National Auction

28 October 2026

ONLINE AUCTION - 8.00 am

4th November 2026

ONLINE AUCTION - 10.00 am

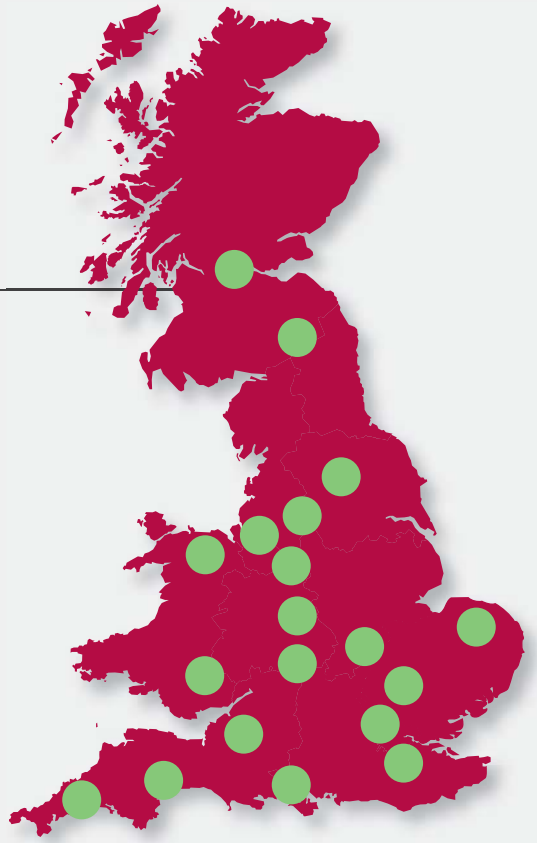
Featuring

OVER 240 LOTS

TOWN + COUNTRY
PROPERTY AUCTIONS

tcpa.co.uk

An introduction to Town & Country



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

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

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

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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 **October 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 **240 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



neilmcdonald@tcpa.co.uk 0800 334 5090 **tcpa.co.uk**

Success at Auction

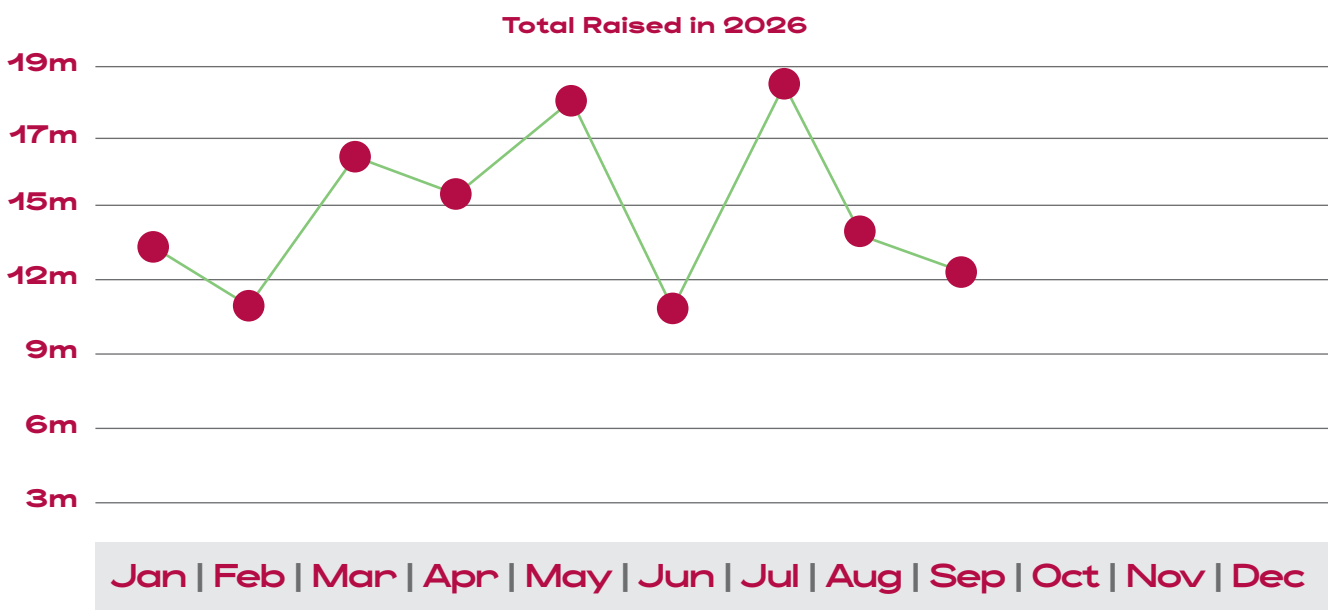
Our August auction of 2026 saw a 13% increase in sales compared to the same period in 2025. An impressive number of lots were sold under the virtual hammer, with strong buyer interest and competitive bidding across the country.

From residential homes to investment opportunities, each lot highlighted the effectiveness of our auction process in achieving fantastic outcomes for all our clients. Thank you to all those who participated in this successful auction.

£12.2 Million

Total Raised Last Auction

Stats from **2026** Auctions



£135,000,000+

Total Raised in 2025

Recently Sold at Auction

SOLD

118 Cowcliffe Hill Road, Huddersfield, West Yorkshire, HD2 2PL

A three-bedroom semi-detached bungalow in sought-after Cowcliffe, offering fantastic renovation potential, flexible accommodation, off-road parking and a generous rear garden with far-reaching countryside views.

Sold for £128,000 with 58 bids.



SOLD

Gwalior, Blaencelyn, Llandysul, SA44 6DG

A three-bedroom detached rural smallholding near Blaencelyn and Llangrannog, offering fantastic renovation potential, approximately 6.25 acres of land, useful outbuildings and a peaceful countryside setting close to the Cardigan Bay coastline.

Sold for £409,000 with 147 bids.



SOLD

Glenside, Winnothdale, Tean, Stoke-on-Trent, Staffordshire, ST10 4HB

A three-bedroom detached home in sought-after Winnothdale, near Tean, offering fantastic renovation potential, spacious accommodation and stunning far-reaching views across the Staffordshire countryside.

Sold Post Auction.



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 types 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.

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

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

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

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Notice for Prospective Buyers



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

The catalogue is produced as a marketing conduit to help buyers find our vast array of lots in one place. its 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 whist 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 vieiwngs are by appointment with qualified bidders. Contact the individual office for details. In the case of Open or Block viewings that are sometime s 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 40 Meyrick Court, 22 St. Winifreds Road, Bournemouth, Dorset, BH2 6PH

A spacious and well-positioned two-bedroom apartment.

Description:
A spacious and well-positioned two-bedroom apartment within the popular Meyrick Court development, situated in the sought-after Meyrick Park area of Bournemouth.

Set amongst attractive communal grounds, the apartment is ideally located for the extensive parkland and woodland walks of Meyrick Park, whilst Bournemouth town centre is also easily accessible on foot.

The first-floor accommodation extends to approximately 67 sq. m (722 sq. ft.) and includes a bright dual-aspect lounge/diner with sliding doors opening onto a west-facing balcony, enjoying afternoon and evening sunshine and views over the communal gardens.







Click for more information

Guide Price:
£75,000 - £125,000 (plus fees)

Lot 02 Land South of, Jesmond Avenue, Highcliffe, Christchurch, Dorset, BH23 5AY

7 Acres of land located within an identified urban area.

Description:
A rare opportunity to purchase approximately 7 acres of land that would suit Developers and Community Groups alike.

The land was previously occupied by a series of brick built structures which may result in the site being considered as Brownfield land. This was confirmed by a pre-application response by BCP Council Ref 8/20/0567/PAM.

The land enjoys easy walking access to Highcliffe Town Centre. Conveniently situated on a bus route and within a 4 minute drive to the mainline railway station at Hinton Admiral which runs from Weymouth to London Waterloo. This centrally located site was until recently safeguarded for the now abandoned Highcliffe relief road.







Click for more information

Guide Price:
£400,000 - £600,000 (plus fees)

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

Lot 03 Flat 52 Brompton Court, St. Stephens Road, Bournemouth, Dorset, BH2 6JS

Attractive Two-Bedroom apartment with lovely views in sought after Brompton Court.

Description:
A opportunity to acquire a beautifully presented two-bedroom second-floor apartment within the highly regarded Brompton Court development, an established independent living complex situated in a convenient central Bournemouth location.

Presented to a high standard throughout, the apartment enjoys lovely green views and offers generous, well-planned accommodation together with the many facilities and services available exclusively to Brompton Court residents.

The property is approached via a spacious L-shaped entrance hall, providing access to all rooms and incorporating a sizeable storage cupboard and airing cupboard.

Guide Price:
£50,000 - £100,000 (plus fees)







Click for more information

Lot 04 Bridge Cottage, Church Street, Mark, Highbridge, Somerset, TA9 4LY

A substantial and versatile family home offering three double bedrooms.

Description:
A substantial and versatile family home offering three double bedrooms, multiple reception rooms and a bespoke ash kitchen, together with off-road parking for three vehicles.

The ground floor provides excellent flexibility, featuring a welcoming living room with inglenook-style fireplace, sitting room, drawing room, home office and a bright family room with flagstone flooring and garden access. The bespoke ash kitchen is complemented by a separate utility area and W.C.

Upstairs are three generous double bedrooms and a family bathroom with a distinctive roll-top bath.

Guide Price:
£250,000 - £325,000 (plus fees)







Click for more information

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.

Lot
05

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

Freehold Industrial Site with Passive Income of Circa £185,000 in Passive 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.

. 23 Light Industrial Units
. Generating Circa £185,000+ in annual income
. 18,391 sq ft
. The Site is Not Elected for VAT
. Freehold
. Secure Gated Site
. Large Parking Area







Guide Price:
£750,000 - £1,250,000 (plus fees)

Click for more information

Lot
06

Land at, Peploe Lane, New Holland, North Lincolnshire, DN19 7PS

Development Site For 6 Houses.

Description:
A exceptional development opportunity. Outline Planning Permission has been granted to build 6 x 3 bedroom houses in this quiet sought after residential cul-de-sac.

The site is a run of 6 x 3 Bedroom Town houses all approximately 1075 Sq Feet excluding the integral garages. Each house has parking, an integral garage and private rear gardens. These exquisite homes will suit first time buyers and buy to let investors alike.







Guide Price:
£50,000 - £100,000 (plus fees)

Click for more information

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

Lot 07 — 14 Nelson Street, Plymouth, Devon, PL4 8ND

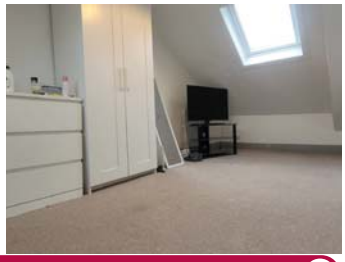
Established student investment in a highly sought-after Plymouth location.

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 for landlords seeking an established student rental.







Guide Price:
£100,000 - £200,000 (plus fees)

Click for more information

Lot 08 — Flat 3 The Spire, 28 St. Peters Road, Bournemouth, Dorset, BH1 2LY

A well-positioned, income-producing studio apartment offered for sale with a tenant in situ.

Description:
A excellent opportunity to acquire a well-presented studio apartment in the popular The Spire development on St Michaels Road, ideally positioned in the heart of Bournemouth Town Centre.

The property is being sold with a tenant in situ currently paying £725 pcm, providing an immediate rental income stream for an investor looking to acquire an established buy-to-let property.

The accommodation comprises a generously proportioned open-plan bedroom/lounge area, modern fitted kitchen and contemporary shower room.







Guide Price:
£50,000 - £100,000 (plus fees)

Click for more information

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.

Lot
09

Flat 6 The Spire, 28 St. Peters Road, Bournemouth, Dorset, BH1 2LY

A well-positioned, income-producing studio apartment offered for sale with a tenant in situ.

Description:
An excellent opportunity to acquire a well-presented studio apartment in the popular The Spire development on St Michaels Road, ideally positioned in the heart of Bournemouth Town Centre.

The property is being sold with a tenant in situ currently paying £695 pcm, providing an immediate rental income stream for an investor looking to acquire an established buy-to-let property.

The accommodation comprises a generously proportioned open-plan bedroom/lounge area, modern fitted kitchen and contemporary shower room.







Guide Price:
£50,000 - £100,000 (plus fees)

Click for more information

Lot
10

Flat 4, 28 Argyll Road, Bournemouth, Dorset, BH5 1ED

Established Rental Investment in Popular Boscombe Location.

Description:
An excellent opportunity for landlords looking to start or expand their property portfolio, with this studio apartment in a popular Boscombe location being offered with a tenant already in situ and currently producing £700 per calendar month (£8,400 per annum).

Flat 4, 28 Argyll Road provides an attractive opportunity to acquire an investment property with an established rental income from day one, avoiding the need to find a new tenant following completion.







Guide Price:
£50,000 - £100,000 (plus fees)

Click for more information

Lot
11

Flat 39 Brompton Court, St. Stephens Road, Bournemouth, Dorset, BH2 6JS

A spacious two double bedroom first-floor apartment.

Description:
A spacious two double bedroom first-floor apartment within an exclusive gated retirement development, ideally situated for Bournemouth Town Centre, award-winning beaches, main bus routes and excellent transport links.

The apartment itself is accessed via a spacious hallway leading to all rooms. The impressive living/dining room opens into a modern fitted kitchen with a dual aspect. The principal bedroom benefits from fitted storage, while bedroom two is also a generous double. A large bath/shower room includes a bath, walk-in shower, WC and wash hand basin. Two large storage cupboards provide excellent additional storage.







Guide Price:
£40,000 - £60,000 (plus fees)

Click for more information

Lot
12

94 & 94A Alder Road, Poole, Dorset, BH12 2AH

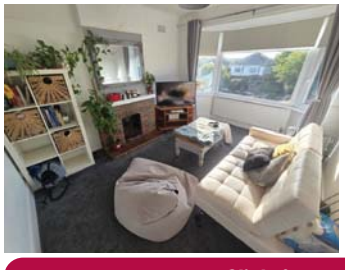
Income From Day One - A Detached Property Split into Two Flats.

Description:
A Detached Property situated in the highly regarded and conveniently located Alder Hills area, offering an attractive investment opportunity with immediate income and further value-add potential.

The property has been converted into Two Self-contained One-Bedroom Apartments. The first-floor apartment is currently let, generating a rental income of £950 per calendar month, providing an instant return for investors.

Both apartments are in excellent condition. These apartment also benefits from a generously sized private rear garden, and parking for several vehicles a feature rarely found with comparable properties.







Guide Price:
£175,000 - £250,000 (plus fees)

Click for more information

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Lot
13

36 Mayfield Avenue, Poole, Dorset, BH14 9NY

A characterful 1930's three bedroom detached residence in need of total modernisation and refurbishment.

Description:
A three bedroom, two reception room house. Located in a prime, highly sought after, residential road in Lower Parkstone. Artisan bakeries, restaurants and coffee shops are within a two minute walk. Situated within the catchment areas or the coveted Baden-Powell and Courthill Infant School this property will be much sought after by young families and retired buyers alike.





Guide Price:
£450,000 - £500,000 (plus fees)

Click for more information

Lot
14

Flat 14 Buckingham Court, 12 Mount Pleasant Road, Poole, Dorset, BH15 1UQ

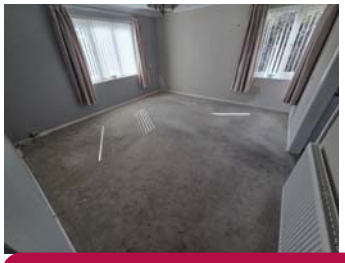
A very well presented two-bedroom retirement flat centrally located close to Poole bus station.

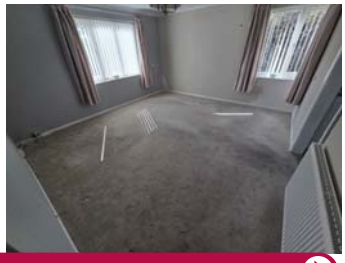
Description:
A well-presented two-bedroom retirement apartment in a convenient Poole location.

Situated within the sought-after Buckingham Court development in Poole, this well-presented two-bedroom retirement apartment offers a comfortable and low-maintenance lifestyle in a peaceful yet highly convenient setting.

The property features a bright and generously proportioned living and dining room, providing plenty of space to relax and entertain, with a separate and beautifully fitted kitchen conveniently positioned just off the main living area.







Guide Price:
£40,000 - £60,000 (plus fees)

Click for more information

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

Lot
15

Flat 2 Clifton Court, Heathcote Road, Bournemouth, Dorset, BH5 1EY

Two-Bedroom Coastal Investment £15,000 PA Rental Potential Ground Floor 139-Year Lease Walk to the Beach.

Description:
A opportunity to acquire a well-proportioned two-bedroom ground floor flat at Clifton Court, Heathcote Road, Bournemouth, ideally positioned for access to the coast, local amenities and excellent transport connections.

Offering spacious and versatile accommodation, the property represents an attractive proposition for a buy-to-let investor, first-time buyer, coastal home or those looking for convenient ground floor living.

Of particular interest to investors is the property's indicative rental potential of approximately £1,250 per calendar month, equivalent to £15,000 per annum, subject to the usual market conditions,

Guide Price:
£75,000 - £125,000 (plus fees)







Click for more information

Lot
16

Flat 6 The Mulberrys, 18 Victoria Avenue, Swanage, Dorset, BH19 1AN

A beautifully finished three bedroom, two bathroom, first floor apartment situated just 300M from the sandy beach.

Description:
A very spacious three-bedroom first-floor apartment with lift access, west-facing balcony and allocated parking, situated just 300 metres level walk from Swanage town centre and sandy beach.

An excellent opportunity to acquire a generously proportioned and contemporary three-bedroom coastal apartment in the highly regarded The Mulberrys, a small and prestigious development of apartments formed in 2004.

Flat 6 occupies a particularly convenient first-floor position and provides bright, well-designed accommodation.

Guide Price:
£200,000 - £300,000 (plus fees)







Click for more information

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Lot 17 The Bungalow, Penny Hill Caravan Site, Blackwater, Camberley, GU17 9LT

Fire Damaged Bungalow.

Description:
A well-positioned three-bedroom detached bungalow occupying a generous plot in a highly desirable part of Camberley, offering excellent potential for buyers seeking a spacious single-storey home with ample parking and a good-sized garden.

The property sits centrally within its plot and is approached via a five-bar gate, providing excellent vehicular access and an abundance of off-road parking. There is sufficient space for several vehicles and potentially a motorhome, making this an especially practical feature for those requiring additional parking or storage space.

Previously the bungalow was in generally good condition, with some minor decorative updating likely to be required.





Guide Price:
£450,000 (plus fees)

Click for more information

Lot 18 5 Somerley Road, Bournemouth, Dorset, BH9 1ES

A detached four-bedroom family home.

Description:
A detached four-bedroom family home, ideally situated on the sought-after Somerley Road and offering spacious accommodation, modern improvements and a beautifully maintained private garden.

The property is approached via a welcoming entrance hallway, which leads through to a modern kitchen with access to a bright conservatory/dining area, providing a lovely space for family meals and entertaining.

The spacious lounge-dining room has recently been refurbished, featuring new flooring, freshly replastered and repainted walls, and sliding doors opening directly onto the rear garden. A recently fitted ground-floor WC adds further convenience.







Guide Price:
£200,000 - £280,000 (plus fees)

Click for more information

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Lot 19 Dolphin Quays, 55 The Quay, Poole, Dorset, BH15 1HH

Three/Four Bedroom Apartment Enjoying 180-degree Panoramic Views Over Poole Harbour.

Description:

A prime waterfront position at Dolphin Quays on Poole Quay. This exceptional Three/Four-Bedroom Apartment offers panoramic views across Poole Harbour towards Brownsea Island, Sandbanks and the Purbeck Hills.







Click for more information

Guide Price:
£200,000 - £250,000 (plus fees)

Lot 20 Land to Rear of, 1 Lytton Road, Bournemouth, BH1 4SH

A ready-to-go Bournemouth development opportunity with planning granted for a new one-bedroom home.

Description:

A development opportunity in Bournemouth, providing an excellent chance for builders, developers and investors to acquire a consented residential plot and bring a new home to completion.

Planning permission has been granted under application P-23023-040225 for:





Click for more information

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

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Lot
21 Land to the Rear of 134 Ameysford Road, Ferndown, Dorset, BH22 9QE

An Exceptional 3.8-Acre Freehold Parcel with Vehicle Access.

Description:

A rare and highly desirable freehold parcel of land, superbly positioned to the rear of Ameysford Road in the sought-after area of Ferndown, Dorset.

Accessed via a picturesque private track, this impressive 3.8-acre site offers a harmonious blend of open pasture and mature woodland, creating endless potential for a variety of uses, from equestrian and recreational pursuits to amenity or leisure development (subject to the necessary planning consents).







Click for more information

Guide Price:
£60,000 - £100,000 (plus fees)

Lot
22 Flat 3 Woodleigh, 15 Forde Park, Newton Abbot, TQ12 1DD

A Rare Forde Park Opportunity.

Description:

A charming two-bedroom first floor apartment, situated within the popular and well-regarded Forde Park development.

Having been in the same ownership for over three decades, this well-proportioned apartment is being brought to the market for the first time in more than 30 years, presenting a rare opportunity to acquire a property within a block that is expected to remain highly sought after by both owner-occupiers.

Combined with the appeal of the location, share of the freehold, garage and allocated parking, this offers an attractive proposition.







Click for more information

Guide Price:
£75,000 - £125,000 (plus fees)

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Lot 23 — 126 Purewell, Christchurch, Bournemouth Poole, BH23 1EU

Three Bed Detached House situated in a private off-road location close to Christchurch in BH23.

Description:
A delightful home situated in an off-road location and offering a high degree of privacy, this three-bedroom detached house presents an exciting opportunity for buyers looking for a property with good outside space, off-road parking and vacant possession.

The accommodation comprises three bedrooms, arranged as two double bedrooms and one single bedroom, together with a generously proportioned knocked-through lounge/diner, providing an excellent open space for both everyday living and entertaining.







Click for more information

Guide Price:
£200,000 - £300,000 (plus fees)

Lot 24 — 20 Bishop Road, Bournemouth, Dorset, BH9 1HB

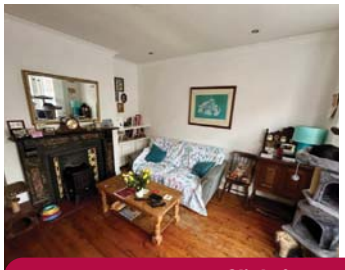
Fantastic Potential – Detached Three-Bedroom Home in a Sought-After Bournemouth Location.

Description:
A exciting opportunity to acquire a detached three-bedroom house situated in a popular and sought-after residential area of Bournemouth, offering excellent potential for buyers looking to improve, refurbish or add value.

The property provides well-proportioned accommodation arranged over two floors and benefits from the appeal of being detached, together with a private garden to the rear.

The garden also features a summer house with power, providing a useful additional space that could be utilised as a home office, hobby room, gym or simply as valuable storage.







Click for more information

Guide Price:
£200,000 - £275,000 (plus fees)

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Bidding opens 8.00 am

Lot 25 Copton Farm Cottages, 3 Ashford Road, Sheldwich, Faversham, Kent, ME13 0DL

Character Three-Bedroom Country Cottage with Approx. 2 Acres & Substantial Dutch Barn.

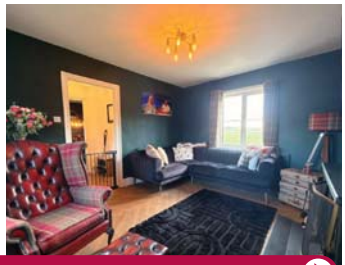
Description:

A attractive Three-Bedroom Freehold 19th-Century Country Cottage, occupying a semi-rural position within a former farmstead setting in Sheldwich, Faversham.

The property benefits from approximately 2 acres of land, extensive hardstanding and a substantial open-sided Dutch barn extending to approximately 2,100 sq ft. The cottage itself has been renovated by the current owners and offers well-presented accommodation comprising an entrance hall, living room, dining room and kitchen to the ground floor, with three bedrooms and a family bathroom to the first floor.







Click for more information

Guide Price:
£550,000 - £650,000 (plus fees)

Lot 26 Post Cottages, 2 High Street, Whitwell, Ventnor, Isle Of Wight, PO38 2PZ

Charming Two-Bedroom Period Cottage with Garden & Holiday Let Potential.

Description:

A attractive Two-Bedroom Freehold Semi-Detached Period Cottage, situated in the popular village of Whitwell on the Isle of Wight.

The property offers approximately 646 sq ft (60 sq m) of accommodation and benefits from a spacious living/dining room with attractive period character, kitchen, downstairs bathroom and two double bedrooms to the first floor. Externally, the property further benefits from a private rear garden with patio and seating areas.







Click for more information

Guide Price:
£150,000 - £200,000 (plus fees)

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Lot
27

The Pavilion Nursery, Hook Lane, Bognor Regis, West Sussex, PO22 8AT

Land and Building with Outline Planning for 8 Houses.

Description:
A substantial freehold development opportunity situated on Hook Lane, Bognor Regis, within an established residential area close to Felpham and South Bersted.

The site extends to approximately 2,107 sq m (0.52 acres) and currently comprises the former Pavilion Nursery building together with associated grounds and access.

Outline Planning Permission has now been granted on appeal for the development of up to 8 three-bedroom houses. The proposed scheme provides eight houses of approximately 96 sq m (1,033 sq ft) each, together with allocated parking, visitor parking, cycle storage, access and associated landscaping.







Click for more information

Guide Price:
£450,000 - £550,000 (plus fees)

Lot
28

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

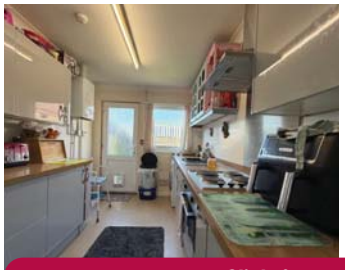
Freehold three-bedroom bungalow with rental income and further development potential.

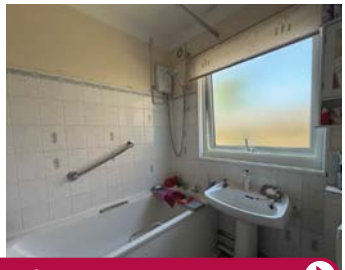
Description:
A freehold detached three-bedroom bungalow situated in a residential position on Hook Lane, Bognor Regis, close to Felpham and South Bersted.

The property provides an opportunity for refurbishment and improvement and benefits from a generous plot with off-road parking and outside space.

The bungalow is currently let and produces a rental income of £1,650 per month (£19,800 per annum), providing an immediate income stream for the new owner.







Click for more information

Guide Price:
£200,000 - £300,000 (plus fees)

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Lot
29

3 Acres of Land on the East Side of Marlpit Lane, Hambrook, PO10 8EQ

Approximately 3 Acres of Land in a Highly Desirable Rural & Equestrian Location.

Description:
A exceptional opportunity to acquire approximately 3 Acres Of Land in an attractive and unspoilt rural location, situated off Marlpit Lane in the popular Hambrook area, approximately 6.5 miles from Chichester and 3 miles from Emsworth.

The land offers considerable potential for a variety of uses, subject to the necessary planning consents and permissions, and would particularly appeal to equestrian buyers due to the established equestrian character of Marlpit Lane and the surrounding area.







Click for more information

Guide Price:
£50,000 - £100,000 (plus fees)

Lot
30

Land Adjacent Pavilion Bungalow, Hook Lane, West Sussex, PO22 8AT

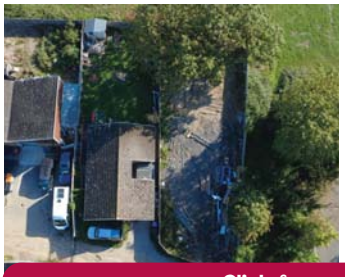
0.104 Acre Freehold Development Plot in Bognor Regis.

Description:
A freehold parcel of land extending to approximately 0.104 acres, situated immediately adjacent to Pavilion Bungalow on Hook Lane, Bognor Regis.

The land is currently undeveloped and occupies a strategically interesting position within an established residential area.

The plot is offered with no existing residential planning consent, and interested parties should make their own enquiries with the local planning authority regarding any potential future use or development.







Click for more information

Guide Price:
£50,000 - £100,000 (plus fees)

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Lot 31 House and Land at Newgate Cottage, 245 Newgate Lane, Hampshire, PO14 1BL

Exceptional 0.71-Acre Residential Development Opportunity with Detached House, Annex & Strong Planning History.

Description:
An exceptional residential development opportunity comprising a substantial Four-Bedroom Detached House, self-contained Annex and adjoining land, occupying an approximately 0.71-acre site in a desirable and well-established location.

The existing property provides approximately 1,900 sq ft of accommodation and offers four bedrooms, en-suite to the principal bedroom, spacious living accommodation, an open-plan kitchen/diner, study, utility room and cloakroom.







Click for more information

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

Lot 32 4 Silvester Road, Waterlooville, Hampshire, PO8 8TL

Two-Bedroom Semi-Detached Bungalow Requiring Modernisation with Scope to Add Value.

Description:
A two-bedroom semi-detached bungalow offering approximately 767 sq ft of accommodation and presenting an excellent opportunity for refurbishment and improvement.

The accommodation comprises a lounge, separate dining room, kitchen, two well-proportioned bedrooms and shower room. The property retains a number of character features, including original-style fireplaces and exposed timber flooring, although it now requires a programme of modernisation and redecoration throughout.







Click for more information

Guide Price:
£150,000 - £200,000 (plus fees)

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Bidding opens 10.00 am

Lot 33 Flat 5 Duart House, 31 St. John Street, Lichfield, Staffordshire, WS13 6NU

A centrally located Grade II Listed 2-bed/2-bath apartment with allocated parking.

Description:
This attractive top floor apartment is presented in excellent condition and offers a great opportunity to a buyer looking for owner-occupied accommodation, a buy-to let long term rental property or a short-term letting investment.

Current comparable 2-bedroom apartments in Lichfield are being marketed at approximately £1,100–£1,250 pcm, with several central properties achieving the asking rent.

Assuming a rental income of £1,200 pcm the gross yield would be 11.5%.







Click for more information

Guide Price:
£125,000 - £150,000 (plus fees)

Lot 34 31 Pratchitts Row, Nantwich, CW5 5SB

A well-presented three-bedroom terraced home arranged over three floors.

Description:
A well-presented three-bedroom terraced home arranged over three floors, situated in the heart of the highly desirable market town of Nantwich. Offering flexible accommodation and allocated parking, the property provides an excellent opportunity for homeowners, investors and buyers looking for a well-located Cheshire property.

Arranged over three floors, the accommodation offers a versatile layout that could comfortably suit modern family living or those working from home.









Click for more information

Guide Price:
£150,000 (plus fees)

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Lot 35 Foxsend, Oldcroft, Lydney, Gloucestershire, GL15 4NJ

A superb development opportunity.

Description:

A prime parcel of land with full planning permission already granted for the construction of two executive, detached four-bedroom family homes. Each home has been carefully designed to offer spacious living, complete with off-road parking, a garage, and enclosed gardens – the perfect blend of luxury and practicality. Set in the highly desirable village of Oldcroft, this is a rare opportunity to build in one of the Forest's most prestigious and sought-after locations. With generous plot sizes and a peaceful setting, the finished homes will undoubtedly appeal to discerning buyers looking for space, style, and a quality lifestyle.







Click for more information

Guide Price:
£210,000 (plus fees)

Lot 36 187 New Inn Lane, Stoke-on-Trent, Staffordshire, ST4 8PS

Delightful detached three-bedroom bungalow.

Description:

A generous and mature plot in the heart of sought-after Trentham and presents an exciting opportunity for a buyer looking to create a home of their own. Offering well-proportioned and versatile accommodation, the property comprises a welcoming entrance porch, central hallway, spacious living room with walk-in bay window and feature stone fireplace, fitted kitchen and a fantastic full-width garden room overlooking the established rear gardens.

The accommodation continues with two generous double bedrooms, both benefiting from fitted wardrobes, together with a versatile third bedroom currently utilised as a dining room.







Click for more information

Guide Price:
£200,000 (plus fees)

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Lot 37 — 76 Smithyfield Road, Stoke-on-Trent, Staffordshire, ST6 8JT

Cash buyers only - Level 3 Red Ash.

Description:
The property has been tested and confirmed positive for Level 3 Red Ash. Only cash buyers will be considered.







Click for more information

Guide Price:
£130,000 (plus fees)

Lot 38 — Sandyford Cottage, 1 Wellington Road, Peplow, Shropshire, TF9 3JX

Charming & Extended Three Bedroom Semi-Detached Cottage Set in Delightful Rural Surroundings.

Description:
A three-bedroom semi-detached cottage, nestled in delightful rural surroundings. This property offers a unique opportunity for those seeking a blend of countryside living with convenient access to local amenities.







Click for more information

Guide Price:
£160,000+ (plus fees)

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Lot 39 — 24 Heath Hill, Dawley, Telford, TF4 2JT

Planning permission approval for demolition of existing dwelling and erection of 2 x two-bedroom semi-detached properties (TWC/2026/0522).

Description:

Note the existing property is uninhabitable.

Full details of the planning are available within the legal pack.

Dawley's many amenities are nearby and the property is a five minute drive to Telford Town Centre and the M54 motorway.



Click for more information

Guide Price:
£99,000 (plus fees)

Lot 40 — 10 Teagues Crescent, Trench, Telford, Shropshire, TF2 6RG

A well-presented three-bedroom family home offered.

Description:
The property is currently let at £1000 per calendar month (£12,000 per annum) to an established tenant.

The accommodation briefly comprises an entrance hall, living room, fitted kitchen/dining area, three bedrooms and a family bathroom. Externally, the property benefits from front and rear gardens and is situated within a popular established residential location.







Click for more information

Guide Price:
£140,000 (plus fees)

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Lot 41 — 4 Teagues Crescent, Trench, Telford, Shropshire, TF2 6RG

A well-presented three-bedroom family home.



Description:
The property is currently let at £1000 per calendar month (£12,000 per annum) to an established tenant.

Teagues Crescent is located within the established residential district of Trench, approximately three miles north of Telford Town Centre. The area is particularly popular with families and tenants due to its excellent range of everyday amenities and convenient transport links.

Within walking distance are local convenience stores, supermarkets, schools and healthcare facilities, while the nearby Oakengates district offers further shopping, leisure facilities and a railway station providing connections to Shrewsbury, Wolverhampton and Birmingham.





Click for more information

Guide Price:
£140,000 (plus fees)

Lot 42 — 6 Eaton Crescent, St. Georges, Telford, Shropshire, TF2 9DH

Three-bedroom semi-detached home.



Description:
Upon entering, the ground floor features a combined living and dining room, offering a versatile space for family life and entertaining. Adjacent to this is the kitchen, which provides a functional area ready for a modern upgrade. This layout offers a solid foundation for a contemporary open-plan design, subject to the necessary renovations. The property's current configuration provides a practical flow, awaiting a new owner's vision to transform it into a truly exceptional home.

Ascending to the first floor, you will find three well-proportioned bedrooms. These rooms are served by a family bathroom, which, like the rest of the interior, requires modernisation.





Click for more information

Guide Price:
£99,000 (plus fees)

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Lot
43

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

A large detached property.

Description:

The property is located close to the cricket club and offers easy access to Madeley High Street, with several large supermarkets and both primary and secondary schools within walking distance. The spacious accommodation includes entrance hallway, generous lounge, sitting room, dining room, snug, kitchen/breakfast room, utility, W.C. and shower room. The first floor features four double bedrooms and a fifth smaller bedroom, plus a large family bathroom. There is a useful cellar room located below the dining room. There is driveway parking and two single garages plus stable block, coal house, workshop, store and W.C. plus a variety of mature shrubs and trees and lawned area.







Click for more information

Guide Price:
£295,000 (plus fees)

Lot
44

24 Fairbank Avenue, Staffordshire, ST4 5JU

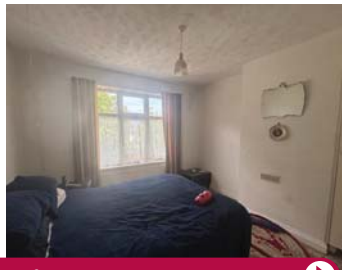
A two-bedroom semi-detached.

Description:
Occupying a pleasant position within a popular residential area of Stoke-on-Trent, this two-bedroom semi-detached property presents an excellent opportunity for first-time buyers, investors or those looking to create a superb family home through a programme of light refurbishment.

The property offers well-proportioned accommodation throughout and, whilst requiring a basic schedule of cosmetic improvements and modernisation, provides the perfect blank canvas for purchasers to add their own style and significantly enhance its appeal.







Click for more information

Guide Price:
£100,000 (plus fees)

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Bidding opens 10.00 am

Lot 45 The Old Smithy Cottage, St. Ive, Liskeard, Cornwall, PL14 3NB

A Fantastic Opportunity to grab a slice of Cornwall and to add your own stamp and value.

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

The property having been empty requires some TLC. The property benefits from bottled Calor gas central heating and double glazing, ensuring comfort throughout the year. The enclosed rear garden is a standout feature. A sizable garage workshop and private driveway parking enhance the property's practicality. Situated just 4 miles east of Liskeard, St. Ive village boasts a parish church, village hall, children's play area, playing field, and bus service.







Click for more information

Guide Price:
£190,000 (plus fees)

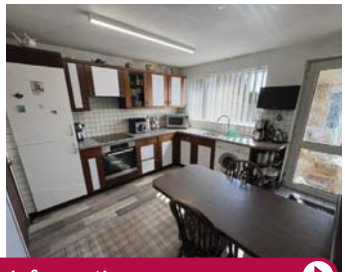
Lot 46 3 Cotswold Drive, Royton, Oldham, Lancashire, OL2 5HD

Three-bedroom bungalow in desirable residential location.

Description:
Situated on a generous plot in a convenient area of Royton, is this 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.







Click for more information

Guide Price:
£150,000 - £200,000 (plus fees)

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

Bidding opens 10.00 am

Lot 47 34 Church Street, Colne, Lancashire, BB8 0LG

Former bank.

Description:
Redevelopment / Refurbishment Opportunity - Former Bank Building.







Click for more information

Guide Price:
£100,000 (plus fees)

Lot 48 Flat 1, 132 Dickenson Road, Manchester, Lancashire, M14 5HT

Investment Opportunity.

Description:
A well-presented ground-floor studio apartment available via Auction 28TH OCTOBER 2028

Offered to the market with with tenant in situ, making it an ideal opportunity for first-time investors and property professionals with an 14% yield.

The accommodation comprises a bright and versatile open-plan living/sleeping area, a recently refitted contemporary kitchen with modern units, and a stylish, recently refurbished shower room. New flooring has been installed throughout, creating a fresh, modern finish ready for immediate occupation.







Click for more information

Guide Price:
£40,000 (plus fees)

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Lot 49 — 5 Church Street, Great Houghton, Barnsley, South Yorkshire, S72 0B

Three bed income generating property.

Description:
Externally, the standout feature is the substantial rear garden, offering an excellent mix of lawn, patio seating areas and established planting. This outdoor space is ideal for entertaining, gardening enthusiasts or families looking for room to enjoy the outdoors, with clear potential to enhance further over time.

The surrounding area provides a strong balance of convenience and lifestyle appeal. A range of local shops, supermarkets and everyday amenities are easily accessible, while nearby towns offer a wider selection of retail and leisure facilities. Families are well catered for with a number of well-regarded primary and secondary schools within close proximity.







Click for more information

Guide Price:
£50,000 (plus fees)

Lot 50 — Jasmine Cottage, 4 Belvoir Road, Bottesford, Nottingham, NG13 0BG

Detached Character Home.

Description:
The property was 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 spacious living room featuring exposed brickwork, beams and a feature fireplace, and a bright garden room opening onto the landscaped rear garden. It boasts a recently fitted Holsworth Sage Howdens kitchen with well-appointed shaker-style units across kitchen/breakfast room with integrated appliances







Click for more information

Guide Price:
£165,000 (plus fees)

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

Lot 51 — 33 St. Johns Road, Laughton, Sheffield, S25 1YL

Three bed end terrace.

Description:
A well-proportioned three-bedroom end-terrace home offering approximately 1,043 sq. ft. of accommodation across two floors. The ground floor features a spacious living room, separate dining room and fitted kitchen, while upstairs are three bedrooms and a shower room.

The generous layout makes this an appealing opportunity for first-time buyers, families or investors seeking a conveniently arranged home with plenty of usable living space.







Guide Price:
£125,000 (plus fees)

Click for more information

Lot 52 — 3 Fore Street, Loddiswell, Kingsbridge, Devon, TQ7 4QR

Refurbishment opportunity three bed cottage.

Description:
This deceptively sized double fronted cottage located in the heart of this popular village is full of charm and features including a well and cellar. The property offers three double bedrooms, a sitting room with log burner, kitchen diner with a log burner, bathroom and separate cloakroom, garden and courtyard and is being brought to market with no onward chain.







Guide Price:
£185,000 (plus fees)

Click for more information

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Lot 53 — 17A Croxteth Hall Lane, Croxteth, Liverpool, L11 4RX

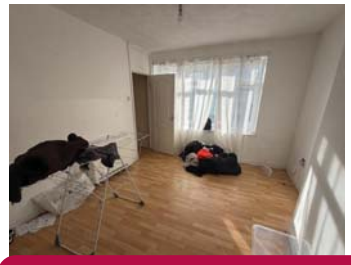
Tenanted 2 bed apartment.

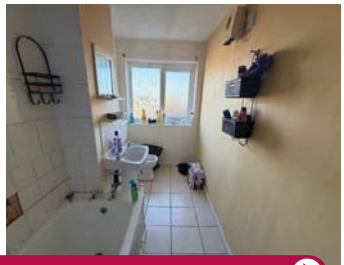
Description:
Tenanted second-floor maisonette flat with two double bedrooms.

The property is nicely decorated with feature fireplace to living area, wooden floors to living area, carpets to hall, stairs and bedrooms, ceramic tiled flooring to kitchen and bathroom.

Property benefits from UPVC double glazing, and storage heating. This property is well situated close to schools, shops and transport links and is close to Fazakerley hospital.







Guide Price:
£30,000 (plus fees)

Click for more information

Lot 54 — 185 Westminster Road, Liverpool, Merseyside, L4 4LR

Freehold Investment Opportunity.

Description:
Freehold Investment Opportunity – 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

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Bidding opens 12.00 pm

Lot 55 16 Bridge Street, Carmarthen, SA31 3JS

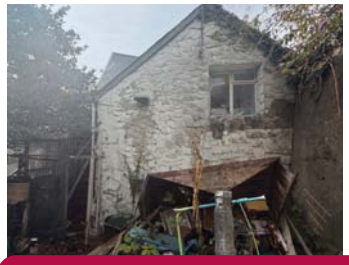
An exciting renovation and investment opportunity in a central Carmarthen location.

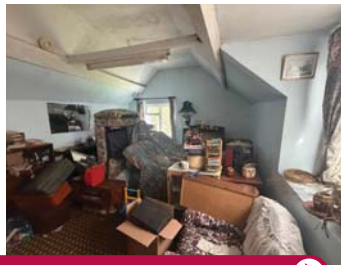
Description:
The property is arranged over two floors above the commercial premises and is offered on a freehold basis. Requiring a complete programme of renovation and modernisation throughout, the property provides a blank canvas for the successful purchaser to transform and add value.

The accommodation is accessed via a side entrance leading to the upper floors.

Situated in a highly convenient central Carmarthen location, the property is within easy reach of the town centre and its wide range of shops, businesses and amenities.







Guide Price:
£35,000 (plus fees)

Click for more information

Lot 56 Outline planning for X2 dwelling at, Bryn Road, Pen-y-Bont Ar Ogwr, CF32 7DW

Outline planning for X2 dwelling.

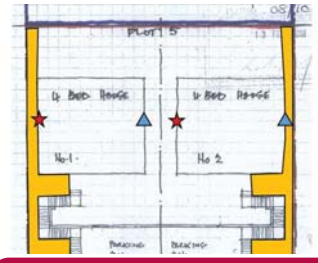
Description:
An exciting development opportunity situated on Bryn Road, Ogmore Vale, with outline planning permission for two new homes, on approximately 950 square metres of land

The site has outline planning permission , making it an excellent opportunity for developers, builders or investors.

Located in Ogmore Vale, the site is within easy reach of local shops, schools and amenities, with Bridgend a short drive away. The surrounding area also offers plenty of countryside and walking routes.

Outline planning permission has been granted by Bridgend County Borough Council under planning reference P/25/402/OUT for the construction of two residential dwellings.







Guide Price:
£40,000 (plus fees)

Click for more information

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Lot
57

2, Lower Thornton, Milford Haven, SA73 3UG

A Three-Bedroom Semi-Detached Cottage.

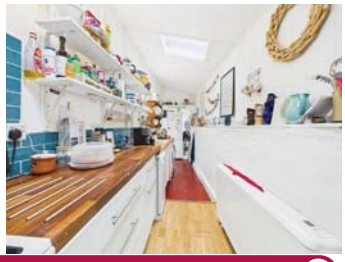
Description:
An excellent opportunity to acquire this attractive three-bedroom semi-detached cottage situated in the popular village of Lower Thornton, within easy reach of Milford Haven.

The property offers spacious and flexible accommodation suitable for a range of buyers, including families, owner-occupiers and investors. The accommodation briefly comprises three bedrooms, two reception rooms, kitchen, utility room and family bathroom.

Externally, one of the property's standout features is the large tiered rear garden, providing a generous amount of outside space with plenty of scope for landscaping.







Click for more information

Guide Price:
£115,000 (plus fees)

Lot
58

128 Grenfell Park Road, St. Thomas, Swansea, SA1 8EZ

A highly sought-after residential area.

Description:
Situated in the heart of St Thomas, a highly sought-after residential area, the property benefits from excellent access to Swansea City Centre, well-regarded local schools, shops, and superb transport links, making it perfectly placed for modern day living.

The accommodation briefly comprises an inviting entrance hallway, a spacious and comfortable lounge, a bright and versatile breakfast room, fitted kitchen, and a convenient ground floor shower room. To the first floor are three bedrooms, all offering ample living space and plenty of natural light.







Click for more information

Guide Price:
£91,000 (plus fees)

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Lot 59 — 8 Isgraig, Burry Port, SA16 0DE

A fantastic opportunity to acquire a two-bedroom end-terrace property.

Description:
The property offers an excellent opportunity for investors, developers or buyers looking for a home they can improve and add value to. The accommodation comprises two bedrooms together with the usual living accommodation and provides good potential for modernisation and improvement.

Burry Port is a popular coastal town offering a range of local shops, schools and everyday amenities, with convenient access to Llanelli and the surrounding areas. The property is also well positioned for Burry Port Harbour, the coastline and Pembrey Country Park.







Click for more information

Guide Price:
£64,000 (plus fees)

Lot 60 — 25 Waun Goch Terrace, Nantymoel, Bridgend, CF32 7PS

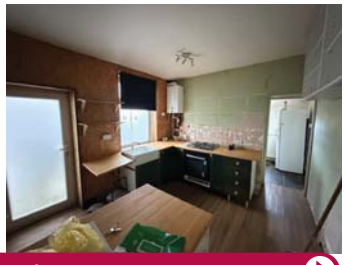
A 3 bedroom renovation project.

Description:
The property requires full renovation throughout and offers three well-proportioned bedrooms, providing plenty of scope to modernise and add value. Once refurbished, it could make an ideal buy-to-let investment or resale opportunity.

Situated in the village of Nantymoel, the property is within reach of local amenities, schools and transport links, with convenient access towards Bridgend and the wider South Wales area.







Click for more information

Guide Price:
£85,000 (plus fees)

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Lot 61 Plot adjacent to, 6 The Kilns, Llangwm, Haverfordwest, SA62 4HG

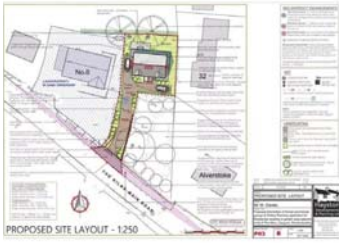
A residential building plot.

Description:
An excellent opportunity to acquire a residential building plot in the highly desirable village of Llangwm, located within easy reach of Haverfordwest and the Cleddau Estuary. The plot forms part of a quiet and established residential area and is ideally positioned for those seeking a peaceful yet well-connected location.

Outline planning permission has been granted for the development of a single residential dwelling, following the removal of a former domestic garage/commercial store. The site is surrounded by individually styled homes, offering a unique opportunity for bespoke design with the planning parameters.







Click for more information

Guide Price:
£40,000 (plus fees)

Lot 62 Caradoc Cottage, Aberporth, Cardigan, SA43 2EX

A semi-detatched property in need of renovation.

Description:
The semi-detatched property is currently in a very poor state of repair and requires extensive works to bring it back to a sound and habitable condition. Prospective purchasers should be aware that, depending on their assessment of the existing structure, demolition and redevelopment may also be considered, subject to obtaining any necessary planning permissions and consents.

The property therefore presents an opportunity for a buyer looking to undertake a substantial renovation project or explore the potential of the site.







Click for more information

Guide Price:
£45,000 (plus fees)

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Lot 63 — 48 Glebe Road, Loughor, Swansea, SA4 6QD

A extended two-bedroom mid-terrace property.

Description:
The property is in need of further refurbishment and modernisation, but offers excellent potential for an investor or buyer looking to add value.

The existing accommodation provides a solid foundation, while the property's extended layout and potential for further development, subject to obtaining all necessary planning permissions and consents, could make this an interesting proposition for those seeking a project with scope for improvement.







Click for more information

Guide Price:
£60,000 (plus fees)

Lot 64 — 32 Eastgate, Cowbridge, Vale of Glamorgan, CF71 7DG

A three-bedroom mid-terraced stone-built cottage.

Description:
A well-proportioned accommodation in the popular town of Cowbridge. Ideally situated on Eastgate, close to the town centre and local amenities. An excellent opportunity for owner-occupiers or investors.

This property gives you two reception rooms as well as a good-sized kitchen on the ground floor and on the first floor two double rooms and one single room alongside the family bathroom. You have a perfectly paved garden with a lawn and a pear tree.







Click for more information

Guide Price:
£190,000 (plus fees)

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Lot 65 — 12 Teifi Terrace, Newcastle Emlyn, Carmarthenshire, SA38 9EA

A end-of-terrace property.

Description:
The accommodation arranged over two floors. The first floor comprises two bedrooms and a bathroom, while the ground floor features an open-plan living and dining area.

The property is conveniently located within walking distance of the town centre, providing access to a range of everyday amenities including shops, cafes, schools and transport links. It may appeal to a variety of buyers and is offered for sale by auction.







Guide Price:
£60,000 (plus fees)

Click for more information

Lot 66 — The Nurseries, Bassett Terrace, Llanelli, Carmarthenshire, SA15 4DU

A Four-Bedroom Detached House.

Description:
A unique opportunity to acquire a substantial four-bedroom detached property occupying a corner plot of approximately one-third of an acre in the sought-after village of Pwll.

The lot comprises a modernised double-fronted house, two detached garages/workshops, an enclosed yard and compound, ten dog kennels and extensive off-road parking. The workshops were previously used for vehicle body repairs and may offer potential for continued commercial, trade or storage use, subject to the necessary consents.

The house provides two reception rooms, four bedrooms, a family bathroom and basement accommodation.







Guide Price:
£240,000 (plus fees)

Click for more information

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Lot 67 — 70 Gate Road, Penygroes, Llanelli, SA14 7RL

A two-bedroom property in need of renovation.

Description:
The property will require significant investment and refurbishment to bring it to a habitable standard. An excellent opportunity for builders, developers or experienced renovation purchasers seeking a substantial project with potential.







Guide Price:
£25,000 (plus fees)

Click for more information

Lot 68 — 10 Albert Street, Llanelli, Sir Gar, SA15 2TA

5 bed mid-terrace is currently being used as a house of multiple occupation.

Description:
This 5 bed mid-terrace is currently being used as a house of multiple occupation (HMO) and is located on a quiet residential street currently let and occupied by tenants, offering an attractive investment opportunity for landlords and property investors.

Annual income of around £30,000 per annum when fully let, with a yield of over 17% on the guide price.

This HMO is in excellent condition with a modern kitchen/ diner and two bathrooms which is well kept throughout with an enclosed rear garden.







Guide Price:
£170,000 (plus fees)

Click for more information

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Lot
69

1, Porthcawl Road Bulding plot at rear of Arwerydd, Porthcawl Road, CF33 4RG

A residential building plot with outline planning permission.

Description:
Planning permission was granted by Bridgend County Borough Council under reference P/22/563/OUT, with approval sought for layout and scale.

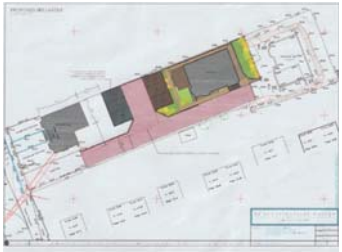
The proposed dwelling benefits from private external space and off-road parking, with access from Porthcawl Road alongside the existing property known as Arwerydd. The floating concrete base and drainage are already installed.

Situated in the village of South Cornelly, the plot is conveniently located for access to Porthcawl, Bridgend and the M4 motorway, making it an attractive opportunity for builders, developers or self-build purchasers.

Guide Price:
£45,000 - £55,000 (plus fees)







Click for more information

Lot
70

2 Bedford Road, St. Ives, TR26 1SP

A one-bedroom property in the highly sought-after coastal town of St Ives.

Description:
With its distinctive curved frontage and individual accommodation arranged over three levels, this is certainly not your typical one-bedroom home. Formerly used as commercial premises, the property has been imaginatively converted to create a characterful and highly individual residence.

The ground floor provides a bright and flexible gallery-style reception space, together with a kitchen, cloakroom and useful storage.

To the first floor is an attractive lounge featuring a wood-burning stove, with access onto a south-facing patio, providing valuable private outside space in the centre of St Ives.

Guide Price:
£230,000 (plus fees)







Click for more information

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Lot 71 — 56 Pembroke Street, Aberdare, Rhondda Cynon Taf, CF44 7BH

An end of terraced property.

Description:
The property requires a comprehensive programme of renovation and modernisation throughout but provides generously proportioned accommodation with considerable potential. Subject to obtaining all necessary planning permissions and consents, the building may also lend itself to conversion into self-contained flats or alternative residential accommodation.

Once completed, the property could be suitable for resale, owner occupation or use as a rental investment. Its convenient location provides access to Aberdare town centre, local shops, schools, amenities and public transport links.







Click for more information

Guide Price:
£75,000 (plus fees)

Lot 72 — 584 Clydach Road, Ynystawe, Swansea, SA6 5AY

A two-bedroom house.

Description:
The property provides well-proportioned accommodation comprising two bedrooms, three reception rooms and a long rear garden. Whilst the property would benefit from modernisation and updating throughout, it presents an excellent opportunity for a purchaser looking to add value and create a comfortable family home or investment property.

The generous garden provides further appeal, with plenty of outdoor space and potential for landscaping and improvement.







Click for more information

Guide Price:
£80,000 (plus fees)

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Lot 73 — 3 Frost Hill, Yatton, Bristol, Avon, BS49 4JN

A substantial four-bedroom detached single-storey.

Description:
Occupying a generous plot of approximately 0.25 acres, complete with landscaped gardens, private swimming pool, double garage and driveway parking. An excellent opportunity to acquire a sizeable and highly versatile home in this sought-after North Somerset village.

Frost Hill provides approximately 1,698 sq ft of well-proportioned accommodation and represents an exciting opportunity for owner occupiers, and buyers seeking a substantial property with excellent outside space.







Click for more information

Guide Price:
£500,000 (plus fees)

Lot 74 — Gwalia Stores, Aberporth, Cardigan, Ceredigion, SA43 2DA

Substantial property split into 2 Beachside flats.

Description:
A coastal property arranged as two flats, enjoying sea views and situated within approximately 50 metres of Aberporth's beautiful beach.

Gwalia Stores is a spacious and highly versatile property currently arranged as two separate flats. The accommodation could be ideal for multigenerational living, holiday letting or investment purposes. Alternatively, there may be potential to convert the property back into one substantial home, subject to the necessary planning permissions and consents.







Click for more information

Guide Price:
£325,000 - £375,000 (plus fees)

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

Lot 75 — 12 Marlborough Road, Brynmill, Swansea, SA2 0EB

An extended 5 bedroom mid terrace property.

Description:
A superb investment or family home situated in the heart of the student area of Swansea. The property is located along Marlborough Road, and is within easy reach of all the local amenities, shops and bars that Uplands has to offer while being close to Singleton University campus, local parks and beaches with the city centre of Swansea approximately one and a half miles away.

The accommodation comprise entrance porch with inner door to hallway, 2 bedrooms, a good size communal lounge/kitchen and cloakroom to the ground floor, whilst to the first flor there are a further 3 bedrooms and a bathroom. Other benefits include double glazed windows and doors, gas central heating and a secure and enclosed low maintenance rear garden.







Click for more information

Guide Price:
£160,000 (plus fees)

Lot 76 — 4 Cromwell Street, Swansea, SA1 6EZ

A five-bedroom mid-terrace HMO.

Description:
An excellent investment opportunity for landlords looking to expand their portfolio. The property enjoys a prime location within easy reach of Swansea city centre, with excellent transport links, local amenities, universities, and shops all close by, making it highly attractive to students and professional tenants alike.

The accommodation briefly comprises an entrance hall, two ground-floor bedrooms, a fitted kitchen with a communal lounge, rear lobby, and cloakroom/WC. To the first floor are three further well-proportioned bedrooms and a family bathroom. Externally, the property benefits from a low-maintenance, enclosed rear garden, providing a private outdoor space for occupants.







Click for more information

Guide Price:
£134,000 (plus fees)

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Lot
77

Barn at Penrhos, Llangeitho, Tregaron, Ceredigion, SY25 6QJ

Traditional Barn with Land and Potential in a Stunning Rural Setting.

Description:
A rare and exciting opportunity to purchase a traditionally built barn, formerly a farmhouse, set in approximately 0.5 of an acre in a peaceful rural courtyard position near Llangeitho and Tregaron, West Wales.

Surrounded by the unspoilt natural beauty of the Cambrian Mountains, the property offers an excellent opportunity for those looking to create a rural retreat, smallholding or pursue a future residential project, subject to the necessary planning consents.







Click for more information

Guide Price:
£60,000 (plus fees)

Lot
78

5 Edward Terrace, Abertridwr, Caerphilly, CF83 4FJ

2-bedroom property.

Description:
A fantastic opportunity for buyers, featuring a good-sized reception room that leads seamlessly into a modern kitchen—perfect for contemporary living.

Upstairs, you will find two well-proportioned bedrooms alongside a generous family bathroom. Outside, the rear garden includes steps leading up to a pleasant lawned strip, offering a lovely outdoor space.

Ideal for first-time buyers, families, or investors alike.







Click for more information

Guide Price:
£100,000 (plus fees)

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Lot
79

3 Gloucester Drive, London, NW11 6BH

Bidding opens 1.00 pm

Residential property located in the desirable area.

Description:
A substantial and thoughtfully extended 7/8-bedroom semi-detached family residence, ideally positioned on a sought-after turning bordering Hampstead Garden Suburb. This impressive home is within easy reach of the shops, cafés and excellent transport links of The Market Place, while also falling within the highly regarded Brookland School catchment area. Northway Gardens and the beautiful Big Wood are also close by, providing excellent green spaces for families and outdoor activities.

Offering almost 3,000 sq ft of generous and versatile accommodation, the property provides an abundance of living and entertaining space throughout.







Guide Price:
£1,200,000 (plus fees)

Click for more information

Lot
80

73A The Avenue, Houghton Le Spring, Tyne And Wear, DH5 9DH

Well-positioned property located in Hetton-le-Hole.

Description:
This property is located at 73A The Avenue, situated in the Hetton-le-Hole area of Houghton Le Spring. The residence is a one-bedroom first-floor flat, comprising a bedroom, kitchen and bathroom, and occupies a position within this established residential district with convenient access to local services and transport links in the surrounding area.

The property is being sold with vacant possession and is held on a Tyneside lease agreement. The accommodation provides an opportunity for buyers seeking a residential property within an established community.







Guide Price:
£40,000 (plus fees)

Click for more information

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Lot
81

20 Church Crescent, Ebbw Vale, NP23 6UG

Residential property situated in the established area.

Description:
A two-bedroom terraced house that has been split into two separate vacant flats, offering potential for a purchaser subject to any necessary consents and compliance requirements.

Situated within an established residential setting, the property offers proximity to the local amenities and infrastructure of Ebbw Vale. The location is well-positioned for access to regional transport links and the facilities provided by the surrounding Blaenau Gwent area.







Guide Price:
£110,000 (plus fees)

Click for more information

Lot
82

21 Mount Pleasant Road, Stockton, TS20 2HX

Semi-detached property generating £650 PCM in rental income.

Description:
An opportunity for those interested in a residential investment asset in this area. The property is positioned on 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 to those seeking proximity to the town's resources and the wider infrastructure of the Tees Valley.

The property is sold with a sitting tenant in situ, currently paying £650 per calendar month.







Guide Price:
£100,000 (plus fees)

Click for more information

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Lot 83 — 15 Thorntree Road, Stockton-on-Tees, TS17 8AW

Three-Bedroom Renovation Project.

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 84 — 24 Gleneagles, Tamworth, 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:
£380,000 - £480,000 (plus fees)

Click for more information

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Lot
85

Flat 1A, 15 Alma Square, Scarborough, YO11 1JR

Well-positioned flat located in central Scarborough.

Description:
This property comprises a ground floor flat located at 15 Alma Square in Scarborough. Situated in the heart of the town, the property benefits from a central location with access to the range of facilities and services that Scarborough offers.

As a flat, this property represents a practical residential option within a well-established area of the town, appealing to those seeking the convenience of a central location. Whether considered as a primary residence or as part of a property portfolio, this flat offers a clear opportunity within the local housing market.







Click for more information

Guide Price:
£24,999 (plus fees)

Lot
86

38 Church Street, Shildon, County Durham, DL4 1DX

Mixed-Use Freehold Investment Opportunity.

Description:
An excellent opportunity to acquire a mixed-use freehold property comprising two x two-bedroom flats and a ground-floor commercial unit.

Both residential flats are currently tenanted, producing a combined rental income of £945 per calendar month, providing an immediate income stream for the new owner.

The ground-floor commercial premises were previously occupied by Costa Coffee and are currently vacant. The unit requires only minimal refurbishment and offers an excellent opportunity for an investor to carry out the necessary works and secure a new commercial tenant.







Click for more information

Guide Price:
£120,000 (plus fees)

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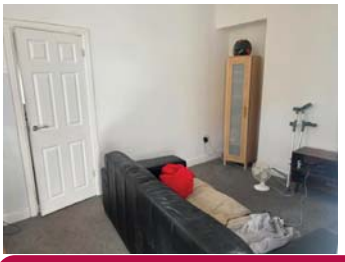
Lot 87 — 52 Mansfield Avenue, Thornaby, Cleveland, TS17 7HH

A one-bedroom ground floor flat.

Description:
The property is sold subject to an existing tenancy, with a sitting tenant currently paying rent of £495 per calendar month. This may provide an appealing opportunity for purchasers seeking an investment property with an existing rental arrangement in place.

The location provides access to the broader amenities and transport links available throughout the Stockton-on-Tees region, making it a functional choice for those seeking a property in this area.







Guide Price:
£20,000 (plus fees)

Click for more information

Lot 88 — 16 Sedgemoor Road, Middlesbrough, TS6 0UA

A three-bedroom semi-detached property.

Description:
The property offers functional living accommodation and, with a tenant already in situ, may appeal to investors seeking an income-producing residential opportunity. The current rental income is £575 per calendar month, providing an annual rental income of £6,900.

With convenient access to local infrastructure and regional road links, this property represents a practical residential investment opportunity in this part of Middlesbrough.



Guide Price:
£65,000 (plus fees)

Click for more information

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Lot 89 — 38 Sedgemoor Road, Middlesbrough, TS6 0UA

A three-bedroom terraced property.



Description:
The property provides a practical residential layout comprising three bedrooms and is situated within an established residential area of Middlesbrough. The location benefits from proximity to a range of local amenities, community facilities, transport links and everyday services.

With a tenant already in place, the property presents an attractive opportunity for investors looking to acquire an income-producing residential property and potentially add to an existing portfolio.

Guide Price:
£65,000 (plus fees)

Click for more information

Lot 90 — 4 Lapwing Lane, Norton, Cleveland, TS20 1LX

A four-bedroom detached property.



Description:
The property benefits from access to a range of local amenities, schools, transport links and everyday services available within Stockton-on-Tees and the surrounding area. Its detached nature and four-bedroom accommodation make this an appealing residential opportunity.

Situated within an established residential area, the property provides a generous four-bedroom layout and offers excellent potential for a variety of buyers, including families, owner-occupiers and investors.





Guide Price:
£320,000 (plus fees)

Click for more information

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Lot 91 — 8 Tomlinson Way, Middlesbrough, TS3 9JX

A 2 bedroom Semi-Detached Property.

Description:
Positioned within a residential area, the property benefits from the surrounding infrastructure and amenities of Middlesbrough. The location offers connectivity to local transport links and facilities, making it a viable option for various buyers, including those looking to add to a property portfolio or owner-occupiers seeking a home in this part of the town.







Guide Price:
£70,000 - £110,000 (plus fees)

Click for more information

Lot 92 — 8 Witton Court, Sacriston, DH7 6NZ

A two-bedroom ground floor flat.

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.







Guide Price:
£52,000 (plus fees)

Click for more information

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Lot 93 — 66 Bessemer Street, Ferryhill, DL17 8NJ

A two-bedroom terraced property.

Description:
The property is being offered with a sitting tenant currently paying £475 per calendar month, providing an established rental income and potential investment opportunity for prospective purchasers.

The location provides access to the surrounding area's amenities, services and transport links, making the property suitable for investors seeking to add to an existing portfolio or purchasers looking for a property within the Ferryhill area.







Guide Price:
£42,000 (plus fees)

Click for more information

Lot 94 — 30 Waveney Gardens, Stanley, DH9 7NG

A two-bedroom semi-detached property.

Description:
The property is being offered with a sitting tenant currently paying £625 per calendar month, providing an established rental income and an attractive opportunity for prospective investors looking to add to an existing portfolio.

The location makes the property a viable option for those seeking an investment within this part of Stanley, with the surrounding area providing the amenities and services required for day-to-day living.







Guide Price:
£68,000 (plus fees)

Click for more information

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Lot 95 — 19 Ridley Street, Stanley, DH9 0PD

A two-bedroom terraced property.

Description:
The property is offered with vacant possession, providing prospective purchasers with flexibility to occupy, refurbish or consider as an investment opportunity. The property is well-connected to the surrounding area, providing access to essential amenities and major road links.





Guide Price:
£46,000 (plus fees)

Click for more information

Lot 96 — 16 Worsdell Street, Blyth, NE24 1SD

A two-bedroom terraced property.

Description:
The property is being offered with a sitting tenant currently paying £475 per calendar month, providing an established rental income and an opportunity for prospective investors seeking to add to an existing property portfolio.

The accommodation is well-situated for those seeking a property in this coastal location, with the area benefiting from connectivity to local transport networks and proximity to the wider amenities available in Blyth.







Guide Price:
£44,000 (plus fees)

Click for more information

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Lot
97

16 Shaftesbury Street, Stockton-on-Tees, TS18 3EL

A 8-Unit HMO Investment with £28,000+ Potential Annual Income.

Description:
A compelling opportunity to acquire a well-configured, income-producing HMO investment in the heart of Stockton-on-Tees, offering multiple income streams and excellent potential for investors seeking an established rental property with further upside through full occupancy.

16 Shaftesbury Street is configured as a substantial 8-room/unit investment, comprising 6 HMO bedrooms with shared communal facilities alongside 2 self-contained one-bedroom flats. This diversified layout provides multiple sources of rental income, reducing reliance on any single tenancy while appealing to a broad range of tenants.







Guide Price:
£115,000 (plus fees)

Click for more information

Lot
98

87 Smithfield Road, Darlington, DL1 5UQ

A two-bedroom flat with vacant possession & £500 pcm rental potential.

Description:
The property provides prospective purchasers with the opportunity to acquire a residential dwelling in this established area, suitable for an owner-occupier or investor. Based on current market rental potential, the property could achieve an estimated rental income of approximately £500 per calendar month, equivalent to £6,000 per annum.

Darlington offers a range of local amenities, transport connections and services, supporting both owner-occupier living and rental demand.







Guide Price:
£30,000 (plus fees)

Click for more information

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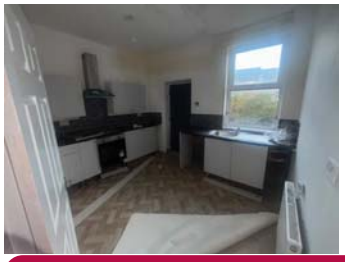
Lot 99 — 123 George Street, Wallsend, NE28 6SL

A one-bedroom ground floor flat located in Wallsend.

Description:
The property requires refurbishment throughout, allowing the successful purchaser to update and improve the accommodation to their own specification. The flat is to be sold with vacant possession and is held on a Tyneside lease.

With a potential market rent of approximately £600 per calendar month, the property offers the opportunity to generate an estimated annual rental income of £7,200 once refurbished and let.







Click for more information

Guide Price:
£20,000 (plus fees)

Lot 100 — 50 West St, Grange Villa, DH2 3LW

A a two-bedroom terraced property.

Description:
The property also offers potential as a buy-to-let investment, with an estimated rental income of £500 per calendar month (£6,000 per annum), subject to market conditions, the property's condition and any necessary compliance requirements.







Click for more information

Guide Price:
£30,000 (plus fees)

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Bidding opens 10.00 am

Lot 101 Heathbank, Coupar Angus Road, Blairgowrie, Perthshire, PH10 6JY

A substantial investment opportunity in the popular Perthshire town of Blairgowrie.



Description:
A significant £135,000 discount to Home Report value. The property benefits from strong local amenities, schools, Blairgowrie Cottage Hospital and excellent connectivity to Perth and Dundee, while the surrounding Perthshire countryside, Glenshee, golf courses and established tourism market provide additional demand for short-term accommodation.

With projected annual short-term rental revenue of £75,670, alongside potential long-term rental income of approximately £1,400 PCM, Heathbank offers investors flexibility across multiple income strategies, subject to any required licensing and local regulations.





Guide Price:
£390,000 (plus fees)

Click for more information

Lot 102 Haddockston House, West Glen Road, Houston, Renfrewshire, PA6 7GU

A rare multi-apartment country estate.



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.





Guide Price:
£1,000,000 (plus fees)

Click for more information

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Lot 103 Haddockston Trout Fishery, West Glen Road, Houston, Renfrewshire, PA6 7GU

A rare 58-acre estate opportunity in Kilmacolm.

Description:
An opportunity to acquire approximately 58 acres of estate and leisure land in the highly desirable village of Kilmacolm, anchored by an established commercial fishery, a former golf course, and a converted mansion house, all within one of Renfrewshire's most affluent locations

A preliminary masterplan has been prepared by Jewitt and Wilkie Architects (September 2019) illustrating how the estate could accommodate a wider scheme of 172 units, alongside a village centre, spa and clubhouse facilities.





Guide Price:
£2,000,000 (plus fees)

Click for more information

Lot 104 Scorguie House, Croft Lane, Inverness, Highland, IV3 8UD

A substantial 5-bedroom Highland property.

Description:
Offered £95,000 below Home Report Value, Scorguie House combines substantial accommodation, strong income potential and a 200 sqm barn included within the sale. Its Inverness location provides access to the city centre, major employment, transport connections and the wider Highland tourism market.







Guide Price:
£450,000 (plus fees)

Click for more information

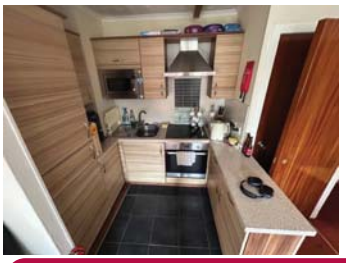
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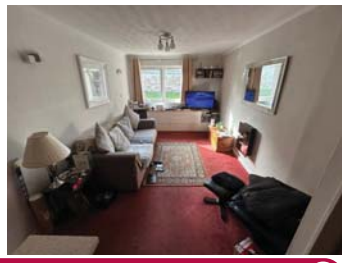
Lot 105 Flat 1 Millearn Apartments, 42 Racecourse Road, Ayr, South Ayrshire, KA7 2UY

A currently tenanted 1-bed flat.

Description:
Sold with a tenant already in place, this flat delivers rental income from completion with no void period. Set on Racecourse Road, right by Ayr Racecourse, and just a short walk from Ayr Beach and the town centre, the location benefits from Ayr's frequent 50-minute rail link to Glasgow Central, easy access to Prestwick Airport, and strong year-round visitor demand from race meetings and coastal tourism.







Click for more information

Guide Price:
£50,000 (plus fees)

Lot 106 106/1, Crewe Road North, Edinburgh, Edinburgh, EH5 2NE

A flat investment opportunity with £16,800 annual rental potential.

Description:
Airbnb / Short-Term Let:
Projected rental income of £1,400 PCM makes this an attractive investment opportunity in Edinburgh.

Crewe Road North is positioned close to Western General Hospital, providing a major local employment and rental demand driver. The property also benefits from access to Edinburgh City Centre, strong public transport links, the A90 and wider road network.

The surrounding area offers a strong mix of amenities and attractions including Royal Botanic Garden Edinburgh, Inverleith Park, local schools, supermarkets and Ainslie Park Leisure Centre.







Click for more information

Guide Price:
£180,000 (plus fees)

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Lot 107 Flat 7, 10 Riverview Place, Glasgow, Lanarkshire, G5 8EH

A 2-bedroom flat in Glasgow, £35,000.

Description:
Airbnb / Short-Term Let:
Projected revenue of approx. £34,500 per annum, subject to occupancy, licensing and operating costs.

An exciting Glasgow investment offering a £35,000 discount and impressive rental potential. Positioned close to the River Clyde, Glasgow City Centre and major entertainment venues, the property offers an attractive opportunity to capitalise on both professional rental demand and short-term visitor accommodation.







Guide Price:
£145,000 (plus fees)

Click for more information

Lot 108 23 Tillybrake Gardens, Banchory, Aberdeenshire, AB31 5QG

A tenanted 2 bed flat investment property.

Description:
Airbnb / Short-Term Let:
Projected revenue of approx. £37,500 per annum, subject to vacant possession, licensing, occupancy and operating costs.

An attractive tenanted investment in sought-after Royal Deeside, offering a £20,000 discount and potential rental income from an existing tenancy. Banchory's proximity to Aberdeen, Crathes Castle and popular countryside attractions adds further long-term investment appeal.







Guide Price:
£105,000 (plus fees)

Click for more information

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Lot 109 15 McBain Place, Kinross, Perthshire, KY13 8QZ

A 2-bedroom bungalow in Kinross.

Description:
Airbnb / Short-Term Let:
Projected revenue of approx. £28,800 per annum, subject to occupancy, licensing and operating costs.

A compelling Kinross investment combining a £30,000 discount with strong long-term and short-term income potential. McBain Place is close to local schools and amenities, while Kinross offers excellent M90 commuter links and the tourism appeal of Loch Leven, creating demand from both residents and visitors.







Guide Price:
£160,000 (plus fees)

Click for more information

Lot 110 57 Gaitside Drive, Aberdeen, Aberdeenshire, AB10 7BJ

A tenanted 2-bed end-terrace house.

Description:
A 2-bedroom end-terrace already producing £850 PCM, offered at £20,000 below Home Report, giving investors an income-producing property from day one.

Located close to Robert Gordon University's Garthdee campus, with strong rental demand from students and young professionals. Garthdee Retail Park, Duthie Park and the River Dee are all nearby, with convenient transport links into Aberdeen city centre and Aberdeen Royal Infirmary.







Guide Price:
£115,000 (plus fees)

Click for more information

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Lot 111 1/1, 4 Torphin Crescent, Glasgow, Glasgow City, G32 6QA

A 1 bed flat £20,000 below Home Report Value.

Description:
Airbnb / Short-Term Let:
Projected revenue of approx. £23,200 per annum, subject to occupancy, licensing and operating costs.

An affordable Glasgow investment combining a £20,000 discount with two attractive income strategies. Located in the established Greenfield area, with Carntyne and Shettleston stations within one mile, local amenities nearby and convenient connections towards Glasgow City Centre.







Guide Price:
£60,000 (plus fees)

Click for more information

Lot 112 93 Morrison Drive, Aberdeen, Aberdeenshire, AB10 7HB

An Aberdeen flat investment opportunity.

Description:
Short-Term Let / Airbnb:
Projected annual revenue of approx. £18,400, subject to occupancy, operating costs, licensing and local regulations.

Offered at £18,000 below Home Report Value, 93 Morrison Drive combines an attractive acquisition price with two potential income strategies. The property sits within the established Garthdee residential area, which has particular appeal among students and professionals due to its proximity to Robert Gordon University's Garthdee campus. Current local listings also demonstrate an active rental market around Morrison Drive.







Guide Price:
£72,000 (plus fees)

Click for more information

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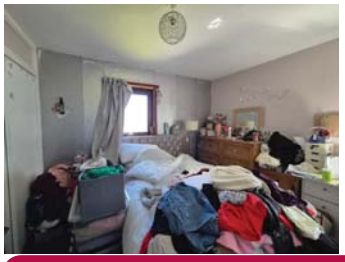
Lot 113 — 96 Clerkhill Road, Peterhead, Aberdeenshire, AB42 2XF

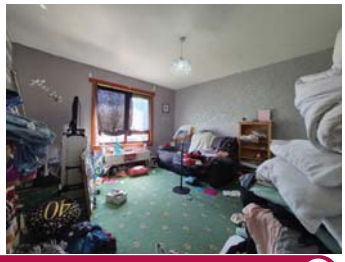
A 1-bed ground floor flat.

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

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







Guide Price:
£30,000 (plus fees)

Click for more information

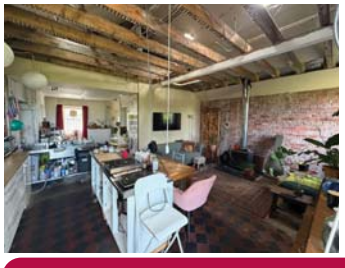
Lot 114 — 5 Main Street, Kirkinner, Newton Stewart, DG8 9AN

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

Description:
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

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Lot 115 16A High Street, Pittenweem, Anstruther, Fife, KY10 2LA

A 2-bedroom end-terrace property.

Description:
Airbnb / Short-Term Let:
Projected revenue of approximately £40,000 per annum, based on an average daily rate (ADR) of £159 and 69% occupancy, subject to licensing, operating costs

A standout East Neuk investment offering a £50,000 discount with strong long-term and short-term income potential. Its Pittenweem location provides excellent holiday-let appeal, with the Fife coast on the doorstep and Anstruther Golf Club stretching along the shoreline between Pittenweem and Anstruther, helping attract visiting golfers and tourists.







Guide Price:
£150,000 (plus fees)

Click for more information

Lot 116 Flat 5, 34 High Street, Argyll, PA28 6EA

A one-bedroom town-centre flat.

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

The flat is offered with vacant possession, allowing an incoming buyer to proceed straight to refurbishment and letting without delay. Rental demand is estimated at £450+ per month, equating to £5,700+ per annum and delivering a 36%+ gross yield based on the guide price. The property is sold under ADS Threshold, providing clear terms and a straightforward transaction.







Guide Price:
£15,000 (plus fees)

Click for more information

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Lot
117 49E Longrow, Argyll and Bute, PA28 6ER

High-yield Campbeltown investment.

Description:
2 bed centrally located property set within the heart of Campbeltown, making it particularly well suited to investors seeking a low entry point with strong cash-flow potential.

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.







Click for more information

Guide Price:
£15,000 (plus fees)

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

A seafront investment opportunity.

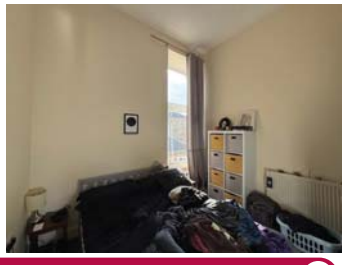
Description:
A two-bedroom apartment within the sought-after Glenfaulds development on Rothesay's iconic seafront.

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

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







Click for more information

Guide Price:
£100,000 (plus fees)

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Lot 119 Shanthi Lodge 31, Lochmanor Lodge Park, Dunning, Perthshire, PH2 0QN

An established short-term accommodation opportunity.

Description:
Short-Term Let:
Currently marketed on Booking.com for short-term stays, providing an established platform for generating holiday-let income.

Shanthi Lodge No. 31 presents an attractive opportunity to acquire a holiday accommodation asset with an existing short-term letting presence. Currently marketed on Booking.com, the property offers investors the potential to continue operating within the short-term stay market from acquisition, subject to existing bookings, licences, site conditions and management arrangements.







Click for more information

Guide Price:
£50,000 (plus fees)

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

A a 2-bedroom flat.

Description:
Short-Term Let / Airbnb:
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:
£50,000 (plus fees)

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Lot
121

7 Lochmanor Lodge Estate, Jackson Lodge Lochmanor Lodges, Dunning, PH2 0QN

A 2-bed holiday lodge.

Description:
A low-cost entry point into the Perthshire short-term let market, set within an established lodge park open 52 weeks of the year with no restriction on how often the lodge can be let. Minutes from Gleneagles and Auchterarder, and close to Perth, the location draws year-round golf tourism plus premium demand during major championship and events weeks. A straightforward, hands-off holiday-letting asset for investors seeking an affordable way into the leisure market.







Click for more information

Guide Price:
£40,000 (plus fees)

Lot
122

16 Glendo Lodge, Loch Ness Highland Resort, Fort Augustus, Highland, PH32 4BG

A holiday lodge set within the Loch Ness Highland Resort at Fort Augustus.

Description:
Letting potential believed achievable through Pure Leisure, with neighbouring lodges at the resort currently let on this basis — no confirmed annual figure provided for this specific unit.

Set within the Loch Ness Highland Resort at Fort Augustus, on the Caledonian Canal at the southern tip of Loch Ness, this lodge sits at one of Scotland's busiest tourism gateways, drawing year-round demand from Loch Ness cruises, the Great Glen Way and Loch Ness 360 route, and canal lock visitors. Complete with a hot tub and £35,000 below its original value.







Click for more information

Guide Price:
£45,000 (plus fees)

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Lot 123 Kelvin Meadows, Glasgow Road, Kirkintilloch, Glasgow, G66 1AF

A substantial 35-acre strategic land opportunity.

Description:
A rare opportunity to acquire approximately 35 acres of land in a prominent position on the western edge of Kirkintilloch.

The site sits immediately alongside established residential areas and benefits from excellent connectivity via Glasgow Road (A803), providing convenient access into Kirkintilloch, Glasgow and the wider Central Belt.

The scale and position of the land create an exciting opportunity for investors, developers and strategic land buyers looking to explore its longer-term potential. The site is surrounded by a mixture of established housing, countryside and local amenities, with Hayston Golf Club and Kirkintilloch Golf Club also nearby.

Guide Price:
£300,000 (plus fees)







Click for more information

Lot 124 30 Sound of Kintyre, Machrihanish, Argyll, PA28 6NZ

A 3-bed end-terrace house.

Description:
Income Potential
Long-Term Rental: Approx. £750 PCM (£9,000 per year)
Short-Term Let / Airbnb: Approx. £32,700 per year

Steps from Machrihanish Beach and the world-renowned Machrihanish Golf Club and Dunes, this home sits in one of Scotland's premier golf tourism destinations. Add Campbeltown's famous whisky distilleries and the wider Kintyre peninsula's visitor appeal, and you have a location with exceptional short-let earning potential. At £30,000 below Home Report Value with projected income of up to £32,700 a year, this is a rare high-yield holiday-let opportunity.

Guide Price:
£70,000 (plus fees)







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Lot 125 — 125 Middlefield Place, Aberdeen, Aberdeenshire, AB16 7XL

A 2-bedroom flat.

Description:
Airbnb / Short-Term Let:
Projected revenue of approx. £14,900 per annum, subject to occupancy, licensing and operating costs.

An affordable Aberdeen investment offering a £15,000 discount with attractive long-term rental and Airbnb income potential. Located in an established residential area, the property benefits from access to local amenities, major employment centres and Aberdeen's wider transport network.







Click for more information

Guide Price:
£65,000 (plus fees)

Lot 126 — 177 Cairncry Road, Aberdeen, Aberdeenshire, AB16 5DT

A tenanted 2-bed flat.

Description:
Income Potential
Long-Term Rental: Approx. £600 PCM (£7,200 per year) — currently tenanted, income from day one

Sold with a tenant already in place, this flat delivers immediate income with zero void period from completion. Close to the Foresterhill health campus, Aberdeen Royal Infirmary and University of Aberdeen medical faculties, the area benefits from constant NHS and student tenant demand, backed by Northfield Shopping Centre and strong bus links into the city centre. A ready-made, hands-off buy-to-let at a genuinely low entry price.







Click for more information

Guide Price:
£68,000 (plus fees)

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Lot 127 Kettletoft Hotel, Sanday, Orkney, Orkney, KW17 2BJ

A substantial Sanday hotel opportunity.

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.







Click for more information

Guide Price:
£150,000 (plus fees)

Lot 128 7 Cairngorm Drive, Aberdeen, Aberdeenshire, AB12 5PX

A 2-bedroom flat.

Description:
Airbnb / Short-Term Let:
Projected revenue of approx. £21,000 per annum, subject to occupancy, licensing and operating costs.

An affordable Aberdeen investment offering a £20,000 discount alongside strong long-term and short-term income potential. Well positioned for Aberdeen City Centre, local employment hubs, transport links and everyday amenities.







Click for more information

Guide Price:
£55,000 (plus fees)

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Lot 129 111 Chatelherault Crescent, Hamilton, Lanarkshire, ML3 7PL

A 2-bed semi-detached house.

Description:
Income Potential
Long-Term Rental: Approx. £900 PCM (£10,800 per year)
Short-Term Let / Airbnb: Approx. £22,200 per year

Set moments from Chatelherault Country Park, one of South Lanarkshire's most popular visitor attractions, this home also benefits from quick M74 access into Glasgow and Hamilton's own town centre amenities close by. The mix of green-space appeal, commuter links and local schools keeps tenant demand strong year-round. £30,000 below Home Report Value makes this a compelling buy for investors after equity and yield.







Click for more information

Guide Price:
£130,000 (plus fees)

Lot 130 28B, Cochrane Street, Kilbirnie, North Ayrshire, KA25 7AS

A 3-bedroom flat property.

Description:
Airbnb / Short-Term Let:
Projected revenue of approx. £35,600 per annum, subject to occupancy, licensing and operating costs.

An exciting high-yield investment opportunity offering a £15,000 discount and impressive income potential. Located in the heart of Kilbirnie, with convenient access to local amenities, Glengarnock railway station and transport links towards Glasgow and the Ayrshire coast.







Click for more information

Guide Price:
£65,000 (plus fees)

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Lot 131 81 Summer Street, Aberdeen, AB10 1RR

A 2-bed city centre flat with up to £24,400 annual rental potential.

Description:
A prime city centre address just steps from Union Street and under half a mile from Aberdeen railway station, putting shops, bars, both universities and the business district all within easy walking distance. This unbeatable central location drives constant demand from students, professionals and short-stay visitors alike.







Guide Price:
£249,000 (plus fees)

Click for more information

Lot 132 12B Main Street, New Byth, Turriff, AB53 5XD

A 3-bedroom end-terrace house.

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.







Guide Price:
£130,000 (plus fees)

Click for more information

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Bidding opens 11.00 am

Lot 133 Apartment 23 Aire Valley Court, Beech Street, Bingley, BD16 1HR

One Bedroom Retirement Apartment.

Description:
One bedroom retirement apartment on the lower ground floor at Aire Valley Court, a McCarthy & Stone Assisted Living development offering independence in a secure setting. The apartment comprises an assisted bathroom, boiler room, one spacious bedroom with built-in wardrobes, a spacious lounge with a Juliette balcony overlooking the grounds, and a fully equipped kitchen. The building is arranged over four floors with lift access, and 24-hour cover from an Estate Manager team. Includes one hour's weekly domestic help (cleaning, laundry, bed change) and water rates within the service charge. On-site facilities include a subsidised restaurant (lunch), hobbies room, library, guest suite, gardens/patio, resident parking and battery car store.







Guide Price:
£50,000 (plus fees)

Click for more information

Lot 134 6 Cyprus Street, Hull, North Humberside, HU9 5QX

2 Bedroom Terraced House.

Description:
Inside this 2 bedroom terraced house the ground floor comprises a sitting room with a fireplace, leading through to a separate living/dining space where the stairs are located, with the kitchen equipped with an extractor, straight across offering access to the spacious rear garden. Upstairs you will find both bedrooms — the first a double, and the second a single, which also houses the boiler. The property would benefit from a full refurbishment internally and externally.

This property sits in the Preston Road/Marfleet part of the city, close to Hedon Road and within easy reach of local shops, schools and everyday amenities.







Guide Price:
£30,000 (plus fees)

Click for more information

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Lot 135 South View, 4 Paisley Street, Hull, North Humberside, HU3 6NL

3 Bedroom Terraced House.

Description:
This three-bedroom home would benefit from renovation. Internally you will find a welcoming porch/entrance way leading into a spacious, open-plan living and dining room, complete with a feature fireplace. The kitchen provides practical space for everyday living, while the downstairs bathroom is fitted with a W/C, sink, and shower over bath, adding valuable convenience to the ground floor.

To the first floor are two generously sized double bedrooms, along with a further single bedroom, making the property well suited to families, couples, or professionals.







Click for more information

Guide Price:
£40,000 (plus fees)

Lot 136 47 Washington Street, Bradford, BD8 9QN

2 Bedroom Terraced House.

Description:
This two-bedroom terraced property is situated at the rear of a traditional terrace with access via an alleyway off Washington Street. The property benefits from a yard to the front, offering useful outdoor space.

Internally, the ground floor comprises a spacious lounge, along with a well-proportioned kitchen fitted with a sink unit, oven and hob, and extractor fan. The kitchen also houses the boiler. To the first floor, the property offers two generously sized bedrooms. Bedroom one benefits from built-in storage, while the master bedroom features a fitted cupboard and comes complete with a double bed in situ. Completing the accommodation is a family bathroom, fitted with a bathtub, built-in cupboards, and a matching toilet and wash hand basin suite.







Click for more information

Guide Price:
£50,000 (plus fees)

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Lot 137 32 Church Street, Boston Spa, Wetherby, LS23 6DN

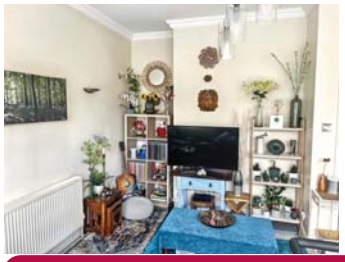
Two Bedroom Duplex Apartment.

Description:
A two-bedroom duplex apartment in the sought-after village of Boston Spa, sold with a longstanding (10+ years) tenant in situ paying £875 pcm, rising to £900 pcm on 1st November, making this an attractive turnkey investment.

The property is accessed via a communal entrance hall leading to a private entrance hallway and a bay-fronted living room. A modern spiral staircase from the living room provides access to the lower ground floor accommodation. This comprises an open-plan dining kitchen with modern wall and base units and granite-effect work surfaces, a master bedroom, a second bedroom, a house bathroom and a separate guest WC. Outside, there is a communal courtyard housing the building's facilities and providing additional storage space.

Guide Price:
£150,000 (plus fees)







Click for more information

Lot 138 Former Site of Apostolic Church, Taunton Street, Shipley, Bradford, BD18 3NB

Plot of Land with Planning for Construction of 3 Dwellings.

Description:
This exciting development opportunity extends to approximately 520 square metres and benefits from planning approval for the construction of three new dwellings.

The approved scheme comprises three terraced dwellings, each arranged over three floors. House A is the largest of the three, offering four bedrooms, one bathroom, one en-suite and a W/C, together with two parking spaces and generous garden space to both the front and rear.

Guide Price:
£100,000 (plus fees)







Click for more information

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Lot 139 Land at the rear of, 21 Grimsby Road, Louth, LN11 0DY

0.13 Acre plot.

Description:
This plot of land has previously had full planning permission granted (2023 March) for the erection of a four bedroom detached home with garage. The current plans consist of entrance hall, cloakroom WC, dining room, open plan kitchen lounge family room, utility room, master bedroom with en-suite and dressing area, three additional double bedrooms two with en-suites and a family bathroom. As well as an attached garage with games room over.







Guide Price:
£50,000 (plus fees)

Click for more information

Lot 140 68 Bradford Road, Huddersfield, HD1 6JE

Previously used as a 7 Bedroom HMO.

Description:
Step inside and you are welcomed by a spacious entrance hallway. To your right is a generously sized living room, followed by a second reception room further along the hall, offering flexible living or entertaining space. At the end of the hallway, stairs lead down to the basement level.

The basement comprises a large kitchen, a bathroom, along with a bedroom that would be enhanced by new carpeting.

Upstairs, the property offers five rooms in total, including two bedrooms that have been freshly carpeted. There are also two bathrooms, both reasonably modern but with scope for renovation. The attic level features a good-sized landing and two identical bedrooms.







Guide Price:
£200,000 (plus fees)

Click for more information

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Lot 141 The Barns, 39 High Street, Braithwell, Rotherham, S66 7AW

A 3 Bedroom Cottage.







Description:
This well presented and deceptively spacious stone built three bedroom end terrace cottage benefits from parking, a new boiler, central heating and double glazing. The ground floor begins with an entrance porch, which has a stable style door, two double glazed windows and a tiled floor. This leads into the fitted kitchen (8'5" x 11'9"), which has cream base and wall units, a built in oven, gas hob, cooker hood and integrated fridge and freezer. It also houses the Baxi combi boiler and has a beamed effect ceiling. The kitchen opens into the generous lounge/dining room (26'3" x 12'2" narrowing to 10'10"), which features a beamed effect ceiling, a bow window to the front and a fitted wood burner set within a stone fireplace with a polished timber mantel. A wooden staircase rises to the first floor.

Guide Price:
£150,000 (plus fees)

Click for more information

Lot 142 Room 26 Poulson House, Spark Street, Stoke-on-Trent, ST4 1NZ

Studio Apartment.







Description:
This first floor studio apartment is offered fully furnished, as you enter the apartment, you will find a living / bed space, fitted with a desk, chair, wardrobe and bed, you will also find a well-appointed kitchen area, fitted with a built-in hob and microwave. A modern en-suite shower room/WC completes the accommodation.

Positioned in the ST4 area of Stoke-on-Trent, this investment flat benefits from a well-connected location close to Stoke town centre, with a good range of shops, cafes, takeaways and everyday amenities on hand.

Guide Price:
£15,000 (plus fees)

Click for more information

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Lot 143 7 Albion Place, Brighouse, HD6 2AW

A 1 Bedroom End Terrace.

Description:
This one bedroom, back-to-back, end-terrace property offers excellent potential for investors and first-time buyers alike. Externally, it benefits from a large front garden, providing generous outdoor space, along with a side extension that adds to the overall footprint of the home. Upon entering, you are welcomed into the open-plan living/kitchen area, which also provides access to the basement. Upstairs, the landing leads to a generously sized bedroom and the house bathroom. The property as a whole would benefit from cosmetic refurbishment, presenting a clear value-add opportunity.







Click for more information

Guide Price:
£50,000 (plus fees)

Lot 144 34 Bedale Road, Scotton, Catterick Garrison, DL9 3NA

3 Bedroom Semi-Detached House.

Description:
This property offers generous accommodation throughout, set within extensive front and rear gardens. The ground floor is anchored by a large open-plan living and kitchen area, ideal for modern family living and entertaining, while to the rear a separate dining room and a utility space each provide direct access to the garden, and a convenient downstairs W/C completes the ground floor. The first floor comprises two double bedrooms, a further single bedroom and the family bathroom, and the loft has been converted to provide additional versatile accommodation, accessed via an extending ladder. Outside, the rear garden is home to a substantial outbuilding offering a sitting area and a double bedroom, making it well suited to guest accommodation, home working or extended family use.







Click for more information

Guide Price:
£150,000 (plus fees)

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Bidding opens 9.00 am

Lot 145 Marshalls Mill Dean Clough Mills, Cross Hills, Halifax, HX1 1XQ

Development opportunity for granted 12 luxury flats.

Description:
An exciting opportunity for experienced property developers and investors to acquire a substantial historic mill conversion project, originally granted planning permission for the creation of 12 luxury residential apartments.

The development has progressed significantly, with substantial structural and internal works already undertaken. This provides a prospective purchaser with the opportunity to acquire a project where considerable development expenditure and construction progress have already been achieved.

The property is being offered as a development and investment opportunity, with potential for either a profitable development exit or a longer-term residential investment strategy.

Guide Price:
£190,000 (plus fees)







Click for more information

Lot 146 The Peacock Hotel, Main Street, Huthwaite, Sutton-in-Ashfield, NG17 2QW

Planning Permission for 22 flats.

Description:
The opportunity offers investors and developers the potential to acquire a high-GDV residential development, with an indicative Gross Development Value (GDV) of approximately £2.4 million and indicative development costs in the region of £900,000. On the basis of these indicative figures, the scheme may offer an attractive development proposition, subject entirely to satisfactory due diligence, final build costs, finance, market conditions and achievable end values.







Guide Price:
£650,000 (plus fees)

Click for more information

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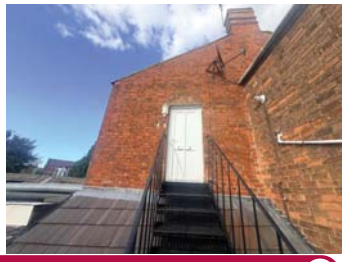
Lot 147 4A Jackson Street, Coalville, Leicestershire, LE67 3LT

A well-presented first-floor flat.

Description:
First-floor flat with its own private entrance, featuring a newly installed boiler providing efficient heating and hot water, and new carpets throughout. The property offers a fitted kitchen with ample storage and workspace, a bright and comfortable living room, a spacious bedroom, a separate WC and a family bathroom. An additional box room provides flexible space, ideal for a home office, dressing room or storage. Conveniently located above a shop.







Click for more information

Guide Price:
£76,500 (plus fees)

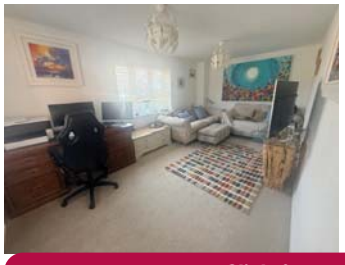
Lot 148 1 Wigsley Way, Fernwood, Newark, NG24 5AN

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.







Click for more information

Guide Price:
£190,000 (plus fees)

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Lot 149 41 Bredon Grove, Malvern, Worcestershire, WR14 3JS

A charming two-bedroom bungalow.

Description:
The property offers practical accommodation comprising two bedrooms, a bathroom, a kitchen and a comfortable living room, making it suitable for couples, small families, downsizers, first-time buyers or those seeking a quieter home.

Two-bedroom bungalow situated in a residential area of Malvern, Worcestershire. The property offers convenient single-level accommodation, comprising a comfortable living room, separate kitchen, two bedrooms and a family bathroom. Ideally suited to downsizers, first-time buyers or investors, the property is conveniently located for Malvern's local amenities and facilities.







Guide Price:
£234,000 (plus fees)

Click for more information

Lot 150 1 Holtshill Lane, Walsall, West Midlands, WS1 2JA

An excellent opportunity to acquire a substantial commercial property.

Description:
The property provides a flexible layout, making it an ideal opportunity for business owners, investors and entrepreneurs looking for a spacious commercial premises with excellent potential.

The ground floor offers prominent commercial space suitable for retail, office, showroom or other appropriate business uses. The first floor provides valuable additional accommodation, which could be utilised as offices, workspace, storage or other suitable purposes, subject to the necessary permissions.

The property also benefits from a basement, providing significant additional space that could be used for storage or other appropriate commercial purposes.



Guide Price:
£585,000 (plus fees)

Click for more information

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Lot 151 246 Uttoxeter New Road, Derby, Derbyshire, DE22 3LL

A fully refurbished former public house that has been converted into a high-quality 10-bedroom HMO.

Description:
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 including a spacious kitchen and dining area, lounge, games room, cinema room, and laundry room.







Click for more information

Guide Price:
£700,000+ (plus fees)

Lot 152 The Cottage, Elmesthorpe Lane, Earl Shilton, Leicester, LE9 7PU

A freehold two-storey detached house.

Description:
The property is being constructed over two floors and is designed to provide spacious, modern and versatile accommodation suitable for contemporary family living. The detached layout offers a high degree of privacy, together with the potential for generous gardens, parking and outdoor space.

The house presents an excellent opportunity for a purchaser looking for a newly constructed detached home with modern standards and the potential to personalise the final specification, subject to the stage of construction and any relevant permissions or agreements.







Click for more information

Guide Price:
£385,000 (plus fees)

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Lot 153 Carromer Lodge, Bassingfield, Radcliffe-on-Trent, Nottingham, NG12 2LG

Five-bedroom detached house.

Description:
A five-bedroom detached house in Radcliffe-on-Trent, offering spacious and versatile accommodation with excellent outdoor space.

The property benefits from double glazing, gas central heating, ample gated off-road parking and approximately 0.75 acres of south-facing wraparound gardens.

The ground floor comprises a spacious living room, family room, shower room, bar area and an impressive open-plan fitted dining kitchen with walk-in pantry, together with two bedrooms, including a principal bedroom with dressing area and private en-suite.







Click for more information

Guide Price:
£599,000 (plus fees)

Lot 154 Flat 1, 38 Trentham Street, Leeds, West Yorkshire, LS11 6HW

1 bedroom self contained flat.

Description:
Currently let on a short-term tenancy, the property generates an annual rental income of £8,100, providing an immediate return for investors.

This self-contained one-bedroom apartment comprises a spacious bedroom, modern bathroom, open-plan lounge/dining area with fitted kitchen, offering comfortable accommodation in a highly lettable format.

With some cosmetic improvements, there is excellent potential to increase the rental income significantly, enhancing the property's already attractive yield.







Click for more information

Guide Price:
£38,000 (plus fees)

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Bidding opens 4.00 pm

Lot 155 57 Beale Street, Dunstable, LU6 1LZ

Freehold ground rent investment.

Description:
This freehold consisting of 57A and 57 Beale Street, Dunstable, LU6 1LZ



Guide Price:
£1,000 (plus fees)

Click for more information

Lot 156 24 Newtown Lane, Tewkesbury, GL20 8BU

Two bedroom bungalow.

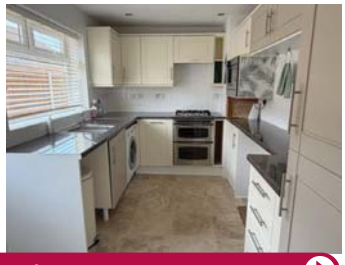
Description:
The property comprises an entrance hall leading to a fitted kitchen with built in microwave, fridge freezer, gas hob and double oven. There is a spacious lounge featuring an attractive fireplace, two bedrooms, a bathroom and a conservatory overlooking the rear garden.

Further benefits include UPVC double glazing and gas central heating, with the boiler having been replaced in November 2024.

Externally, the property enjoys a southerly facing rear garden, ideal for relaxing and entertaining, together with a useful summer house with power. To the front there is a beautiful garden area and off-road parking.







Guide Price:
£142,500 (plus fees)

Click for more information

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Lot 157 9 Knight Close, Deeping St. James, Peterborough, PE6 8QN

A 4 bedroom detached property.

Description:
A great location adjacent to Jubilee Park at the rear and side with views over open greens a family home with four bedrooms kitchen dining room and sitting room, extended off road parking and single garage.



Guide Price:
£200,000 (plus fees)

Click for more information

Lot 158 Sylvan, Longdown, Exeter, Devon, EX6 7SR

A four bed detached property.

Description:
Modern, minimalist split-level design featuring rendered elevations, sweeping curves, galleried landing, curved staircase, and double-height windows. With 5 years New Buildings Warranty in place.

Ground Floor: Triple-aspect sitting room with bi-fold doors to terrace and an arched east-facing window; white handleless kitchen/breakfast room with central island and integrated dual ovens; two double bedrooms; study (or 4th bedroom); family bathroom.







Guide Price:
£500,000 (plus fees)

Click for more information

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Lot 159 57 The Meadows, Grange Park, Northampton, NN4 5BU

A four bed income generating property.

Description:
This property is within close proximity of Woodland View Primary School, Foxfield Country Park as well as local shops and amenities and also provides good access to Junction 15 for the M1 and A45.







Guide Price:
£160,000 (plus fees)

Click for more information

Lot 160 254A Wendover Road, Weston Turville, Aylesbury, HP22 5TJ

Refurbishment and development opportunity.

Description:
The property comprises of a spacious entrance hall with stairs leading to the first floor. On the first floor there is a generous second bedroom, study and family bathroom with ample loft space. The ground floor houses three further double bedrooms, snug and sitting room , along with a large open plan kitchen. Property also boasts three reception rooms, accompanied by additional utility room with a sink and drainer and fitted wall and base units.







Guide Price:
£1,000,000 (plus fees)

Click for more information

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Lot 161 3 Ringwood Court, Seaside, Eastbourne, BN22 7RB

Two bed long lease apartment.

Description:
Conveniently located on the borders of Roselands and Seaside within easy reach of local shops, bus routes Seaside recreation ground and the Seafront. Located in the popular seaside town of Eastbourne, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs and a short distance to the sea front.







Click for more information

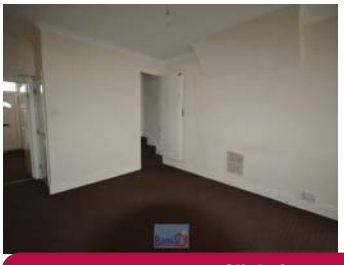
Guide Price:
£50,000 (plus fees)

Lot 162 75 King Richard Street, Coventry, CV2 4FX

Investment opportunity.

Description:
Located in CV2 postcode near to City Centre, Far Gosford Street and Walsgrave Road. Spacious mid terrace property with two ground floor reception rooms; Modern fitted kitchen, conservatory, three first floor bedrooms; Two shower rooms with lobby area. UPVC double glazed windows and Gas central heating throughout. Energy Rating D. Council Tax A. Viewing recommended.







Click for more information

Guide Price:
£130,000 (plus fees)

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Lot 163 2 Smiths Path, Cottenham, Cambridge, CB24 8SQ

Unmodernised two bed semi-detached property.

Description:
An established end of terraced cottage, located just off the High Street, with shops and amenities close by.







Click for more information

Guide Price:
£100,000+ (plus fees)

Lot 164 5 Church Road, Walton on the Naze, Essex, CO14 8DF

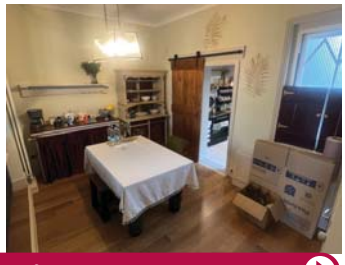
Bidding opens 4.00 pm

Unique 2 Bedroom Former Railway Cottage.

Description:
A charming former railway cottage with sea views and a courtyard-style garden, ideally situated in the heart of Walton-on-the-Naze, just a short stroll from the seafront and beach. Retaining a wealth of character, the property has been thoughtfully restored and offers two reception rooms with high ceilings, an attractive fireplace with inset wood burner, double-glazed sash windows and fitted shutters. The accommodation further comprises a unique fitted kitchen with range oven, two double bedrooms (sea view) and a shower room.







Click for more information

Guide Price:
£195,000 (plus fees)

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Lot 165 Flat 5, 78 Archway Road, London, Islington, N19 3TT

Four-Bedroom Top Floor Apartment situated in North London.

Description:
Positioned in one of North London's most connected and fast-rising locations, this spacious four-bedroom top-floor apartment presents an exceptional opportunity for investors, first-time buyers, and London professionals looking to secure space, flexibility, and long-term potential in the capital.

Moments from the heart of Archway, this substantial apartment offers a footprint rarely found in such a prime London location. Featuring four double bedrooms, two bathrooms, and a spacious kitchen/diner overlooking the communal gardens, the property combines versatility, lifestyle, and future value in equal measure.







Click for more information

Guide Price:
£365,000 (plus fees)

Lot 166 Shalom, Llangynog, Oswestry, SY10 OHL

Bidding opens 5.30 pm

A large detached contemporary four bedroom property on a large central village plot.

Description:
Nestled in the picturesque village of Llangynog, Oswestry, this large detached contemporary home presents a remarkable opportunity for those seeking a project to create their dream residence. With four spacious bedrooms and the potential for a fifth, this property is ideal for families or those looking for extra space. The house boasts two large first floor reception rooms, providing ample room for relaxation and entertaining. While the property requires extensive modernisation, it offers a blank canvas for imaginative buyers to transform it into an exceptional home tailored to their tastes. Set in a stunning rural location, the property is surrounded by the natural beauty of the Welsh countryside, making it a perfect retreat from the hustle and bustle of city life.







Click for more information

Guide Price:
£255,000 (plus fees)

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Lot 167 1-5 Jade Apartments, Forcer Hill Longford Road, Holyhead, LL65 1TT

A Superb Investment Opportunity In Holyhead Comprising Four Self Contained Apartments And One Studio Apartment.

Description:
Substantial period property set on an elevated position with far reaching views. The configuration includes four one-bedroom flats and a one-bedroom studio all of which are self-contained, providing flexible living arrangements to include reception rooms for each area, kitchens and shower rooms.

Close to Holyhead town centre and a variety of nearby amenities.



Guide Price:
£180,000 (plus fees)

Click for more information

Lot 168 1 + 2 Smiths Cottages, Neston road, Ness, Neston, CH64 4AR

Two three-bedroom cottages.

Description:
Both cottages are full of charm, with lovely original features including exposed beams and traditional fireplaces. Each has a welcoming feel and well-proportioned rooms, making them ideal as two separate homes for family, multi-generational living or rental use.

There is also fantastic potential for redevelopment. The cottages could remain as two individual dwellings or, if preferred, be reconfigured to create one large, characterful home. The combined footprint offers plenty of scope for a buyer with vision.







Guide Price:
£295,000 (plus fees)

Click for more information

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Lot 169 5 Rhiw Road, Colwyn Bay, LL29 7TE

A Substantial End Of Terrace Property.

Description:
The accommodation is arranged over four floors and benefits from planning consent for a change of use from offices (Use Class B1) to a single residential dwelling, together with associated works (Planning Reference: 0/51154).







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

Click for more information

Lot 170 7 West End, Beaumaris, Anglesey, LL58 8BD

A freehold two bedroom ground floor flat.

Description:
An attractive Listed period property, 7 West End offers well-proportioned accommodation in a prominent position on the waterfront at Beaumaris.
The lounge and principal bedroom enjoy captivating views across the water towards the mountains, while the apartment also benefits from front and rear courtyard access.

The apartment is situated on West End, within easy reach of Beaumaris town centre and its independent shops, cafes, restaurants, historic attractions and waterfront. The position offers an outstanding outlook and a convenient base from which to enjoy Anglesey and the wider North Wales coast.







Guide Price:
£180,000 (plus fees)

Click for more information

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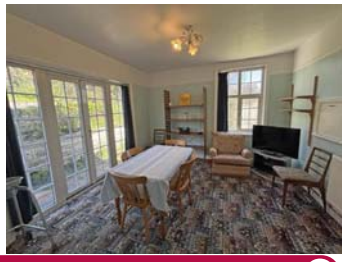
Lot 171 Caer, Cae Melyn, Aberystwyth, SY23 2HA

A Detached 4 Bedroomed house.

Description:
A 4 Bedroomed family home with pleasant garden and detached garage. Structural repairs are required due to lintel failure. There is also spray foam insulation in the roof space which renders the property unmortgageable .







Guide Price:
£199,000 (plus fees)

Click for more information

Lot 172 6 St. John Street, Chester, CH1 1DA

Substantial Grade II Listed Office Building In Chester City Centre.

Description:
Originally constructed in the mid-18th century and subsequently extended to the rear circa 1975, the property offers predominantly open-plan accommodation, with some non-structural internal partitions creating separate private rooms. The auctioneers understand that the sale of the property will be subject to VAT at the applicable rate.







Guide Price:
£550,000+ (plus fees)

Click for more information

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Lot 173 18 Machynlleth Way, Connahs Quay, CH5 4UG

Spacious four-bedroom detached bungalow.

Description:
Offering an exciting opportunity to create a fantastic long-term family home, this spacious four-bedroom detached bungalow on Machynlleth Way is brimming with potential. With generous accommodation, a private rear garden and excellent access to local amenities, it provides the perfect blank canvas for buyers looking to modernise and tailor a home to their own style.

The welcoming reception room is a generous space for everyday family life and entertaining, while the existing layout presents an exciting opportunity to reconfigure the accommodation and create a stunning open-plan kitchen, dining and living space, subject to any necessary building regulations and planning consent.







Guide Price:
£140,000 - £160,000 (plus fees)

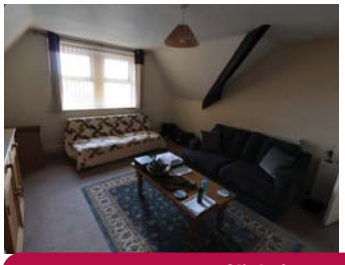
Click for more information

Lot 174 Flat 4, 12 Harcourt Road, Craig Y Don, Llandudno, LL30 1TU

A Tenanted One Bedroom Flat.

Description:
Situated in the popular area of Craig y Don, the property is conveniently located close to local amenities and Llandudno town centre, including the promenade and pier. Benefiting from UPVC double glazing and gas central heating, the property is currently let under a residential tenancy, generating rental income of £410 per calendar month, exclusive. Offering an attractive investment opportunity, the sale also includes the freehold of the building.







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

Click for more information

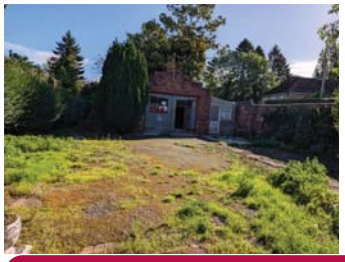
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Lot 175 Bromfield House, Old Mold Road, Gwersyllt, LL11 4AD

A Three Bedroom Semi Detached House.

Description:
Situated in an established residential area, conveniently located close to local amenities and within easy reach of Wrexham city centre. The property requires a programme of refurbishment and, together with the adjoining land, presents an exciting development opportunity.







Guide Price:
£140,000 (plus fees)

Click for more information

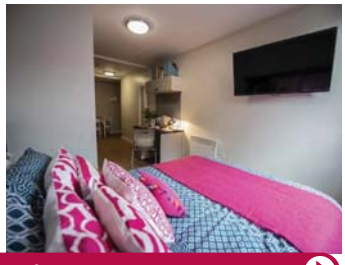
Lot 176 9 Chronicle House, Commonhall Street, Chester, CH1 2AB

A well-presented studio apartment offers an excellent opportunity for investors.

Description:
The apartment features a smart and efficient layout, making excellent use of the available space. Upon entry, a private hallway provides access to a useful storage cupboard and leads through to a contemporary en-suite shower room. The main studio area is bright and versatile, comfortably accommodating sleeping, living and study space, with a fitted desk area ideal for students. A large window allows for plenty of natural light, creating an inviting living environment.







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

Click for more information

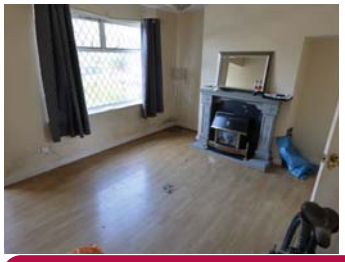
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Lot 177 12 Kingsley road, Garden City, Deeside, CH5 2JA

A two bedroom terraced house in need of updating.

Description:
The. accommodation comprising of lounge, kitchen, two bedrooms and a downstairs family bathroom. The property also benefits from gardens to the front and rear. Situated in a residential area within Garden City having easy access to the main road network providing for local amenities and facilities and for those wishing to commute to the commercial and industrial centres in and around Deeside, Mold, Wrexham and the City of Chester.







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

Click for more information

Lot 178 1 Park Street, Denbigh, LL16 3DB

A Stunning 3 Bedroom Grade II* Listed Property, Dating Back To The 1600's.

Description:
The property is exceptionally spacious with the current layout providing 5 Reception Rooms, 3 Bedrooms, Bathroom, En Suite Shower Room and attached Workshop with mezzanine level, all providing excellent versatility subject to the necessary permissions.

Private and enclosed walled gardens lie to the rear which are extensive and enjoy a sheltered and sunny position with views to the Clwydian Range.







Guide Price:
£150,000 - £200,000 (plus fees)

Click for more information

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Lot 179 49 School Lane, Southsea, LL11 6SF

A Three-bedroom semi-detached property in need of modernisation.

Description:
The property has fantastic views towards the Racecourse Ground (home of Wrexham AFC) and Wrexham city centre. The property is of non-standard construction and is therefore likely to be more suitable for cash purchasers.







Click for more information

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

Lot 180 38 Canterbury Road, Wirral, CH44 9BW

Good Sized 3 Bedroomed Bay Fronted End Terraced Property.

Description:
Situated in popular convenient location near to Central Park and with with gas central heating and double glazing, a good sized traditional semi-detached house. The accommodation comprising vestibule, hall, lounge/ dining room ,Fitted kitchen/breakfast room and utility room. To the first floor there are three double bedrooms and a bathroom. Outside there are gardens to front and rear.







Click for more information

Guide Price:
£115,000 (plus fees)

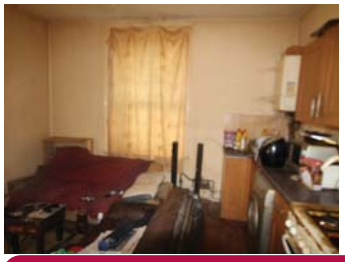
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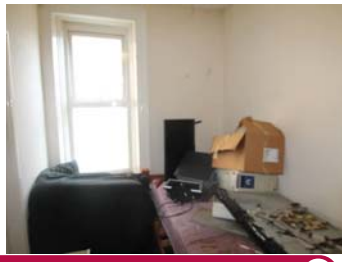
Lot 181 Flat 2, 12 Mostyn Road, Colwyn Bay, LL29 8PB

A One Bedroom Flat.

Description:
Currently let at a rent of £395 per calendar month, located in Colwyn Bay and being close to local shops, the promenade and seafront, and Colwyn Bay train station.







Click for more information

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

Lot 182 5 Fron Terrace, Colwyn Bay, LL29 9NB

A three-bedroom end-of-terrace house.

Description:
The property benefits from its end position within the terrace and provides well-proportioned accommodation arranged over two floors. To the front is a small enclosed and established garden, whilst the accommodation includes an entrance hallway, lounge with bay window, fitted dining kitchen and rear passage/hallway leading through to a lean-to conservatory. There is also the benefit of a ground-floor shower room.
To the first floor are three good-sized bedrooms, comprising two spacious double bedrooms and a larger than average single bedroom.







Click for more information

Guide Price:
£125,000 (plus fees)

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Lot 183 3 Dinorben Court, Amlwch, LL68 9EA

A 2/3 Bedroom Town House.

Description:
Superb opportunity for the first time buyer, retired couple, single person, small family or investment buyer to purchase a modern mid-terraced town house, set in a pleasant small courtyard style development with excellent local amenities.







Click for more information

Guide Price:
£50,000 - £80,000 (plus fees)

Lot 184 42 Station road, Llanrwst, LL26 0BT

An attractive double-fronted property, formerly occupied as a dental practice.

Description:
The building provides an excellent opportunity for continued commercial or professional use, whilst also offering potential for conversion to residential or alternative uses, subject to obtaining all necessary planning and other consents. The property has an appealing traditional façade with attractive sash-style windows and retains a number of character features internally, including a substantial staircase and well-proportioned rooms.

The accommodation is extensive and currently arranged as a series of reception, consulting and office rooms together with ancillary accommodation, kitchen and WC facilities.







Click for more information

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

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Lot 185 Tyr Felin, Trefriw, LL27 ORJ

A beautifully presented, spacious 4 bedroom home.

Description:
Upgraded, sympathetically modernised and extended retaining a wealth of original character features.

Benefiting from UPVC double glazing, gas fired central heating, 2 bathrooms and shower room, inglenook fireplace with log burning stove, beamed ceilings. Affording large living and dining room, garden room, bedroom 4/ Study, kitchen, rear entrance/ utility room, shower room, 3 double bedrooms, 2 bathrooms.







Guide Price:
£240,000 - £260,000 (plus fees)

Click for more information

Lot 186 3.26 acres of land Tyn Y Cestyll Road, Glyn Ceiriog, LL20 7NL

A parcel of sloped farmland extending to approximately 3.26 acres.

Description:
3.26 acres of farmland. The land has good gated access onto the main lane and has well fenced boundaries.







Guide Price:
£40,000 (plus fees)

Click for more information

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Lot 187 Glan Hafren, Pant, Oswestry, 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:
£110,000 (plus fees)

Click for more information

Lot 188 Land at Ffrwd Y Grug, Capel Gwyn, Holyhead, LL65 3SN

Plot of land near Rhosneigr with stone ruins of former cottages.

Description:
Ideal for development or holiday lodges, subject to planning consent being obtained. On a quiet lane, 10 mins from Rhosneigr's beaches, watersports & amenities. Freehold, single title. OS ref SH4266SE







Guide Price:
£190,000 (plus fees)

Click for more information

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Lot 189 Norbury House, Lower Kinnerton, CH4 9AE

A three-bedroom semi-detached property in a popular location.

Description:
A well presented three bedroom semi detached house offers spacious and versatile accommodation, having been thoughtfully extended to the rear. The property is situated in a sought after residential area with open aspects and benefits from a bright, sunny aspect to the rear. On entering, you are welcomed by a light filled hallway that leads to the main reception room, which is ideal for relaxing or entertaining. The modern kitchen is fitted with a range of contemporary units and offers plenty of space for dining, while the rear extension creates an additional living area overlooking the garden. Upstairs, there are three good sized bedrooms and a stylish family bathroom.







Click for more information

Guide Price:
£200,000+ (plus fees)

Lot 190 59 Willow Street, Oswestry, SY11 1AQ

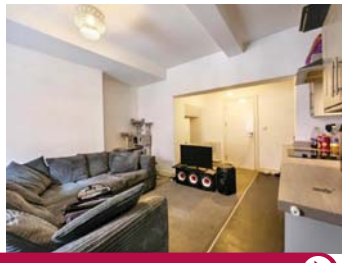
Block of 6 self-contained flats.

Description:
A unique opportunity to acquire a block of six self-contained apartments for sale under a single freehold title. Previously offices, a conversion in May 2022 has delivered a popular destination for tenants seeking long-term rental accommodation in central Oswestry. The property is currently operating on a self-managed basis with very low rental voids.

Key to the appeal to investors will be the low operating costs which result in an estimated net rental income of £45,540.00 per annum, representing a high NET rental yield of over 9.6% per annum.







Click for more information

Guide Price:
£420,000 (plus fees)

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Lot 191 Flat 5, 83 Abbey Road, Llandudno, LL30 2EH

A good-sized long leasehold second-floor apartment.

Description:
Ideally situated in the heart of Llandudno town centre, within easy reach of both beaches and a wide range of local amenities, including shops and restaurants. The property benefits from gas central heating, UPVC double glazing and communal parking to the front.







Guide Price:
£40,000 - £50,000 (plus fees)

Click for more information

Lot 192 8 West End, Castle Street, Beaumaris, LL58 8BD

A superb leasehold listed two-bedroom first-floor apartment in Beaumaris town centre.

Description:
A superbly positioned first floor apartment, situated in the sought after West End area of the town, and enjoying far reaching southerly views to the front over the Menai Strait, towards the town's Pier and Gallows Point, as well as enjoying a panoramic vista of the Snowdonia mountain ranges. The well proportioned accommodation provides for a lounge which has 3 windows to maximise the views, a spacious kitchen/dining room, two double bedrooms and a modern bathroom. A special feature is an off road parking area to the side. The property has gas central heating and most worthy of inspection.







Guide Price:
£200,000 (plus fees)

Click for more information

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Lot 193 6 Cobden Road, Wrexham, LL13 7TH

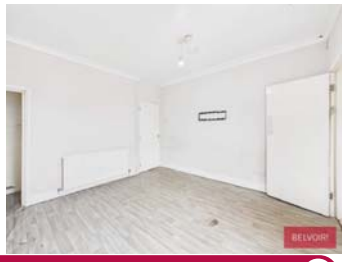
A three-bedroom property.

Description:
The property has previously been used as a three-bedroom HMO, with accommodation arranged over two floors and one of the bedrooms conveniently positioned on the ground floor. The existing layout provides approximately 648 sq ft (60.2 sq m) of accommodation and offers well-proportioned rooms throughout.

The ground floor is entered via a hallway, with access to a double bedroom at the front of the property. Further along is a generously sized living/dining room, which leads through to a galley-style kitchen. Beyond the kitchen is the ground-floor bathroom, fitted with a bath, wash hand basin and WC.







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

Click for more information

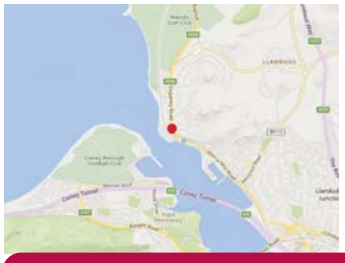
Lot 194 Site At Station Road, Deganwy, LL31 9PX

Redevelopment Land with Planning Permission On Station Road, Deganwy.

Description:
A rare and exceptional redevelopment opportunity has become available in a highly sought-after area of Conwy.

Following the Conwy Council Planning Committee meeting on 18th June 2025, resolution has been granted to approve planning consent for the demolition and redevelopment of the Robertson Geologging offices / workshops in Deganwy to provide 19 contemporary apartments, designed to meet strong local and regional demand for quality residential accommodation. Total of 39 bedrooms / 59 habitable rooms (18 x 2 bed apartments and 1 x 3 bed apartment).







Guide Price:
£525,000 - £575,000 (plus fees)

Click for more information

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Lot 195 98 Conway Road, Colwyn Bay, LL29 7LE

A large detached house.

Description:
Occupying a prominent position on Conwy Road, along a regular bus route and opposite the Rydal School sports field. The property has been extended and internally altered over the years and is now in need of repair and modernisation. Given its substantial size, it offers potential for alternative business or office uses, or conversion back into a spacious family home with a granny annexe, subject to the necessary planning consents. The ground floor comprises eight reception/consulting rooms, with four bedrooms/offices on the first floor and a further three bedrooms/offices and a storeroom on the top floor. The property also benefits from an extensive basement storage area.







Click for more information

Guide Price:
£250,000 (plus fees)

Lot 196 Derwen, Cader Road, Dolgellau, LL40 1SG

A a two-bedroom semi-detached.

Description:
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.







Click for more information

Guide Price:
£100,000 (plus fees)

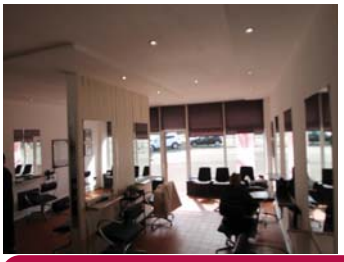
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Lot 197 135 High Street, Wavertree, L15 8JS

A ground-floor shop unit.

Description:
Situated within a busy parade of shops in a mixed commercial and residential area, the property is currently let as a hairdressing salon, generating a rental income of £7,200 per annum exclusive. The property is held on the remaining term of a 15-year internal repairing and insuring lease commencing 26 October 2011.







Click for more information

Guide Price:
£70,000 (plus fees)

Lot 198 Flat 3, 37 Greenfield Road, Colwyn Bay, LL29 8EW

Bidding opens 10.00 am

A Good Sized Vacant Long Leasehold Two Bedroom Apartment.

Description:
The Property is Located In Colwyn Bay Town Centre Close To Local Amenities, Beach And Promenade And Train Station. Benefitting From Gas Central Heating And UPVC Double Glazing.







Click for more information

Guide Price:
£40,000 - £50,000 (plus fees)

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Lot 199 49 Dundonald Road, Colwyn Bay, LL29 7RE

A Double Fronted Three Bedroom Mid Terraced House.

Description:

An Ideal Potential Family Home Or Investment Property.

Conveniently situated within walking distance of Colwyn Bay
town centre and its wide range of amenities.







Click for more information

Guide Price:
£100,000 (plus fees)

Lot 200 15 Victoria Parade, Roft Street, Oswestry, SY11 2ES

A large end-terraced town centre property.

Description:
Situated in a prime location in Oswestry, this investment property offers strong appeal to a broad range of potential investors or developers. Combining spacious interiors, modern amenities, and convenient on-site parking, the property provides a versatile and attractive proposition for investors. The property comprises four self-contained apartments and a bedsit, providing a diverse range of accommodation and strong potential for rental income.







Click for more information

Guide Price:
£200,000 (plus fees)

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4th November Auction

Lot 201 4 Battle House Mews, 1 East Barnet Road, Barnet, EN4 8RR

One-bedroom tenanted apartment offering an excellent investment opportunity.

Description:
A large, one bedroom, flat set in a purpose built block close to New Barnet overground station, High Barnet station (underground), Pure Gym, Sainsburys as well as other High Street amenities. The property offers a good sized reception room (17.7 x 16) with a modern, open plan kitchen, bathroom, good sized bedroom (14 x 8.4), excellent storage space.

Sold with tenants insitu on a rolling AST, currently paying £1100 pcm with potential for £1400 - £1500. Lease length circa 59 years, seller has been quoted £38,000 for lease extension. Service charge £149 pcm.







Click for more information

Guide Price:
£165,000 (plus fees)

Lot 202 70-72 and 74-76 High Street, Strood, Rochester, ME2 4AR

Freehold Commercial and Residential Development Opportunity.

Description:
An excellent opportunity to acquire a substantial freehold development opportunity in the heart of Strood High Street, offered with vacant possession and the benefit of an existing and valid planning permission for a mixed-use scheme.

Planning permission MC/22/0108 provides for the construction of two additional storeys to create eight self-contained apartments, together with two Class E commercial units at ground-floor level with new shop fronts. Planning conditions have been discharged, with the associated costs already paid by the vendor, representing an estimated saving of approximately £4,000 to the purchaser.







Click for more information

Guide Price:
£475,000 (plus fees)

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4th November Auction

Lot 203 8 Coppice Gardens, Yateley, GU46 6EF

Three-bedroom detached home offering an excellent refurbishment opportunity.

Description:
A rare opportunity to acquire a detached home requiring refurbishment with potential to extend, located in a sought after cul de sac in a lovely residential area of Yateley, which sits on the north east Hampshire/Berkshire borders. Offering 3 bedrooms, family bathroom, reception room, dining room, kitchen, cloakroom, separate, detached garage, ample driveway and sunny aspect rear garden.
Less than half a mile from two reputable schools, and within easy reach of both M3 & M4 motorways, this family home is perfect for anyone who needs good access to London. Crowthorne station affords direct rail links into Reading (taking 15 minutes) and Gatwick Airport, whilst Fleet Station provides direct rail links to London Waterloo, taking just 46 minutes.







Click for more information

Guide Price:
£310,000 (plus fees)

Lot 204 28 Rogers Lane, Stoke Poges, Slough, SL2 4LE

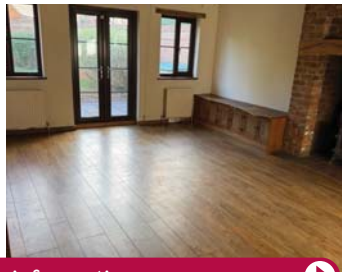
Substantial Four Double Bedroom Detached Chalet Bungalow.

Description:
A substantial freehold four-bedroom detached chalet bungalow occupying a sought-after residential position in Stoke Poges and offering approximately 2,787 sq ft of generous and flexible accommodation, including the garage and balcony. For sale via auction treaty.

The property offers excellent scope for a purchaser to modernise and enhance to their own specification, with accommodation including a 19ft living room with wood-burning stove, 16ft dining room, 19ft fitted kitchen, study area, utility/WC, four double bedrooms and two bathrooms. Character features include exposed timber beams and an impressive brick-built fireplace.







Click for more information

Guide Price:
£725,000 (plus fees)

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4th November Auction

Lot 205 5 Downside, Ventnor, PO38 1AL

A freehold three-bedroom semi-detached house requiring refurbishment and modernisation.

Description:
The property offers 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

Guide Price:
£180,000 (plus fees)

Lot 206 Flat 25 Cleves Court, 139 London Road, Hadleigh, Benfleet, SS7 2RA

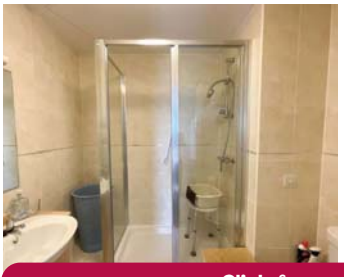
A two bedroom apartment.

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.







Click for more information

Guide Price:
£115,000 (plus fees)

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4th November Auction

Lot 207 Flat 30, Mayfield House, London, E2 9LJ

Spacious Studio Apartment in Bethnal Green.

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

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







Click for more information

Guide Price:
£125,000 (plus fees)

Lot 208 Flat 20 Research House, Fraser Road, Perivale, Greenford, UB6 7AQ

A split level 1 bedroom flat.

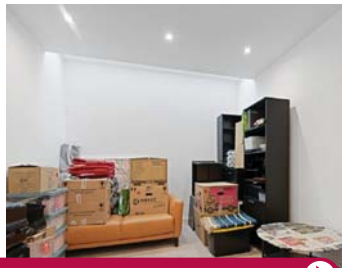
Description:
Split level one bedroom ground and first floor flat which is located, on a sought after establishment in Perivale for sale via auction treaty. Sold with tenants in situ paying £1,250pcm (£15,000pa)

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.

Convenient to an array of shops and restaurants on the Bilton Road, close to highly regarded local schools. Within walking distance to Perivale tube station, the Grand Union Canal and Horsenden Hill. Offering easy access to the A40 & A406.







Click for more information

Guide Price:
£170,000 (plus fees)

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4th November Auction

Lot 209 Plot off, Bumble Bee Lane, Sharnford, LE10 3AE

Substantial building plot extending to approximately 14.68 acres, with planning permission in place.

Description:
A rare opportunity to acquire a substantial building plot extending to approximately 14.68 acres, with detailed planning consent for an architecturally striking, single-storey contemporary residence of approximately 5,500 sq ft. For sale via auction treaty.

The scheme is designed to generate its own heating and electricity, with the additional benefit of permission to connect directly to the national electricity grid. Planning permission was granted on 7 March 2024 under reference 20/1461/FUL at Blaby District Council Planning, for a four-bedroom Paragraph 84 dwelling designed with sustainability and biodiversity at its core.







Click for more information

Guide Price:
£700,000 (plus fees)

Lot 210 Come To Good House, Come-To-Good, Feock, Truro, TR3 6QS

A substantial 6 bedroom detached family home with pool house.

Description:
A rare opportunity to acquire a substantial six-bedroom detached family home, available for the first time in 28 years and occupying approximately 2.25 acres of private grounds within the peaceful hamlet of Come-To-Good.

Originally dating from 1710 and subsequently extended, the property offers extensive and versatile accommodation including multiple reception rooms, kitchen/breakfast room, study, utility, six bedrooms, two en-suites and family bathroom. The principal bedroom further benefits from a private balcony overlooking the grounds.







Click for more information

Guide Price:
£1,350,000 (plus fees)

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4th November Auction

Lot 211 Flat 15 Oakland Court, Goring Street, Goring-by-Sea, Worthing, BN12 5AR

A 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. Parking available. 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.







Click for more information

Guide Price:
£90,000 (plus fees)

Lot 212 185 Marlowes, Hemel Hempstead, HP1 1BB

Ground Floor Commercial Premises in Prime Town Centre Location.

Description:
The property comprises a ground floor retail shop with 999 lease (virtual freehold). The ground floor comprises a large main sales area along with a stock room/office. There is a 10 year commercial lease in place until 2036, £49,000 per annum with a 5 year break.

The property is located within a prime position on the pedestrianised section of the Marlowes within the town centre. The unit is immediately adjacent to Tesco and other local occupiers in the immediate area include Poundland, Superdrug, Holland & Barrett and Lloyds Bank.





Click for more information

Guide Price:
£525,000 (plus fees)

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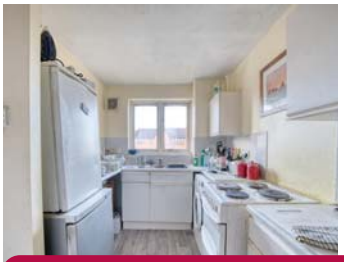
4th November Auction

Lot 213 33 Pempath Place, Wembley, HA9 8QW

A 2 Bedroom Apartment in Sought After Development.

Description:
A generous sized 2 bedroom apartment in the sought after Pempath Place development, off Preston Road, Wembley HA9. The apartment boasts a spacious, bright reception, kitchen, bathroom, off street parking close to the entrance of apartment, and a communal garden. Excellent location due to close proximity to South Kenton station which is a short walk away along with the local shops, cafes and amenities of Preston Road, as well as the Metropolitan line tube station, providing easy access to London and surrounding areas.







Click for more information

Guide Price:
£200,000 - £230,000 (plus fees)

Lot 214 181-183 Marlowes, Hemel Hempstead, HP1 1BB

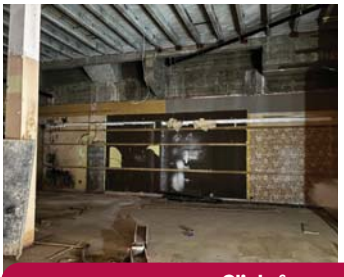
A Substantial 4,732 sq ft Town Centre Commercial Unit.

Description:
A substantial 4,732 sq ft town-centre commercial opportunity, occupying a prominent position fronting Marlowes in the heart of Hemel Hempstead. Offered with vacant possession and a new 999-year lease on completion, the property provides an excellent opportunity for investors and owner-occupiers alike.

The lot comprises: ground floor Units 1a and 1b, Store 1 and Stair 2, together with the first floor area, as edged red on lease plans PP01 and PP02.

Note: Store 2 at the rear is excluded from the sale. The freeholder is retaining it for the sprinkler water tank, with the necessary rights reserved.







Click for more information

Guide Price:
£850,000 Plus VAT (plus fees)

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

4th November Auction

Lot 215 6 Telegraph Place, London, E14 9XD

Studio apartment offering an ideal investment opportunity.

Description:
A superb, studio apartment, set in a sought after, secluded residential development on the Isle of Dogs. Very well presented and maintained, the property is being sold with professional tenant insitu paying approc £1300pcm.

Just moments from the river Thames and Millwall Docks, with easy access to Canary Wharf, with it's array of contemporary dockside restaurants, café's, pubs and various artisan pop-up street food outlets via both walking or the DLR. The DLR also provides convenient access to Bank, Stratford International, City Airport and the Royal Greenwich Peninsula.



Guide Price:
£170,000 (plus fees)

Click for more information

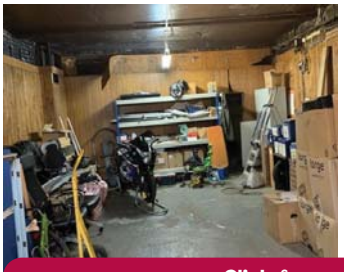
Lot 216 231 Streatham High Road, London, SW16 6EN

A Mixed Use Investment and Development Opportunity.

Description:
A mixed use freehold investment and development opportunity, prominently located on Streatham High Road, close to M & S food hall, Aldi and Streatham Station, and amongst the area's wider range of shops, cafes and restaurants. Streatham Common and the Rookery are within easy reach.

Planning permission has previously been granted (03/02989/FUL) for the conversion of the upper parts to provide three residential flats. The basement may offer scope for alternative configuration and/or future development, subject to obtaining the necessary consents. Interested parties may wish to explore this potential, noting the presence of basement residential accommodation within other properties along the road.







Guide Price:
£680,000 (plus fees)

Click for more information

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4th November Auction

Lot 217 Flat 67 Barons Court, Church Lane, London, NW9 8AG

A Three Bedroom Apartment.

Description:
A well-positioned three-bedroom forming part of an established purpose-built development on Church Lane, conveniently located for local amenities and transport connections. For sale via auction treaty.

The accommodation comprises an entrance hallway with storage, reception room providing space for both living and dining, separate fitted kitchen, three bedrooms and bathroom. The development is set within communal grounds and benefits from a secure entry-phone system.

Situated within easy reach of the shops, cafés, restaurants and everyday amenities of Kingsbury, with local schools and open spaces including Fryent Country Park also nearby.







Click for more information

Guide Price:
£225,000 (plus fees)

Lot 218 Rosedene, Elmbridge Road, Cranleigh, GU6 8NH

A Fabulous Refurbishment Opportunity.

Description:
A 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.







Click for more information

Guide Price:
£330,000 (plus fees)

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4th November Auction

Lot 219 Flat 44 Pegasus Court, 58 Beach Road, Avon, BS23 4AL

A Immaculate One Bedroom Apartment with Balcony.

Description:
An immaculately presented apartment located in the highly regarded, Pegasus Retirement complex located on the seafront at Weston super Mare. The property boasts a balcony which overlooks the superb communal gardens and offers 1 bedroom, kitchen, bathroom and spacious reception/dining room.

An easy walk to the beach, shops & train station and the development boasts impressive onsite facilities including an owner's lounge on the second floor with sea views







Click for more information

Guide Price:
£100,000 (plus fees)

Lot 220 Acorns, Ruxley Crescent, Claygate, Esher, KT10 0TZ

A Development Opportunity With Planning.

Description:
Located on a private drive within the exclusive, Ruxley Heights private estate in Claygate, is this substantial four bedroom detached bungalow. The property, which is in need of modernisation, features a double garage and is situated on a large, south-west facing plot.

Plans have been approved for a new detached property of over 5,600 sq ft (520 sqm). Elmbridge Borough Council Planning Reference 2025/1135.







Click for more information

Guide Price:
£1,000,000 (plus fees)

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4th November Auction

Lot 221 67 Plains of Waterloo, Ramsgate, CT11 8JE

Renovated 6 Bedroom Period Property On The Popular Plains of Waterloo.

Description:
A recently renovated, six bedroom, period property, circa 1545 sq ft, on the highly desirable Plains of Waterloo, just moments from Ramsgate's Royal Harbour and seafront. Previously held an HMO licence so offering excellent potential and flexibility as a family home, impressive holiday let or excellent, ready-made investment opportunity. Arranged over five levels with sea views from the bay windows, a generous rear garden with gated access to a rear service road, and potential for dedicated parking subject to permissions. In a prime coastal location.







Click for more information

Guide Price:
£300,000 (plus fees)

Lot 222 80 Barnmeadow Road, Newport, TF10 7NU

A Refurbishment Opportunity.

Description:
A 3 bed semi detached property requiring full refurbishment. An ideal location, Newport is a thriving market town featuring a diverse range of independent shops, larger chain style stores, supermarkets (including Waitrose), and a variety of leisure facilities. There is a selection of highly regarded primary and secondary schools to choose from, all with excellent OFSTED ratings, including two selective secondary schools (Haberdashers Adams' Grammar School and Newport High School for Girls) and the highly acclaimed Harper Adams University. The property is within easy commuting distance of Telford (10 miles), Stafford (16 miles) and Shrewsbury (19 miles), all with mainline train stations, wider ranges of shops and leisure facilities, as well as being within close proximity to the M54 J4 (9 miles).







Click for more information

Guide Price:
£160,000 (plus fees)

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4th November Auction

Lot 223 82 Barnmeadow Road, Newport, TF10 7NU

Three-bedroom semi-detached home offering an ideal investment opportunity.

Description:
A three bedroom semi detached family home offering a full refurbishment opportunity. Situated in the heart of Newport's market town, a sought after location on the Shropshire/Staffordshire borders. The town benefits from a busy High Street with a wide variety of independent shops, chain stores and café's as well as highly regarded schools. The nearby A41, A518 and A519 provide commuter links to the M54 and M6. Stafford mainline station has regular services to London Euston, Manchester, Liverpool and Birmingham.







Click for more information

Guide Price:
£120,000 (plus fees)

Lot 224 Brook View, Woolborough Lane, Outwood, RH1 5QR

A New Contemporary One Bedroom Detached Bungalow.

Description:
An attractive opportunity to acquire Brook View, a brand new one-bedroom detached bungalow occupying an enviable position within a small, exclusive gated development surrounded by Greenbelt countryside, for sale via auction treaty.

The property provides approximately 570 sq ft of contemporary, single-storey accommodation, comprising an open-plan kitchen and living area with an impressive vaulted ceiling, double bedroom and bathroom. The modern kitchen benefits from integrated appliances, while the property has been designed with energy efficiency in mind, incorporating an air source heat pump, underfloor heating and double glazing.







Click for more information

Guide Price:
£330,000 (plus fees)

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4th November Auction

Lot 225 Glade Cottage, Woolborough Lane, Outwood, RH1 5QR

New Modern Two Bedroom Home In Exclusive Gated Development.

Description:
An attractive opportunity to acquire Glade Cottage, a brand new two-bedroom home occupying a superb position within an exclusive gated development of just six properties, surrounded by Greenbelt countryside and enjoying far-reaching southerly views towards the South Downs and Ashdown Forest.

Extending to approximately 1,050 sq ft, the accommodation is arranged over two floors and comprises an entrance vestibule, cloakroom, contemporary kitchen/diner with integrated appliances, sitting room, two bedrooms and family bathroom.







Click for more information

Guide Price:
£535,000 (plus fees)

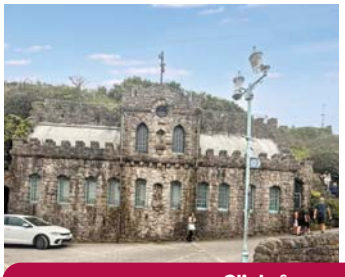
Lot 226 The Monkey House, Mumbles Pier, Swansea, SA3 4EN

A 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.







Click for more information

Guide Price:
£140,000 (plus fees)

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4th November Auction

Lot 227 29B Macfarlane Road, London, W12 7JY

A Spacious One Bedroom Apartment in Popular Location.

Description:
A spacious, vacant, one bedroom apartment with communal garden, on MacFarlane Road, a popular and quiet location in the heart of Shepherds Bush, a minute away from Westfield shopping centre and Shepherds Bush market tube station. It is also a few minutes away from Wood Lane tube station on the central line and the stylish Hoxton Hotel and White City House can be found nearby.







Click for more information

Guide Price:
£270,000 (plus fees)

Lot 228 38 Newark Lane, Ripley, Woking, GU23 6BZ

A Charming Two Bedroom Period Cottage.

Description:
A charming two-bedroom period cottage occupying an enviable position in the heart of the sought-after Surrey village of Ripley, benefiting from a generous rear garden with direct access onto Ripley Green. For sale via auction treaty.

The property offers characterful and flexible accommodation including two reception rooms with exposed beams and original brick fireplaces, a wood-burning stove, galley-style kitchen, utility area and ground-floor bathroom.

Upstairs are two bedrooms and a separate shower room, with the principal bedroom featuring an impressive vaulted ceiling, exposed beams and fitted wardrobes. The second bedroom provides access to an additional loft room with Velux window.







Click for more information

Guide Price:
£330,000 (plus fees)

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4th November Auction

Lot 229 2 Fownhope Court, Fownhope, Hereford, HR1 4PB

A Bespoke 3 Bedroom Modern Property with Stylish Outdoor Living.

Description:
A bespoke property which forms part of Fownhope Court. This versatile 3 bedroom property has recently seen a modern extension built to provide stylish living which includes a main bedroom with dressing area and ensuite. The outdoor space has also received a modern twist with a fantastic private flagstone garden with an outdoor kitchen, sunken hot hub, sauna, outdoor shower, detached home office.







Click for more information

Guide Price:
£350,000 (plus fees)

Lot 230 Flat 2A, 58 Highfield Avenue, Golders Green, London, NW11 9UD

A one-bedroom flat offering an excellent investment opportunity.

Description:
An attractive opportunity to acquire a one bedroom first floor flat, offered with vacant possession and providing excellent scope for modernisation and improvement.

Forming part of a two-storey mid-terraced property, the accommodation comprises a reception room, separate kitchen, bedroom and bathroom/WC. The property requires updating throughout, offering purchasers the opportunity to refurbish to their own specification and potentially add value.







Click for more information

Guide Price:
£220,000 (plus fees)

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Lot 231 — 32 Bury Street, Newport Pagnell, MK16 0DU

4th November Auction

4 Bedroom Town House in Popular Market Town.

Description:
A spacious four-bedroom end-terraced town house situated in the popular market town of Newport Pagnell.
Arranged over three floors, the property offers flexible living accommodation comprising a fitted kitchen, generous living space, separate dining room, utility room, four well-proportioned bedrooms, principal bedroom with en-suite, family bathroom and ground-floor WC. Four rooms in the property have functioning chimneys, and a room by room heating system has been fitted







Click for more information

Guide Price:
£350,000 (plus fees)

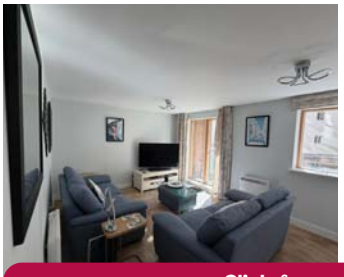
Lot 232 — Flat 15 Honeycombe Beach, Honeycombe Chine, Boscombe, BH5 1LE

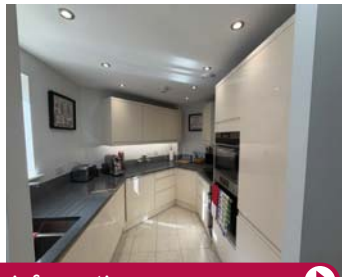
A stunning and immaculate two bedroom apartment in a frontline Landmark Development moments from the Blue Flag Beach at Boscombe.

Description:
A fabulous two bedroom apartment. Boasting sea views over the Grade 2 listed Boscombe Pier and the golden sand beach. Honeycombe Beach is a modern, secure development with the benefit of a 24 hour concierge office. The apartment also benefits from a residents gym, communal garden/courtyard areas, secure underground parking and a secure storage unit.

This apartment would make an ideal second home or lock up and leave given that the concierge office offers a key holding service. Conversely this property would also appeal to buy to let investors and discerning purchasers alike.







Click for more information

Guide Price:
£150,000 (plus fees)

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Lot 233 The Thatchers, Trysull Holloway, Trysull, WV5 7JA

A substantial detached character property.

Description:
Elite Village Location: Positioned in the heart of highly desirable Trysull, a premier South Staffordshire village known for excellent schools and affluent surroundings.

Substantial Historic Footprint: A rare opportunity to acquire a landmark, historic 5-bedroom detached thatched residence spanning over 265 square metres of versatile living space.

£1,000,000+ Finished Potential: Immense scope to add significant value, with fully modernised premium homes in the immediate area achieving peak market ceilings (GDV >£1,000,000).







Click for more information

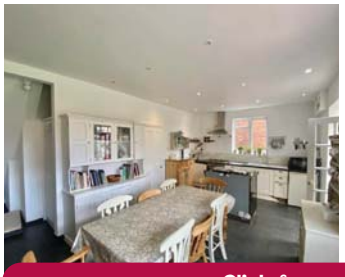
Guide Price:
£749,000 - £825,000 (plus fees)

Lot 234 30 Birches Lane, Lostock Green, Northwich, CW9 7SN

A substantial seven-bedroom detached property extending to approximately 2,744 sq ft.

Description:
An excellent investment opportunity to acquire a substantial seven-bedroom detached property extending to approximately 2,744 sq ft, arranged over three floors and occupying a generous plot in the desirable semi-rural village of Lostock Green. The property has been extensively extended over the years and provides four bathrooms, multiple reception rooms, a large breakfast kitchen and significant living accommodation, offering excellent flexibility for investors seeking a high-value family rental or multi-generational property.







Click for more information

Guide Price:
£360,000 (plus fees)

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Lot 235 34&34A Mill Bank, Stafford, ST16 2QT

An attractive mixed-use investment comprising two first-floor residential flats and a ground-floor restaurant held on a long lease.

Description:
The property generates a combined annual rental income of £21,800, comprising £11,000 per annum from the commercial premises and £10,800 per annum from the two residential flats, let at £500 and £400 per calendar month respectively.







Click for more information

Guide Price:
£175,000 (plus fees)

Lot 236 1 Beaumont Street, Bishop Auckland, DL14 6BJ

A Two-Bedroom Terrace Property.

Description:
A two-bedroom terraced property offered for sale with vacant possession, providing an opportunity for investors seeking a buy-to-let investment.

The property has a potential market rental income of approximately £550 per calendar month (£6,600 per annum). Based on the estimated market rent and the all-in purchase price, including fees, the predicted gross rental yield is approximately 30%. This figure is indicative and will depend on the final purchase price and associated costs.







Click for more information

Guide Price:
£10,000 (plus fees)

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Lot 237 23 Edinburgh Road, Harthill, Shotts, ML7 5NS

2 acres of residential development land.

Description:
Development Potential:

Opportunity to develop a residential scheme of 16 houses across 2 acres, based on the previous proposals and subject to obtaining fresh planning permission.

Opportunity

An exciting 2-acre development opportunity for housebuilders and developers, with previous plans for 16 residential properties across three house types. The former scheme incorporated road access, parking and landscaped areas, providing a valuable starting point for a new planning application.







Click for more information

Guide Price:
£150,000 (plus fees)

Lot 238 6 Largs Avenue, East Ayrshire, KA3 7UW

A 3 bed semi detached home.

Description:
Long-Term Rental Potential:
Approx. £800 PCM (£9,600 per annum)

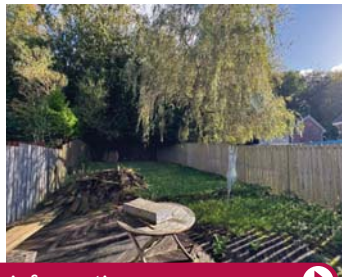
Airbnb / Short-Term Let Potential:
Projected revenue of approx. £30,800 per annum, subject to occupancy, licensing and operating costs.

Opportunity

An exciting opportunity to secure a home in an established Kilmarnock residential location. With convenient access to local schools, shops, parks and transport connections, this property offers an appealing setting for first-time buyers, families and those looking to make their next move.







Click for more information

Guide Price:
£115,000 (plus fees)

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Lot 239 Didbrook Fields Farm, Didbrook Fields, Toddington, Cheltenham, GL54 5PE

A Cotswold stone barn conversion.

Description:
Didbrook Fields Farm offers buyers significant potential, featuring a Cotswold stone barn conversion with original exposed oak beams and open-plan living with a sitting room, dining area and kitchen. The home includes an impressive oak and glazed staircase leading to a galleried first-floor landing, with three double bedrooms, each with adjoining bathrooms (one with a mezzanine study and another with a walk-in wardrobe).







Click for more information

Guide Price:
£1,100,000 (plus fees)

Lot 240 10 Hillgrove Gardens, Nottingham, NG5 9ND

A 3-Bedroom Mid terrace Property.

Description:
A fantastic opportunity for first-time buyers, couples, small families, or property investors seeking a comfortable and practical property. The property features two bedrooms, providing comfortable accommodation with space to relax, alongside a welcoming reception room ideal for relaxing and entertaining guests. A modern kitchen offers a contemporary and convenient space for everyday cooking, while the bathroom provides practical facilities to meet your daily needs.







Click for more information

Guide Price:
£155,000 (plus fees)

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Lot 241 34&34A Mill Bank, Stafford, ST16 2QT

A Two-Bedroom End-Terrace.

Description:
An excellent opportunity to purchase this two-bedroom end-terrace house, situated on Watling Street, CV9 1NE.

The property offers comfortable accommodation and would make an ideal home for first-time buyers, couples, small families or property investors.

The house benefits from a boiler approximately two years old, providing added peace of mind for the new owner.







Click for more information

Guide Price:
£157,000 (plus fees)

Lot 242 117 Yorke Street, Mansfield Woodhouse, NG19 9NJ

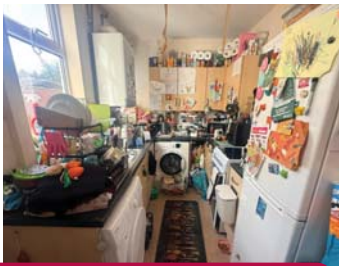
A Three-Bedroom Semi-Detached.

Description:
An Excellent Opportunity for First-Time Buyers, Investors or Those Looking for a Renovation Project!

This two-bedroom semi-detached property offers fantastic potential for buyers looking to modernise and create a home to their own taste. Conveniently offered for sale with no upward chain, this property is an ideal opportunity for those looking to get onto the property ladder or add to their investment portfolio.







Click for more information

Guide Price:
£120,000 (plus fees)

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Lot 243 11 Lonsborough Drive, Kettering, NN15 7LY

A three-bedroom detached family home.

Description:
Situated in a desirable residential location, this attractive three double bedroom detached property offers spacious and flexible accommodation, making it an ideal family home.

The property benefits from three generously sized double bedrooms, including a master bedroom with its own en-suite bathroom. There is also a family bathroom serving the remaining bedrooms, together with a convenient downstairs WC.







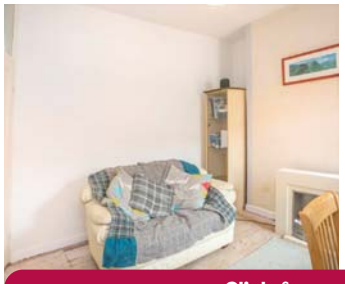
Click for more information

Lot 245 3 Dudley Street, Morecambe, LA4 5SL

A Two Bedroom End of Terrace.

Description:
In need of some renovation the property presents a good opportunity for buyers looking to add value.
Situated on Dudley Street in the charming town of Morecambe, this delightful end-terraced house presents an excellent opportunity for those seeking a comfortable and convenient home. The property boasts two well-proportioned bedrooms, making it ideal for small families, couples, or individuals looking for extra space.







Click for more information

Guide Price:
£90,000 (plus fees)

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.

TOWN + COUNTRY
PROPERTY AUCTIONS

Our next

National Auction

is on

16 December 2026

Closing Date for Entries: 2 December

tcpa.co.uk

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

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?

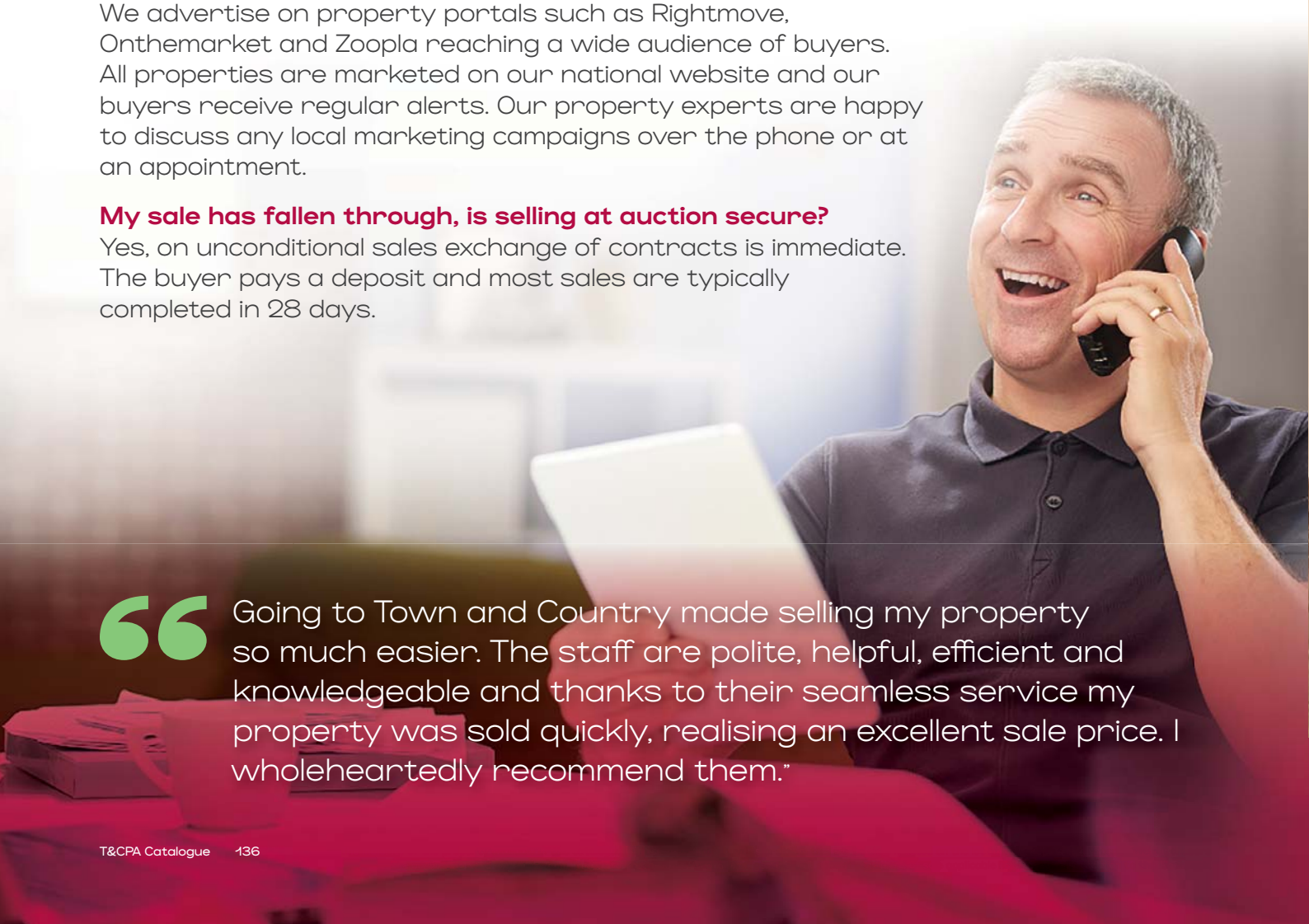
We sell a wide variety of properties at our auctions ranging from properties for improvement, tenanted properties, residential investments, probate properties, development propositions, derelict property, building land, mixed use properties, commercial investments, unique properties and amenity land.

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."

TOWN + COUNTRY
PROPERTY AUCTIONS

Sell your property at **Auction!**

It's...



CONTACT US FOR FURTHER DETAILS TO ARRANGE A **FREE** VALUATION

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Common Auction Conditions (Edition 5)

Reproduced with the consent of the RICS.

Introduction

The Common auction conditions (CAC) are designed for real estate auctions, to set a common standard across the industry. There are three sections, all of which must be included without variation.

Glossary

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

Auction conduct conditions

The auction conduct conditions govern the relationship between the auctioneer and anyone who participates in the auction. They apply wherever the property is located and cannot

be changed or removed, even by a special condition or the total replacement of all sale conditions, without the auctioneer's written agreement.

We recommend a two-part notice to bidders, with part one containing advisory material – which auctioneers can tailor to their needs – and part two containing the auction conduct conditions and any extra auction conduct conditions.

Sale conditions

The sale conditions apply only to property in England and Wales and govern the agreement between each seller and buyer. They include general conditions of sale and template forms of special conditions of sale, tenancy and arrears schedules, and a sale memorandum. They must not be used if other standard conditions apply.

RICS owns the copyright in all editions of the CAC, but permits the free use of the 5th edition if the user:

- relies on their own legal advice as to whether the CAC are suitable
- agrees that RICS and those who advise it have no liability to anyone who uses or relies on the CAC
- reproduces all compulsory sections of the CAC without variation, except where
- acknowledges that the CAC are reproduced with the consent of RICS and
- refers to the conditions as the Common auction conditions (5th edition).

RICS reserves the right to withdraw its licence to use this and any previous edition of the CAC.

Glossary

This glossary applies to the AUCTION CONDUCT CONDITIONS and the SALE CONDITIONS. It is a compulsory section of the CAC that must be included without variation (but the SPECIAL CONDITIONS only to the SPECIAL CONDITIONS).

The laws of England and Wales apply to the CONDITIONS, and YOU, WE, the SELLER and the

BUYER all submit to the jurisdiction of the courts of England and Wales. Wherever it makes sense:

- 'month' means calendar month
- singular words can be read as plurals, and plurals as singular words
- a 'person' includes a corporate body
- references to legislation and regulations are to that legislation and those regulations as AUCTION or the CONTRACT DATE (as applicable)
- supervisory body are to that guidance and those procedures and recommendations as at the date of the AUCTION or the CONTRACT DATE (as applicable) and
- where the following words appear in small capitals, they have specified meanings

ACTUAL COMPLETION DATE

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

ADDENDUM

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

AGREED COMPLETION DATE Subject to CONDITION G9.3:

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 disapplied or varied without OUR written agreement, even by a CONDITION purporting to replace the CAC in their entirety.

A1 Introduction

A1.1 The AUCTION CONDUCT CONDITIONS apply wherever the LOT is located.

A1.2 If YOU make a bid for a LOT or otherwise participate in the AUCTION, it is on the basis that YOU accept these AUCTION CONDUCT CONDITIONS. They govern OUR relationship with YOU.

A1.3 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 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

A3.1 All bids are to be made in pounds sterling exclusive of VAT.

A3.2 WE may refuse to accept a bid. WE do not have to explain why.

A3.3 If there is a dispute over bidding, WE are entitled to resolve it, and OUR decision is final.

A3.4 Unless stated otherwise, each LOT is subject to a reserve price (which may be fixed just before the LOT is offered for sale) If no bid equals or exceeds that reserve price, the LOT will be withdrawn from the AUCTION.

A3.5 Where there is a reserve price, the SELLER may bid (or ask US or another agent to bid on the SELLER'S behalf) up to the reserve price but may not make a bid equal to or exceeding the reserve

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Common Auction Conditions (Edition 5)

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price. YOU accept that it is possible that all bids up to the reserve price are bids made by or on behalf of the SELLER.

A4 The PARTICULARS and other information

A4.1 WE have taken reasonable care to prepare PARTICULARS that correctly describe each LOT. The PARTICULARS are based on information supplied by or on behalf of the SELLER. YOU need to check that the information in the PARTICULARS is correct.

A4.2 If the SPECIAL CONDITIONS do not contain a description of the LOT, or simply refer to the relevant LOT number, YOU take the risk that the description contained in the PARTICULARS is incomplete or inaccurate, as the PARTICULARS have not been prepared by a conveyancer and are not intended to form part of a legal CONTRACT.

A4.3 The PARTICULARS and the SALE CONDITIONS may change prior to the AUCTION, and it is YOUR responsibility to check that YOU have the correct versions.

A4.4 If WE provide information, or a copy of a document, WE do so only on the basis that WE are not responsible for the accuracy of that information or document.

A5 The CONTRACT

A5.1 A successful bid is one WE accept as such. This CONDITION applies to the 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 disapplied 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 charges, notices, orders, restrictions, agreements and other matters relating to town and country planning, highways or public health

e rights, easements, quasi-easements, and wayleaves

f outgoings and other liabilities

g any interest which overrides, under the Land Registration Act 2002

h matters that ought to be disclosed by the searches and enquiries a prudent buyer would make, whether or not the BUYER has made them and

i anything the SELLER does not and could not reasonably know about.

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

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

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

a the BUYER takes them as they are at COMPLETION and the SELLER is not liable if they are not fit for use and

b the SELLER is to leave them at the LOT.

G1.8 The BUYER buys with full knowledge of:

a the DOCUMENTS, whether or not the BUYER has read them and

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

G1.9 The BUYER admits that 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

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

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b the form of the new lease is that described by the SPECIAL CONDITIONS and

c the SELLER is to produce, at least five BUSINESS DAYS before the AGREED COMPLETION DATE, the engrossed counterpart lease, which the BUYER is to sign and deliver to the SELLER on COMPLETION.

G6 COMPLETION

G6.1 COMPLETION is to take place at the offices of the SELLER'S conveyancer, or where the SELLER may reasonably require, on the AGREED COMPLETION DATE. The SELLER can only be required to complete on a BUSINESS DAY and between the hours of 0930 and 1700.

G6.2 The amount payable on COMPLETION is:

a the balance of the PRICE (plus VAT if applicable) adjusted to take account of apportionments and interest under CONDITION G10

b any amounts payable under CONDITIONS G3.2 and G11 but no other amounts unless stated in the SPECIAL CONDITIONS.

G6.3 Payment is to be made in pounds sterling and only by:

a direct transfer from the BUYER'S conveyancer to the SELLER'S conveyancer and

b the release of any deposit held by a stakeholder

or in such other manner as the SELLER'S conveyancer may agree.

G6.4 Unless the SELLER and the BUYER otherwise agree, COMPLETION cannot take place until both have complied with the obligations under the CONTRACT that they are obliged to comply with prior to COMPLETION, and the amount payable on COMPLETION is unconditionally received in the SELLER'S conveyancer's client account or as otherwise required by the terms of the CONTRACT.

G6.5 If COMPLETION takes place after 1400 hours for a reason other than the SELLER'S default, it is to be treated, for the purposes of apportionment and calculating interest, as if it had taken place on the next BUSINESS DAY.

G6.6 Where applicable, the CONTRACT remains in force following COMPLETION.

G7 Notice to complete

G7.1 The SELLER or the BUYER may on or after the AGREED COMPLETION DATE but before COMPLETION give the other notice to complete within ten BUSINESS DAYS (excluding the date on which the notice is given), making time of the essence.

G7.2 The person giving the notice must be READY TO COMPLETE.

G7.3 If the BUYER fails to comply with a notice to complete, the SELLER may, without affecting any other remedy the SELLER has:

a terminate the CONTRACT

b claim the deposit and any interest on it if held by a stakeholder

c forfeit the deposit and any interest on it

d resell the LOT and

e claim damages from the BUYER.

G7.4 If the SELLER fails to comply with a notice to complete, the BUYER may, without affecting any other remedy the BUYER has:

a terminate the CONTRACT and

b recover the deposit and any interest on it from the SELLER or, if applicable, a stakeholder.

G8 If the CONTRACT is brought to an end

G8.1 If the CONTRACT is lawfully brought to an end:

a the BUYER must return all papers to the SELLER and appoint the SELLER their agent to cancel any registration of the CONTRACT and

b the SELLER must return the deposit and any interest on it to the BUYER (and the BUYER may claim it from the stakeholder, if applicable) unless the SELLER is entitled to forfeit the deposit under CONDITION G7.3

G9 Landlord's licence

G9.1 Where the LOT is or includes leasehold land and licence to assign or sublet is required, this CONDITION (G9) applies.

G9.2 The CONTRACT is conditional on that licence being obtained, by way of formal licence if that is what the landlord lawfully requires.

G9.3 The AGREED COMPLETION DATE is not to be earlier than the date five BUSINESS DAYS after the SELLER has given notice to the BUYER that the licence has been obtained ('licence notice').

G9.4 The SELLER must:

a use all reasonable endeavours to obtain the licence at the SELLER'S expense and

b enter into any authorised guarantee agreement (AGA) properly required (procuring a guarantee of the AGA if lawfully required by the landlord).

G9.5 The BUYER must promptly:

a provide references and other relevant information and

b comply with the landlord's lawful requirements.

G9.6 If within three months of the CONTRACT DATE (or such longer period as the SELLER and BUYER agree) the SELLER has not given licence notice to the BUYER, the SELLER or the BUYER may (if not then in breach of any obligation under this CONDITION (G9)) by notice to the other terminate the CONTRACT at any time before the SELLER has given licence notice. That termination is without prejudice to the claims of either the SELLER or BUYER for breach of this CONDITION (G9).

G10 Interest and apportionments

G10.1 If the ACTUAL COMPLETION DATE is after the AGREED COMPLETION DATE for any reason other than the SELLER'S default, the BUYER must pay interest at the INTEREST RATE on the money due from the BUYER at COMPLETION for the period starting on the AGREED COMPLETION DATE and ending on the ACTUAL COMPLETION DATE.

G10.2 Subject to CONDITION G11, the SELLER is not obliged to apportion or account for any sum at COMPLETION unless the SELLER has received that sum in cleared funds. The SELLER must promptly pay to the BUYER after COMPLETION any sum to which the BUYER is entitled that the SELLER subsequently receives in cleared funds.

G10.3 Income and outgoings are to be apportioned at the ACTUAL COMPLETION DATE unless:

a the BUYER is liable to pay interest and

b the SELLER has given notice to the BUYER at any time up to COMPLETION requiring apportionment on the date from which interest becomes payable by the BUYER in which event income and outgoings are to be apportioned on the date from which interest becomes payable by the BUYER.

G10.4 Apportionments are to be calculated on the basis that:

a the SELLER receives income and is liable for outgoings for the whole of the day on which apportionment is to be made

b annual income and expenditure accrue at an equal daily rate assuming 365 days in a year (or 366 in a leap year), and income and expenditure relating to some other period accrue at an equal daily rate during the period to which they relate and

c where the amount to be apportioned is not known at COMPLETION, apportionment is to be made by reference to a reasonable estimate and further payment is to be made by the SELLER or BUYER as appropriate within five BUSINESS DAYS of the date when the amount is known.

G10.5 If a payment due from the BUYER to the SELLER on or after COMPLETION is not paid by the due date, the BUYER is to pay interest to the SELLER at the INTEREST RATE on that payment from the due date up to and including the date of payment.

G11 ARREARS

Part 1 – Current rent

G11.1 'Current rent' means, in respect of each of the TENANCIES subject to which the LOT is sold, the instalment of rent and other sums payable by the tenant on the most recent rent payment date on or within four months preceding COMPLETION.

G11.2 If on COMPLETION there are any ARREARS of current rent, the BUYER must pay them, whether or not details of those ARREARS are given in the SPECIAL CONDITIONS.

G11.3 Parts 2 and 3 of this CONDITION (G11) do not apply to ARREARS of current rent.

Part 2 – BUYER to pay ARREARS

G11.4 Part 2 of this CONDITION (G11) applies where the SPECIAL CONDITIONS give details of ARREARS.

G11.5 The BUYER is on COMPLETION to pay, in addition to any other money then due, an amount equal to all ARREARS, of which details are set out in the SPECIAL CONDITIONS.

G11.6 If those ARREARS are not OLD ARREARS, the BUYER'S obligation under CONDITION G11.5 is conditional on the SELLER assigning to the BUYER all rights that the SELLER has to recover those ARREARS.

Part 3 – BUYER not to pay ARREARS

G11.7 Part 3 of this CONDITION (G11) applies where the SPECIAL CONDITIONS:

a so state or

b give no details of any ARREARS.

G11.8 While any ARREARS due to the SELLER remain unpaid, the BUYER must:

a try to collect them in the ordinary course of management but need not take legal proceedings or forfeit the TENANCY

b pay them to the SELLER within five BUSINESS DAYS of receipt in cleared funds (plus interest at the INTEREST RATE calculated on a daily basis for each subsequent day's delay in payment)

c on request, at the cost of the SELLER, assign to the SELLER or as the SELLER may direct the right to demand and sue for OLD ARREARS, such assignment to be in such form as the SELLER'S conveyancer may reasonably require

d if reasonably required, allow the SELLER'S conveyancer to have on loan the counterpart of any TENANCY against an undertaking to hold it to the BUYER'S order

e not without the consent of the SELLER, release any tenant or surety from liability to pay ARREARS or accept a surrender of or forfeit any TENANCY under which ARREARS are due and

f if the BUYER disposes of the LOT prior to recovery of all ARREARS, obtain from the BUYER'S successor in title a covenant in favour of the SELLER in similar form to part 3 of this CONDITION (G11).

G11.9 Where the SELLER has the right to recover ARREARS, they must not without the BUYER'S written consent bring insolvency proceedings against a tenant or seek the removal of goods from the LOT.

G12 Management

G12.1 This CONDITION (G12) applies where the LOT is sold subject to TENANCIES.

G12.2 The SELLER is to manage the LOT in accordance with its standard management policies pending COMPLETION.

G12.3 The SELLER must consult the BUYER on all management issues that would affect the BUYER after COMPLETION (such as, but not limited to, an application for licence; a rent review; a variation, surrender; agreement to surrender or proposed forfeiture of a TENANCY; or a new TENANCY or agreement to grant a new TENANCY) and:

a the SELLER must comply with the BUYER'S reasonable requirements unless to do so would (but for the indemnity in bullet (c) (below)) expose the SELLER to a liability that the SELLER would not otherwise have, in which case the SELLER may act reasonably in such a way as to avoid that liability

b if the SELLER gives the BUYER notice of the SELLER'S intended act and the BUYER does not object within five BUSINESS DAYS, giving reasons for the objection, the SELLER may act as the SELLER intends and

c the BUYER is to indemnify the SELLER against all loss or liability the SELLER incurs through acting as the BUYER requires, or by reason of delay caused by the BUYER.

G13 Rent deposits

G13.1 Where any TENANCY is an assured shorthold tenancy, the SELLER and the BUYER are to comply with their respective statutory duties in relation to the protection of tenants' deposits and to demonstrate in writing to the other (before COMPLETION, so far as practicable) that they have complied.

G13.2 The remainder of this CONDITION (G13) applies where the SELLER is holding or otherwise entitled to money by way of rent deposit in respect of a TENANCY. In this CONDITION (G13), 'rent deposit deed' means the deed or other document under which the rent deposit is held.

G13.3 If the rent deposit is not assignable, the SELLER must on COMPLETION hold the rent deposit on trust for the BUYER and, subject to the terms of the rent deposit deed, comply at the cost of the BUYER with the BUYER'S lawful instructions.

G13.4 Otherwise the SELLER must on COMPLETION pay and assign their interest in the rent deposit to the BUYER under an assignment in which the BUYER covenants with the SELLER to:

a observe and perform the SELLER'S covenants and conditions in the rent deposit deed and indemnify the SELLER in respect of any breach

b give notice of assignment to the tenant and

c give such direct covenant to the tenant as may be required by the rent deposit deed.

G14 VAT

G14.1 Where a SALE CONDITION requires money to be paid or other consideration to be given, the payer must also pay any VAT that is chargeable on that money or consideration, but only if given a valid VAT invoice.

G14.2 Where the SPECIAL CONDITIONS state that no VAT OPTION has been made, the SELLER confirms that none has been made by them or by any company in the same VAT group nor will be prior to COMPLETION.

G15 Transfer as a going concern

G15.1 Where the SPECIAL CONDITIONS so state:

a the SELLER and the BUYER intend, and will take all practicable steps (short of an appeal) to procure, that the sale is treated as a transfer of a going concern and

b this CONDITION (G15) applies.

G15.2 The SELLER

a they are registered for VAT, either in the SELLER'S name or as a member of the same VAT group and

b they have (unless the sale is a standard-rated supply) made in relation to the LOT a VAT OPTION that remains valid and will not be revoked before COMPLETION.

G15.3 The BUYER confirms that:

a they are registered for VAT, either in the BUYER'S name or as a member of a VAT group

b they have made, or will make before COMPLETION, a VAT OPTION in relation to the LOT and will not revoke it before or within three months after COMPLETION

c article 5(2B) of the Value Added Tax (Special Provisions) Order 1995 does not apply to them and

d they are not buying the LOT as a nominee for another person.

G15.4 The BUYER is to give to the SELLER as early as possible before the AGREED COMPLETION DATE evidence:

a of the BUYER'S VAT registration

b that the BUYER has made a VAT OPTION and

c that the VAT OPTION has been notified in writing to HM Revenue and Customs

and, if they do not produce the relevant evidence at least two BUSINESS DAYS before the AGREED COMPLETION DATE, CONDITION G14.1 applies at COMPLETION.

G15.5 The BUYER confirms that, after COMPLETION, the BUYER intends to:

a retain and manage the LOT for the BUYER'S own benefit as a continuing business as a going concern subject to and with the benefit of the TENANCIES and

b collect the rents payable under the TENANCIES and charge VAT on them.

G15.6 If, after COMPLETION, it is found that the sale of the LOT is not a transfer of a going concern then:

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.

Common Auction Conditions (Edition 5)

Reproduced with the consent of the RICS.

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 and subject to TUPE, the contracts of employment between the transferring employees and the SELLER will transfer to the BUYER on COMPLETION.

d The BUYER is to keep the SELLER indemnified against all liability for the transferring employees after COMPLETION.

G21 Environmental 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) serve or respond to any notice or begin or continue any proceedings.

G24.3 If the SELLER receives a notice, the SELLER must send a copy to the BUYER BUSINESS DAYS and act as the BUYER reasonably directs in relation to it.

G24.4 Following COMPLETION, the BUYER must:

a with the cooperation of the SELLER, take immediate steps to substitute themself 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 themself 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

Scottish Terms & Conditions

Auction General Conditions

Definitions and Interpretation

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

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

Seller's Reservation

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

[a] to withdraw the Lot from the auction;

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

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

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

Reserve Price

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

Bidding

3. The Auctioneer retains the right to regulate the bidding and refuse any bid or bids without assigning any reason therefore in their sole and absolute discretion. All bidders are required to register their details and provide proof of identity and any other regulatory requirements as detailed by the Auctioneer to obtain a bidder's number prior to bidding. In the event of competition, each offer after the first shall exceed the immediately preceding offer by such sum as may be prescribed by the Auctioneer. The Auctioneer retains the right to divide and sell the Lot in separate lots if the Lot is unsold or sell a group of individual lots as one lot. All bids are to be made clearly. The person offering the reserve price or, should there be more offers than one above the reserve price, the highest bidder, shall be the successful bidder "Purchaser" and such bid shall be the price payable by the Purchaser to the Seller for the Lot ("Price"). On the fall of the Auctioneer's hammer on the successful bid, the Purchaser must provide the Auctioneer with their allocated bidding number and in default the Auctioneer shall be entitled to re-submit the Lot for sale. The Purchaser shall then immediately pay the Deposit in the manner prescribed by the Auctioneer. After paying the necessary Deposit the Purchaser shall then immediately complete and sign the Minute of Preference and Enactment, the date of which shall be the date of the auction and shall become bound and obliged for the sum offered by the Purchaser. If the successful bidder acted as an agent, they must give details of their principal at

the time of completing and signing the Minute of Preference and Enactment. In default the Auctioneer will be entitled to re-submit the Lot for sale or allocate a representative to sign the contract as offeror for the Purchaser and principal. A bid which does not reach the reserve price at the time of auction may be held provisionally by the Auctioneer and submitted to the Seller of the Lot to be accepted or rejected. The

bidder is held liable to their provisional bid price for 7 working days after the auction date. If the Auctioneer does not return an answer to the bidder within this time, then the bidder is not required to stand on their provisional bid. If the provisional bid is accepted, then the bidder shall be the Purchaser and is required to proceed under auction terms immediately upon notification.

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

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

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

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

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

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

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

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

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

Judge of Roup

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

Deposit

8. A Deposit of 10% of the Price subject to a minimum of £5,000 ("Deposit") shall be paid by the successful bidder or the Purchaser contemporaneously with the execution of the Minute of Enactment and Preference to the Auctioneer as agents for the Seller, and after the completion and subscription of the Minute of Preference and Enactment. Payment of the Deposit must be made by cleared funds in such a manner as the Auctioneer, in their sole discretion, specify. If the Purchaser fails to pay the Deposit, the Auctioneer may re-sell the Lot or require the bidder immediately preceding to the Purchaser to complete the purchase at the last offer without prejudice to the Seller's right to claim damages against the Purchaser for their failure. If a cheque given for the payment of the Deposit is dishonoured on presentation or if the Purchaser fails to pay such Deposit immediately after subscription of the Minute of Preference and Enactment, the Seller will be entitled to treat this as breach of contract by the Purchaser and will be entitled, but not bound, to rescind the contract and re-sell the Lot. Without prejudice to this the Seller may still claim damages for breach of contract against the Purchaser. The Auctioneer reserves the right to hold the Minute of Preference and Enactment until cleared funds have been secured from the Purchaser.

Date of Entry and Settlement

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

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

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

Risk and Destruction

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

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.

Scottish Terms & Conditions

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

Tenancy

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

Apportionment of Rents, Rates, Taxes etc

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

Necessary Enquiries

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

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

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

No Warranty

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

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

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

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

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

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

[f] that upon registration of the Disposition or Assignation 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 themself 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, itwill 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 habile 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 Assignation 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 warrandice 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 Assignation 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 granter 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 Assignation 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.

T+C

2026 National Auction Dates

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

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Closing Date: February 11

April 29
Closing Date: April 15

June 24
Closing Date: June 10

August 26
Closing Date: August 12

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Closing Date: October 14

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Closing Date: December 2

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