to regulate the bidding and refuse any bid or bids without assigning any reason therefore in their sole and absolute discretion. All bidders are required to register their details and provide proof of identity and any other regulatory requirements as detailed by the Auctioneer to obtain a bidder's number prior to bidding. In the event of competition, each offer after the first shall exceed the immediately preceding offer by such sum as may be prescribed by the Auctioneer. The Auctioneer retains the right to divide and sell the Lot in separate lots if the Lot is unsold or sell a group of individual lots as one lot. All bids are to be made clearly. The person offering the reserve price or, should there be more offers than one above the reserve price, the highest bidder; shall be the successful bidder "Purchaser" and such bid shall be the price payable by the Purchaser to the Seller for the Lot ("Price"). On the fall of the Auctioneer's hammer on the successful bid, the Purchaser must provide the Auctioneer with their allocated bidding number and in default the Auctioneer shall be entitled to re-submit the Lot for sale. The Purchaser shall then immediately pay the Deposit in the manner prescribed by the Auctioneer. After paying the necessary Deposit the Purchaser shall then immediately complete and sign the Minute of Preference and Enactment, the date of which shall be the date of the auction and shall become bound and obliged for the sum offered by the Purchaser. If the successful bidder acted as an agent, they must give details of their principal at the time of completing and signing the Minute of Preference and Enactment. In default the Auctioneer will be entitled to re-submit the Lot for sale or allocate a representative to sign the contract as offeror for the Purchaser and principal. A bid which does not reach the reserve price at the time of auction may be held provisionally by the Auctioneer and submitted to the Seller of the Lot to be accepted or rejected. The bidder is held liable to their provisional bid price for 7 working days after the auction date. If the Auctioneer does not return an answer to the bidder within this time, then the bidder is not required to stand on their provisional bid. If the provisional bid is accepted, then the bidder shall be the Purchaser and is required to proceed under auction terms immediately upon notification.

4. Where the sale of a Lot is agreed pre or post auction then the payment of the Deposit shall bind the person purchasing the Lot as the Purchaser to these General Conditions and any Special Conditions and the Purchaser will proceed as if the Lot had been purchased at the auction. The Auctioneer reserves the right to modify the specified Date of Entry in the auction contract to reflect

any agreement reached between the Seller and the Purchaser.

5. Where a Deposit payment is made by telephone or proxy form there shall be no cooling off period allowed. In default of the Purchaser signing the contract the Auctioneer will be entitled to allocate a representative to sign the contract as offeror for the Purchaser and principal.

6. If the Purchaser is a Limited Company, then: -

[a] The contract to purchase the Lot shall be deemed to be entered into at the request of the person bidding at the Auction "Guarantor".

[b] The Guarantor warrants that the Purchaser is a properly constituted Limited Company of good standing and empowered to purchase any estate or interest in land in the United Kingdom and that the Guarantor has been duly authorised by the Purchaser to bind the Purchaser to purchase the Lot.

[c] The Guarantor guarantees to the Seller "as witnessed by the signature of the Guarantor on the Minute of Preference and Enactment which the Guarantor shall be deemed to sign as agent for the Purchaser and as the Guarantor of the Purchaser" as follows:

i. That the Guarantor shall within five working days of any request therefor provide to the Seller's solicitors such evidence as they may reasonably require to verify the warranties given by the Guarantor under clause 6.b;

ii. That the Purchaser will observe and perform its obligations under this contract to purchase the Lot and the Guarantor will pay and make good to and keep the Seller indemnified in respect of all losses, actions, costs, expenses and damages of the Seller arising by virtue of any breach by the Purchaser of such obligations and the Guarantor's liabilities to the Seller hereunder shall not be released by any neglect or forbearance on the part of the Seller in enforcing or giving time to the Purchaser for the performance of the Purchaser's contract to purchase the Lot; and

iii. That if any liquidator of the Purchaser shall disclaim this contract to purchase the Lot then the Seller may within 28 days from the date of such disclaimer give the Guarantor fourteen days written notice requiring the Guarantor to accept such disposition of the subjects contained in the Lot upon the same terms as the General Conditions and Special Conditions "as if any such liquidator had not disclaimed the same" save that time shall be of the essence for the purpose of the date for completion which shall be on or before the expiry of such fourteen days' notice and the Guarantor shall "in addition to the payment of all sums due from the Purchaser to the Seller under this contract" pay to the Seller any interest which should have been payable to the Seller by the Purchaser but for such disclaimer.

Judge of Roup

7. The Judge of the Roup shall be the Auctioneer named in any Minute of Preference and Enactment and shall have power to determine whatever questions or differences may occur at the Auction between Seller and a bidder or among the bidders themselves in relation to the foresaid Auction, to prefer the highest bidder and to adjourn the Auction from time to time.

Deposit

8. A Deposit of 10% of the Price subject to a minimum of £5,000 ("Deposit") shall be paid by the successful bidder or the Purchaser contemporaneously with the execution of the Minute of Enactment and Preference to the Auctioneer as agents for the Seller; and after the completion and subscription of the Minute of Preference and Enactment. Payment of the Deposit must be made by cleared funds in such a manner as the Auctioneer, in their sole discretion, specify. If the Purchaser fails to pay the Deposit, the Auctioneer may re-sell the Lot or require the bidder immediately preceding to the Purchaser to complete the purchase at the last offer without prejudice to the Seller's right to claim damages against the Purchaser for their failure. If a cheque given for the payment of the Deposit is dishonoured on presentation or if the Purchaser fails to pay such Deposit immediately

after subscription of the Minute of Preference and Enactment, the Seller will be entitled to treat this as breach of contract by the Purchaser and will be entitled, but not bound, to rescind the contract and re-sell the Lot. Without prejudice to this the Seller may still claim damages for breach of contract against the Purchaser. The Auctioneer reserves the right to hold the Minute of Preference and Enactment until cleared funds have been secured from the Purchaser.

Date of Entry and Settlement

9. The date of entry "Date of Entry", when the balance of the Price is payable, shall take place on the date specified in the Special Conditions or; if not specified, twenty-eight days after the date of the auction or

such earlier date as may be mutually agreed between Seller and the Purchaser. The Price will be exclusive of VAT. Should VAT be chargeable on the Lot, the Seller reserves their right to charge VAT in addition to the Price, in exchange for a valid VAT invoice. On the Date of Entry, the balance of the Price will require to be paid by the Purchaser's solicitor to the Seller's Solicitor's Client Account by same day electronic transfer. If the balance of the Price has not been paid in full by 3pm on the Date of Entry the Seller's solicitor shall be entitled to refuse to settle the transaction on that day or; as a condition of completing after 3pm on that day, to require that the next working day shall be deemed to be the Date of Entry for the purpose of calculating interest on the balance of the Price payable, and apportioning incomings and outgoings. Payment of the balance of the Price in full by 3pm on the Date of Entry is of the essence of the contract. In the event of the balance of the Price or any part thereof remaining outstanding as at the Date of Entry, then notwithstanding consignment or the fact that entry has not been taken by the Purchaser, the Purchaser shall be deemed to be in material breach of contract and further; interest will accrue, on the balance of the Price, in favour of the Seller at the rate of five per cent per annum above the Royal Bank of Scotland plc base lending rate governing from time to time until full payment of the balance of the Price "including the interest accrued" is made or; in the event of the Seller exercising their option to rescind the contract, until such time as the Seller shall have completed re-sale of the Lot and received the re-sale price and further interest shall run on any shortfall

between the balance of the Price and the re-sale price until such time as the shortfall shall have been paid by the Seller by the Purchaser. If the balance of the Price, with interest as aforesaid, is not paid in full by the date seven days after the Date of Entry the Seller will be entitled to treat the Purchaser as being in material breach of contract and will be entitled to rescind the contract without liability upon giving prior written notice to that effect to the Purchaser and, in such circumstances, the Deposit will be held to be forfeit to the Seller, without prejudice to the Seller's right to claim damages for all losses, damages and expenses suffered as a result of the breach of contract by the Purchaser; so far as such losses exceed the Deposit forfeited by the Purchaser; including interest on the balance of the Price calculated as set out in this clause. For computation, the interest element of any claim by the Seller shall be deemed to be a liquidate penalty provision eligible notwithstanding the exercise by the Seller of their option to rescind the contract for non-payment of the Price or any repudiation of the contract by the Purchaser. If for any reason the Seller is unable to complete the sale of the Lot, then the Deposit will be returned to the Purchaser. The Purchaser agrees that the Auctioneer and Seller will not be held liable for any expenses, loss of possible income incurred by the Purchaser in this instance or any liability whatsoever.

Risk and Destruction

10. The risk of damage or destruction of the Lot will pass to the Purchaser on the date of signing of the Minute of Preference and Enactment by or on behalf of the Purchaser and the Purchaser shall make their own arrangements for insurance of the Lot with effect from that time. The Seller will be under no liability in respect of any damage to or destruction of the Lot from whatever

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cause as from this time. The Purchaser will be bound to proceed with the purchase of the Lot notwithstanding any damage to or destruction of the Lot from whatever cause.

Tenancy

11. The Purchaser is deemed to have satisfied itself as to any lease or tenancy agreement in place and accept the terms of any such agreement for the Lot.

Apportionment of Rents, Rates, Taxes etc

12. The Purchaser will be entitled to any rents of the Lot purchased by them from and after the date of payment of the Price in full. All apportionments between the Seller and the Purchaser of rent or other receipts or outgoings shall be made as at the Date of Entry on a day/year basis on the assumption of a 365-day year.

Necessary Enquiries

13. The Purchaser shall be deemed to have made all necessary enquiries in connection with the planning position, the status of roads, footpaths, water, drains and sewage and generally all such other matters as are normally covered by Registers of Scotland Land Register/ Sasine Searches, Property Enquiry Certificates, Coal Authority Reports, Searches in the personal registers, charges registers and registers of inhibitions and insolvencies and the Seller will not be required to produce any such certificates or searches. Purchasers are advised to make their own enquiries to the Lot. The Purchaser is deemed to have placed no reliance whatsoever on:

[a] any sales evidence or lettings evidence which appears in the catalogue or websites, and the Purchaser shall be deemed to have made their own enquiries with regards to sales evidence and letting potential of the Lot.

[b] any comments made either verbally or in the catalogue or on websites, with respect to: descriptions or location, accommodation details or descriptions or statements, any rental guarantees, any sales evidence whatsoever, any lettings evidence whatsoever, any prospective development potential of the Lot or any related property which may be stated whatsoever, or anything which appears on the descriptive page or website relating to the Lot whatsoever, or has been verbally said to the Purchaser or prospective purchasers.

No Warranty

14. No warranty or representation is given by the Seller or the Auctioneer:

[a] that the present use of the Lot is a permitted use under the Town and Country Planning [Scotland] Acts.

[b] as to the state or condition of the Lot or any part of it.

[c] as to whether the Lot is subject to any schemes, resolutions, development orders, improvement notices or other proposals under the Housing Acts or other legislation or regulations of whatever kind.

[d] as to descriptions, extents, boundaries, advertisements, accommodation, rentals, rateable value, Council Tax, leases, burdens, servitudes, rights of way or wayleaves, whether formally constituted or not, building warrants, building warrant plans, certificates of completion, planning permissions, superior consents, planning or any orders, regulations or notices made by or issued by an authority, or any particulars, plans, documents or information given by the Seller or their agents;

[e] as to whether the Lot is affected by rights and interests of statutory undertakers including rights and interests relating to electricity sub-stations, generators and gas governors and that irrespective of whether such rights and interests are held under lease, title, missives or otherwise nor as to the extent to which the Lot is subject to or has the benefit or any leases and other rights of possession and occupancy or other third party interests; or

[f] that upon registration of the Disposition or Assignment in favour of the Purchaser a Title Sheet in favour of the Purchaser or any derivative interest from the Purchaser shall be granted without exclusion or limitation of warranty or any relevant note by the Keeper of the Registers of Scotland.

Title

15. The Purchaser accepts the title to the Lot as it stands, tantum et tale, and the Purchaser will be taken bound to have satisfied themselves as to the validity and sufficiency of the title and the Seller's right to the Lot and their ability to sell same. Without prejudice to the foregoing or to any other clause within the General Conditions or Special Conditions, the Purchaser will be bound to accept the title subject to such burdens, conditions, rights of pre-emption, rights of redemption, encumbrances as set out in Section 9 of the Land Registration etc. (Scotland) Act 2012 ("2012 Act") (whether specified or referred to in the title or not), Caveats as defined in Part 6 of the 2012 Act and restrictions on use which may be imposed or contained in the title or otherwise affect the Lot and will be bound to comply therewith or obtain any necessary Waiver thereof all at their own expense. The minerals will be conveyed only in so far as the Seller has right thereto. The Lot will be sold under burden of any servitudes and rights of wayleave for laying and maintaining sewers, drains, pipes, cables, electricity, telegraph, and telephone poles,

wires, and stays that may be laid in, under, through or across the Lot. The Purchaser will free and relieve the Seller of all obligations incumbent upon the Seller to construct, uphold or maintain any items of common property and any fences, walls, drains, ditches, water supplies or other works with connection to the Lot. If the title to a Lot is not registered in the Land Register of Scotland or in Sasine Registers, it will be deduced in accordance with the Special Conditions. Any plan which the Purchaser may wish to incorporate in their title to the Lot or annex to the Disposition in their favour, or which may be required by the Keeper of the Land Register of Scotland "Keeper" shall be prepared at the sole expense of the Purchaser and shall not be warranted by the Seller. The Seller shall be under no obligation to obtain any documents and/or evidence which the Keeper may require to enable the Keeper to update or create [as the case may be] the Title Sheet of the Lot to disclose the Purchaser as the registered proprietor of the Lot, including: -

(a) a plan or bounding description sufficient to enable the Lot to be identified on the cadastral map; and

(b) evidence [such as a plans report] that [i] the description of the Lot in the title is able to include the whole of the occupied extent and [ii] there is no conflict between the extent of the Lot and any registered cadastral units.

16. Any documents and/or evidence required shall be obtained by and at the sole expense of the Purchaser and shall not be warranted by the Seller.

17. The Seller's Solicitors will be under no obligation to exhibit or deliver any evidence including consents, affidavits or renunciations required under or by virtue of the terms of the Matrimonial Homes (Family Protection) (Scotland) Act 1981 as amended or the Civil Partnership Act 2004.

Disposition

18. On the Date of Entry and in exchange for payment of the whole Price and interest thereon

(if any) the Seller shall deliver to the Purchaser:-

(d) a duly executed Disposition or Assignment of the Lot in favour of the Purchaser and under the reservations, burdens, conditions, and others referred to in the title deeds of the Lot or otherwise affecting the same; and

(e) any tenancy or lease documentation relating to the Lot.

19. Any current lets, servitudes, rights of possession and other rights however constituted shall be excluded from the warrantance to be granted in said Disposition. The Seller will not be required to convey, transfer or assign the whole or any part of the Lot to any person or body other than the Purchaser or Guarantor if the Purchaser defaults or its liquidator disclaims the contract nor shall the Seller be required to execute a Disposition or Assignment other than of the whole Lot nor at a price different from that stated in the Minute of Preference and Enactment.

Searches

20. No Legal Reports, searches in the Register of Community Interests in Land or Searches in the Charges Registers or Company Files for the Seller or any

predecessors in title will be exhibited nor will any letters of non-crystallisation of any floating charge be exhibited or delivered in respect of any floating charge granted by the Seller or any predecessor in title. No Advance Notice as defined in Section 56 of the 2012 Act will be applied for by the Seller in relation to the Disposition. The Purchaser's solicitors shall be entitled to register at their own cost an Advance Notice in respect of the Disposition in favour of the Purchaser and any Standard Security by the Purchaser in favour of a lender [provided that such Advance Notices are discharged immediately if requested by the Seller's Solicitors]. The Seller will be responsible for the discharge of any recorded/registered Standard Securities affecting the Lot. Where any Lot is being sold by the Seller as heritable creditor in possession no discharge of the Standard Security in favour of the Seller or of any pari-passu or postponed Standard Securities will be exhibited or delivered.

No discharge of any inhibitions registered against the grantor of the said Standard Security in favour of the Seller as heritable creditor and dated after the date of registration of the said Standard Security shall be exhibited or delivered.

21. Subject to the existence of any Leases or other interests detailed in the Special Conditions, the Purchaser shall accept that vacant possession is given of the whole or any part of the Lot which is sold with vacant possession notwithstanding that there may be furniture, fittings or effects remaining therein and shall not be entitled to require the Seller to arrange for the removal of same, nor object to the taking of same, since the Seller gives no warranty as to the ownership of any moveable items situated within the Lot.

Supercession

22. Notwithstanding the delivery of the Disposition or any Assignment in favour of the Purchaser:

these General Conditions of Sale, any Special Conditions of Sale, the Articles of Roup and the Minute of Preference and Enactment to follow thereon will form a continuing and enforceable contract, except in so far as fully implemented thereby, but the contract shall cease to be enforceable after a period of six months from the Date of Entry. In any case for which a memorandum of sale is signed in place of a Minute of Preference and Enactment and Articles of Roup then the Purchaser is responsible to ensure that the sale proceeds under the principles of these General Conditions and that the Deposit is paid as such, and an offer is submitted immediately to the Seller's solicitor without condition utilising these General Conditions. Should any contracts be incorrectly executed and there be a discrepancy or disagreement on the terms, prices, and parties of the contract then referral will be made to the Auctioneer's auction notes and any applicable evidence. Failure of a Seller to produce a home report or Energy Performance Certificate (EPC) when required does not constitute breach of contract on behalf of the Seller. The Seller has a duty to produce a home report as specified by law. The Auctioneers will make all attempts to ensure necessary documentation is requested when required but may not be held liable for the Seller's actions who are ultimately responsible for the cost and production of the home report and EPC.

Jurisdiction

23. The Laws of Scotland shall apply to the interpretation of these General Conditions of Sale and any Minute of Preference and Enactment following hereon, and the Articles of Roup and the Seller and the Purchaser, by subscription of the relevant Minute of Preference and Enactment, will thereby prorogate the jurisdiction of the Sheriff Court in Scotland and bind themselves to submit to the jurisdiction of the said Sheriff Court in relation to all actions arising out of these presents.

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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