



# IN-ROOM & LIVESTREAM AUCTION

**Wednesday**  
**11th October 2023**  
**2.30pm**

Delta Marriott Hotel  
Timbold Drive, Milton Keynes  
Buckinghamshire MK7 6HL



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**As we wave goodbye to summer and welcome in the autumn, October sees our largest auction sale of the year, with a broad range of properties spread across six counties.**

We hope that you enjoy this catalogue and that you can find something which appeals.

If you wish to take matters further, please take the time to contact the office to deal with any immediate questions. You should of course inspect the property – simply turn up on any of the viewing days listed in this catalogue and our staff will be happy to show you around. You do not need to make an appointment. Finally, a legal pack will be available through our website, for you and your lawyer to understand.

Once all your questions are answered, you are ready to bid at the auction. You can turn up in person to bid in the saleroom. Make sure that you arrive early and take the time to enjoy the bustle of a live auction experience. Our staff can answer any final questions and drinks and food are available at the hotel bar.

Alternatively, if you are unable to attend the saleroom, you can bid just as easily through our innovative livestream facility. Register on our website a few days before the auction date and you will then be validated to bid online on the day. You will be able to see the auctioneer selling live in the saleroom and he will be able to see your bids on his Livestream screen. The process could not be simpler.

Finally, we look forward to seeing you on our viewing days and we wish you the best of luck with your bidding.

With best wishes.

A handwritten signature in black ink that reads "David Jones". The signature is written in a cursive, flowing style.

David Jones – Auctioneer



# Meet the Team



**David Jones**

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**DO YOU HAVE A  
PROPERTY SUITABLE  
FOR AUCTION?**

WE ARE NOW TAKING ENTRIES  
FOR OUR NEXT AUCTION ON  
**7th December 2023**



For all enquiries or a valuation contact  
**01234 362899 / 01280 818907**  
auctions@robinsonandhall.co.uk

# GUIDE TO AUCTION

Buying a property at auction is a transparent and quick means of purchase. Once the hammer falls the owner is contractually bound to honour the sale to the successful bidder who in turn is contractually bound to complete the purchase. The fall of the hammer equates to exchanging contracts of sale.

To ensure that you are aware of every step, we have designed the following guide with you in mind.

## Pre-Auction

### 1. Having identified a suitable property, check when the open house viewings are taking place

Each Lot, where access is required, has an allocated number of open house viewing slots prior to the auction allowing interested parties to view the property and ascertain whether it suits their requirements.

### 2. If having viewed the property it remains of interest, download the legal pack on our website free of charge

We request a legal pack from the seller's solicitor for all Lots that we offer for sale and endeavour to obtain these packs at the earliest possible stage. The pack is likely to contain the following:

- Special Conditions of Sale
- References to the property title
- A plan outlining the property location
- Searches
- Answers to standard enquiries
- Leases (if applicable)
- Supporting information

If the legal pack is not yet available, please contact us so we can send you a copy when possible. Paper copies can also be sent to you at a charge of £45 (Inc VAT) per Lot. We accept payment by cheque made payable to Robinson & Hall LLP or by credit or debit card.

### 3. Instruct a solicitor

Before making an offer prior to auction or bidding at the auction it is advisable to instruct a solicitor.

They will be on hand to look through all legal documentation and should you require more detailed information, they can contact the seller's solicitor on your behalf. You should also alert your legal advisor that the sale will be concluded under the RICS Common Auction Conditions (4th Edition) – a copy of which is included in this catalogue.

### 4. Familiarise yourself with the Lot

It is important that prospective buyers satisfy themselves as to the location, boundaries, condition and state of the Lots before the auction.

We will work hard to ensure that as many of your enquiries are answered as possible. Legal enquiries can be directed at the seller's solicitors, however should the seller's solicitors be unable to satisfy the enquiry, you will need to allow for your concerns in terms of your bid.

### 5. Arrange your funding

If you require funding you will need to speak to your lender or a specialist auction finance provider and be confident that funds will be available in time for completion. Please be aware that immediately after your bid is accepted you will be required to pay the following:

- Buyers administration fee £1,200 (£1,000 + VAT)
- 10% deposit (or £3,000 if this is the greater amount)

The standard time for completion is 20 working days (4 weeks), however it is common for sellers to offer to extend this period to 30 working days (6 weeks) which can be helpful for those requiring a mortgage or other loan. Any extension will be published either in this catalogue or in the addendum.

### 6. Arrange your surveys and other professional reports

Should you require a survey or any other professional report please notify us and ask your chosen professional to contact us in order to arrange access to the property prior to the auction and in time to report back to you.

### 7. Read the Common Auction Conditions

The 'Common Auction Conditions' are contained within this catalogue as they form the contract of sale and override all other declarations whether stated or implied.

### 8. Read the Auction Addendum (if applicable)

Consider any addendum, if available, that may be published relating to the Lot(s) which interest you.

### 9. Option to make an offer

You have the right to present through us an offer to the seller prior to the auction. Should the seller choose to accept, it will be on the basis that acceptance is under auction conditions. As a buyer you will be required to complete the following steps:



- Complete and sign the Memorandum of Sale, including providing your solicitor's details
- Provide proof of identity
- Pay the buyers administration fee £1,200 (£1,000 + VAT)
- Pay 10% deposit (or £3,000 if this is the greater amount).

## Auction Day

### Attending in Person

#### 1. Check to see that the property of interest to you is still available

At times there can be last minute changes so it is advisable to check on the morning of the auction that your lot is still available.

#### 2. Bring the following important items with you:

- Means to pay:- Your credit and debit card or bankers draft.
- Your proof of identity:- In order to abide by the money laundering regulations we ask that all prospective buyers provide proof of identity.



For Individuals:-

Successful bidders are required to provide us with proof of current residential address by producing the following documents prior to signing the contract.

1. Photographic ID, such as a current passport or photo UK driving licence
2. Utility bill, bank or building society statement, or credit card bill issued within the previous three months, providing evidence of residency at the correspondence address (a mobile phone bill is not acceptable).

Photocopies of documentation may be taken as part of the auction process. If you are bidding on behalf of another person, we will require true certified copies of the buyer's identification as supplied by a solicitor and identification of the bidder attending the sale as listed above.

For Companies:-

If the bidder is acting on behalf of a limited company, the bidder will be required to provide personal proof of name and address as above, and in addition:

1. A copy of the company certificate of incorporation
2. Written authority from the company that the bidder has the authority to represent and purchase on behalf of the company at the auction

#### 3. Read the final auction addendum, if applicable

Consider any addendum, if applicable, that may be published relating to the Lot(s). Legal packs will also be available to view in case you have any last minute queries.

#### 4. Make your bid clear to the auctioneer

Do not worry that the slightest flinch will result in an unwanted purchase but do be mindful that the responsibility is on the bidder to attract the auctioneer's attention.

If you are successful in bidding for the property you will be approached by a member of Robinson & Hall Auctions staff who will guide you through to the cashier's desk. You will then be required to:

- Complete and sign the Memorandum of Sale, including providing your solicitor's details
- Provide proof of identity
- Pay the buyers administration fee £1,200 (£1,000 + VAT)
- Pay 10% deposit (or £3,000 if this is the greater amount). Deposits can only be paid by bankers draft, building society cheque or debit or credit card payments. Personal cheques will only be accepted with prior approval. Cash payments will not be accepted. Please note that should the cheque have to be re-presented, a processing charge of £120 (£100 + VAT) will be charged by deduction from the deposit.

#### 5. The Contract

The Memorandum of Sale will be signed in duplicate. One copy will be given to you, which you must give to your solicitor. The second copy will be retained by the seller's solicitor. The standard time for completion is 20 working days (4 weeks), however it is common for sellers to offer to extend this period to 30 working days (6 weeks). Any extension will be published either in this catalogue or in the addendum.



### Unable to attend in person

If you are unable to attend the auction you are invited to contact us to discuss arrangements for live stream, proxy or telephone bidding. A pre-auction bidding form and conditions are found on our website on the details page for each lot and towards the end of this catalogue.

### Unsold Lots at Auction

If a property you are interested in is not sold at the auction, please speak to the Auctioneer and make an offer. Your offer will be put forward to the seller and if accepted, you will be able to proceed with your purchase under auction rules.

# ORDER OF SALE

Wednesday 11th October 2023 2.30pm

In-Room & Livestream Online Auction

LOT	ADDRESS	*GUIDE PRICE	LOT TYPE
1	69 Chantry Avenue, Kempston, Bedford, Bedfordshire MK42 7QX	£220,000+	Residential for Improvement
2	Plot 4, Spurlands End Road, Great Kingshill, High Wycombe, Buckinghamshire HP15 6PF	£5,000+	Plots/Building Land
3	Land at Drayton Road, Newton Longville, Milton Keynes, Buckinghamshire MK17 0BD	£80,000+	Agricultural/Amenity Land
4	50A Packhorse Road, Gerrards Cross, Buckinghamshire SL9 8EF	£165,000+	Residential
5	Frandean, 245 Icknield Way, Letchworth Garden City, Hertfordshire SG6 4UE	£275,000+	Residential for Improvement
6	Land South Side of West End Road, Kempston Rural, Kempston, Bedfordshire MK43 8TH	SOLD PRIOR	Agricultural/Amenity Land
7	Barn Adjacent to Parklands, Drayton Road, Newton Longville, Milton Keynes, Buckinghamshire MK17 0BD	£180,000+	Commercial
8	10 Cheney Road, Luton, Bedfordshire LU4 9ET	£230,000+	Residential
9	6 Lovat Walk, Kempston, Bedford, Bedfordshire MK42 7LU	£200,000+	Residential for Improvement
10	Amaryllis, Valley Road, Hughenden Valley, High Wycombe, Buckinghamshire HP14 4PP	£390,000+	Residential for Improvement
11	Manor Farm, North Hinksey Lane, North Hinksey Village, Oxford, Oxfordshire OX2 0NA	£1,100,000+	Residential for Improvement
12	Springcroft, Warrington Road, Olney, Buckinghamshire MK46 4DT	£275,000+	Residential
13	Barns at Manor Farm, Luton Road, Chalton, Luton, Bedfordshire LU4 9UG	SOLD PRIOR	Redevelopment
14	Building Plot at West of Haversham First School, Manor Drive, Haversham, Buckinghamshire MK19 7AL	£90,000+	Plots/Building Land
15	Flat 4, 31 Ermine Street, Huntingdon, Cambridgeshire PE29 3EX	£50,000+	Residential Investment
16	Building Plot at Springcroft, Warrington Road, Olney, Buckinghamshire MK46 4DT	£150,000+	Plots/Building Land
17	Land at, Gypsy Lane, Little Billington, Bedfordshire LU7 9BP	SOLD PRIOR	Agricultural/Amenity Land
18	61 Sharman Beer Court, Thame, Oxfordshire OX9 2DD	£75,000+	Residential
19	Land Adjacent to 203 Wellingborough Road, Wollaston, Wellingborough, Northamptonshire NN29 7FF	£80,000+	Agricultural/Amenity Land
20	Land at Moorlands Farm, Murcott, Kidlington, Oxfordshire OX5 2RE	£15,000+	Agricultural/Amenity Land
21	Flat 11, Bentley Court, Moor Street, Luton, Bedfordshire LU1 1EZ	£50,000+	Residential
22	203 Wellingborough Road, Wollaston, Wellingborough, Northamptonshire NN29 7FF	£165,000+	Residential
23	22 Cumbria Close, Houghton Regis, Dunstable, Bedfordshire LU5 5RY	£65,000+	Residential Investment
24	Fort Cottage, 16 Fort End, Haddenham, Aylesbury, Buckinghamshire HP17 8EJ	£225,000+	Residential for Improvement
25	10 The Broadway, Amersham, Buckinghamshire HP7 0HP	£600,000+	Residential
26	Land South of Sewell Lane, Totternhoe, Dunstable, Bedfordshire LU6 2AN	£45,000+	Agricultural/Amenity Land
27	Land Opposite Newbury Manor, Ampthill Road, Silsoe, Bedford, Bedfordshire MK45 4HB	£100,000+	Agricultural/Amenity Land
28	Hucklebury Cottage, 1 Common Road, Stotfold, Hitchin, Hertfordshire SG5 4BX	£250,000+	Residential
29	5 King William Close, Barton-Le-Clay, Bedford, Bedfordshire MK45 4QE	£350,000+	Residential
30	Barns at Moorlands Farm, Murcott, Kidlington, OX5 2RE	£460,000+	Plots/Building Land
31	32 Winchester Road, Bedford, Bedfordshire MK42 0RZ	£150,000+	Residential for Improvement

\*Description on Auction Information page



# AUCTION INFORMATION



**Administration Charge** Purchasers will be required to pay by cheque, an buyer's administration fee of £1,200 (£1,000 + VAT) or the fixed figure as stated in the property details, in addition to the deposit. A VAT receipt will be issued after the auction.



**Attending the Auction** It is always wise to allow sufficient time to get to the auction. Legal packs for most of the properties will be available for inspection. It is important you read these and the final addendum/amendment sheet which will also be available as any purchase will be subject to these.



**Bidding** Each property will be offered individually by the Auctioneer. Ensure that your bids are clear and noticed by the Auctioneer. If you are successful in bidding for the property you will be approached by a member of Robinson & Hall staff who will request your personal information and identification. You will then be guided to our administration area and then the cashier desk for payment of the deposit.



**Bidding by Proxy or Telephone** If you are unable to attend the auction you are invited to contact us to discuss special arrangements for bidding by proxy or telephone. A Non-Attending Bid or Telephone Bid form and conditions are included in auction catalogues or can be downloaded from the Bidding Form links on our website.



**Buyers Premium** Purchasers of some lots will be required to pay a Buyers Premium to the auctioneer in addition to the deposit - see individual property details.



**Deposit** When you sign the Memorandum of Sale you will be asked to pay a deposit of 10% of the purchase price subject to a minimum deposit of £3,000. Deposits can only be paid by electronic bank transfer, bankers draft, credit and debit card or building society cheque. Cash payment will not be accepted. Please note, should the cheque have to be represented, a processing charge of £120.00 (£100.00 + VAT) will be charged by deduction from the deposit.



**Disbursements** Some disbursements may become payable by the purchaser on completion, these will be detailed in the Special Conditions of Sale within the property's Legal Pack.



**Disclaimer** Particulars on the website and within our catalogue are believed to be correct but their accuracy is not guaranteed. Information relating to Rating matters has been obtained by verbal enquiry only. Prospective purchasers are advised to make their own enquiries of the appropriate Authority. All measurements, areas and distances are approximate only. Potential purchasers are advised to check them.



**Energy Performance Certificates (EPCs)** Where required we include EPC ratings within Full Details and on the lot page within our catalogue. When available EPC Graphs can be viewed online at [robinsonandhallauctions.co.uk](http://robinsonandhallauctions.co.uk).



**General Data Protection Regulations (GDPR)** This defines new customer rights and company obligations introduced on 25th May 2018. For full details please refer to the Privacy Policy showing on our website [www.robinsonandhallauctions.co.uk](http://www.robinsonandhallauctions.co.uk).



**\*Guide Prices** 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. The sale price will be dependent on bidding in the auction room and on the Vendors' instructions.



**Insurance** On some properties the seller will continue to insure through to completion. Others will need to be insured by the purchaser, and auctioneers advice to all purchasers is that they should consider insuring from the date of exchange.



**Plans, Maps and Photographs** The plans, floorplans, maps, photograph's and video tours published on our website and in the catalogue are to aid identification of the property only. The plans are not to scale.



**Pre Auction Sales** Offers made on property included in this auction may be accepted by the Vendor prior to the auction. In such instances all buyer charges will be payable including the Administration Charge, any Buyers Premium plus all other payments detailed in the Special Conditions of Sale. If you are intending to bid at the auction for a specific lot, we recommend that you keep in contact with the Auctioneer's office.

The Auctioneers or Vendors cannot be held responsible for costs incurred in respect of any lot which is withdrawn or sold prior to auction.



**Post Auction Sales** If a property you are interested in is not sold during the auction please speak to the Auctioneer and make an offer at, above or below the Guide. Your offer will be put forward to the Vendor and if accepted, you will be able to proceed with your purchase under auction rules. Offers should take into account the Administration Charge, any Buyers Premium plus all other payments detailed in the Special Conditions of Sale as all of these are still payable irrespective of the circumstances.



**Proof of Identification** In order to comply with Anti-Money Laundering regulations we ask that all prospective purchasers provide Proof of Identity and Residence. Please bring your passport or photographic UK driving licence and a recent utility bill, bank statement or council tax bill to the auction. If purchasing on behalf of a company you will also need a letter of authority on company letterhead. We will carry out Electronic AML checks on successful buyers and remote bidders. It will include a search with Experian who may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.



**Reserve Price** Each property will be offered subject to a reserve price which we 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. After the auction offers will be sought and considered on Unsold Lots at prices below the reserves.



**Solicitors Details** The name, address and telephone number of the solicitor who will be acting for you in any purchase will be required before you leave the auction room.



**The Catalogue** Details of the property and land to be sold are set out in our catalogue and on our website [robinsonandhallauctions.co.uk](http://robinsonandhallauctions.co.uk). All lots are sold subject to Special Conditions of Sale. It is important that prospective purchasers satisfy themselves as to the location, boundaries, condition and state of the lots before the auction.



**The Contract** The Memorandum of Sale will be signed in duplicate. One copy will be given to you, which you must give to your solicitor. The second copy will be retained by the Vendors' solicitor. Completion usually takes place after 28 days but this date can vary. The legal pack of each property will state the completion date due. The date may also be announced immediately prior to the commencement of bidding of each lot.



**The Legal Aspect** Buying at auction is a contractual commitment. Before making an offer prior to auction or bidding at the auction or post auction, it is advisable to consult a solicitor regarding the General and Special Conditions of Sale, the local authority search and other legal documentation.



**Viewing** Due to the nature and condition of auction properties we highlight the potential risk that viewing such properties carries and advise all to proceed with caution and take necessary requirements to ensure their own safety whilst viewing any lot in this catalogue. Viewings are conducted entirely at your own risk, these properties are not owned or controlled by Robinson & Hall and we cannot be held liable for loss or injury caused while viewing or accessing any Lot.

Due to the nature of some auction properties, electricity may not be turned on therefore viewing times are restricted. Viewers will also have to bring their own lighting/ladders if wanting to inspect cupboards, cellars and roof spaces.

## Residential for improvement

1

# 69 Chantry Avenue, Kempston, Bedford, Bedfordshire MK42 7QX

\*GUIDE PRICE: **£220,000+** (plus fees)



**Offering an excellent opportunity to refurbish and enlarge, this detached three bedroom house is set back from the road and occupies a substantial plot.**

Located in an established residential road, this detached three bedroom house requires updating and could also be extended, subject to any necessary local authority consents. The accommodation comprises an entrance hall, sitting room, second reception room, kitchen and wet room on the ground floor with three bedrooms, a family bathroom and separate toilet on the first floor.

The house is set back from the road with a deep front garden and a driveway which leads to the brick built garage. The driveway provides off-road parking for a number of vehicles and there is a side gate which provides access to the expansive fenced rear garden which has a terrace, lawn and a variety of shrubs along with a couple of timber outbuildings.

### Accommodation:

Ground Floor Accommodation:

Entrance hall, sitting room, second reception room, kitchen and wet room.

First Floor Accommodation:

Landing, master bedroom, two further bedrooms, family bathroom and toilet.

**Exterior:** A driveway providing off-road parking for a couple of vehicles leads to a brick built garage and there is a side gate which provides access to the expansive fenced rear garden which has a terrace, lawn and a variety of shrubs along with a couple of timber outbuildings.

### Council Tax Band:

D

### VAT:

VAT is not applicable

### Open House Viewings:

Thu 28 Sep 13:30-14:00

Sat 30 Sep 13:00-13:30

Wed 4 Oct 13:30-14:00

These are open house viewings, you do not need to make an appointment you can simply attend between the published times.

### Partner Agent:



### Additional Fees

**Buyer's Premium:** There is no Buyer's Premium payable on this lot.

**Administration Charge:** Purchasers will be required to pay an administration fee of £1,200 incl. VAT.

**Disbursements:** Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

**Tenure:** Freehold

**Local Authority:** Bedford Borough Council. Tel: 01234 267422

**Solicitors:** Palmers Solicitors LLP, Palmers Solicitors LLP, Hassett House, Hassett Street, Bedford, MK40 1HA. Tel: 01234 211 161. Ref: Yagnesh Shah.

**Energy Performance Certificate (EPC):** Current Rating D



2

## Plots/Building Land

### Plot 4, Spurlands End Road, Great Kingshill, High Wycombe, Buckinghamshire HP15 6PF

\*GUIDE PRICE:

**£5,000+** (plus fees)

**A rectangular level parcel of land approaching a quarter of an acre that is adjacent to the public highway and just 0.2 miles from the developed edge of the village.**

This 0.22 acre parcel of land forms part of a larger field that has been subdivided into approximately 80 similar size plots. This plot has the significant benefit of being alongside the highway and there is a gated entrance into the field on the corner of Spurlands End Road and Dormer Lane.

**VAT:** VAT is not applicable

**Viewings:** You are welcome to view in daylight hours, at your convenience.

**Partner Agent:**



#### Additional Fees

**Buyer's Premium:** There is no Buyer's Premium payable on this lot.

**Administration Charge:** Purchasers will be required to pay an administration fee of £1,200 incl. VAT.

**Disbursements:** Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.



**Tenure:** Freehold

**Local Authority:** Buckinghamshire County Council. Tel: 0300 131 6000

**Solicitors:** Premier Solicitors, Lurke Street, Bedford, MK40 3HZ. Tel: 01234 358 080. Ref: Bobby Rakhit.

**Energy Performance Certificate (EPC):** Current Rating N/A

robinsonandhallauctions.co.uk

\*Description on Auction Information page

3

## Agricultural/Amenity Land

### Land at Drayton Road, Newton Longville, Milton Keynes, Buckinghamshire MK17 0BD

\*GUIDE PRICE:

**£80,000+** (plus fees)

**Located on the edge of Newton Longville, opposite commercial buildings and a yard, this six and a quarter acre parcel of land benefits from a long road frontage to Drayton Road.**

Located just to the south of Milton Keynes and just three miles from a dual carriageway section of the A4146 which connects to the A5 and the A418, this gently sloping parcel of land benefits from a wide entrance to the Drayton Road. Along the boundaries are mature hedges, with an open outlook over farmland and to the rear the land is screened by mature trees. Newton Longville is just half a mile away to the north and Bletchley is just beyond.

**VAT:**  
VAT is not applicable

**Viewings:**  
You are welcome to view in daylight hours, at your convenience.

#### Additional Fees

**Buyer's Premium:** There is no Buyer's Premium payable on this lot.

**Administration Charge:** Purchasers will be required to pay an administration fee of £1,200 incl. VAT.

**Disbursements:** Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.



**Tenure:** Freehold

**Local Authority:** Buckinghamshire County Council. Tel: 0300 131 6000

**Solicitors:** Geoffrey Leaver, 251-255 Upper Third Street, Milton Keynes, MK9 1DR. Tel: 01908 689 319. Ref: Darren Mills.

**Energy Performance Certificate (EPC):** Current Rating N/A

robinsonandhallauctions.co.uk

\*Description on Auction Information page

## 50A Packhorse Road, Gerrards Cross, Buckinghamshire SL9 8EF

\*GUIDE PRICE: **£165,000+** (plus fees)



**A well-presented first floor apartment which is located within the very heart of this vibrant and extremely sought after Buckinghamshire town that lies just outside Greater London.**

This sizeable first floor apartment faces directly onto Packhorse Road, which is the High Street for the town boasting an extensive variety of independent shops, cafes and restaurants, and being only 0.2 miles from the mainline railway station, with a regular service to London Marylebone (approx. 15 minutes). Internally are good size rooms with a large living room with a fireplace, overlooking Packhorse Road, a separate kitchen, also with a window overlooking Packhorse Road, and a double bedroom that faces to the rear.

Access to the apartment is from Station Road, to the left of Harrolds Opticians, with a gated entrance to Browns Court and an external staircase to the first floor door which serves just 50A on the first floor and 50B in the second floor.

### Accommodation:

Entrance hall, living room, kitchen, bedroom and shower room.

### Lease:

189 years from 19/12/1975 (141 years remaining)

**Tenure:** Leasehold

**Local Authority:** Buckinghamshire County Council. Tel: 0300 131 6000

**Solicitors:** Blacklaw Legal, Acorn House, Straight Bit, High Wycombe, HP10 9LS. Tel: 01628 533444. Ref: Catherine Drake.

**Energy Performance Certificate (EPC):** Current Rating D

### Ground Rent:

Peppercorn

### Service Charge:

TBC

### Council Tax Band:

C

### VAT:

VAT is not applicable

### Open House Viewings:

Thu 28 Sep 10:00-10:30

Sat 30 Sep 11:00-11:30

Wed 4 Oct 10:00-10:30

These are open house viewings, you do not need to make an appointment you can simply attend between the published times.

### Partner Agent:



### Additional Fees

**Buyer's Premium:** There is no Buyer's Premium payable on this lot.

**Administration Charge:** Purchasers will be required to pay an administration fee of £1,200 incl. VAT.

**Disbursements:** Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.



### Frandean, 245 Ickniel Way, Letchworth Garden City, Hertfordshire SG6 4UE

\*GUIDE PRICE: **£275,000+** (plus fees)



**A very attractive Exhibition Cottage which offers an excellent opportunity to refurbish and enlarge, superbly located opposite Norton Common.**

Built as one of the cottages for the 1905 Letchworth Exhibition, this very attractive detached home is nicely located, being opposite Norton Common, and a number of sports venues. The property stands within a good size plot, being set back from the road with a driveway to one side that leads to a detached garage and at the rear is a nicely secluded mature rear garden. Internally the cottage is in a fair decorative order, however some of the fixtures and fittings are somewhat dated, thus there is an excellent opportunity to refurbish the cottage, and, subject to any necessary local authority consents, to enlarge it.

#### Accommodation:

Ground Floor:

Entrance hallway, sitting/dining room, kitchen, downstairs WC, laundry cupboard and the additional garden room and storage shed.

First Floor:

Two bedrooms and a bathroom.

#### Exterior:

The front garden is laid to lawn, a concrete and paved driveway provides off-street parking and leads to the detached garage to the rear and the rear garden.

#### Council Tax Band:

E

#### VAT:

VAT is not applicable

#### Listing:

Grade II Listed

Listed No: 1101992

#### Open House Viewings:

Wed 27 Sep 13:30-14:00

Sat 30 Sep 12:00-12:30

Tue 3 Oct 13:30-14:00

These are open house viewings, you do not need to make an appointment you can simply attend between the published times.

#### Partner Agent:



**Tenure:** Freehold

**Local Authority:** North Hertfordshire District Council. Tel: 01462 474000

**Solicitors:** Palmers Solicitors LLP, Palmers Solicitors LLP, Hassett House, Hassett Street, Bedford, MK40 1HA. Tel: 01234 211 161. Ref: Yagnesh Shah.

**Energy Performance Certificate (EPC):** Current Rating N/A

#### Additional Fees

**Buyer's Premium:** There is no Buyer's Premium payable on this lot.

**Administration Charge:** Purchasers will be required to pay an administration fee of £1,200 incl. VAT.

**Disbursements:** Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.



## Agricultural/Amenity Land

### Land South Side of West End Road, Kempston Rural, Kempston, Bedfordshire MK43 8TH

\*GUIDE PRICE:

**£35,000+** (plus fees)

A level parcel of grazing land which measures approximately one acre, on the corner of Tithe Road and West End Road, with hedge boundaries and a gated entrance from Tithe Road.

This rectangular shaped paddock, within a rural setting just to the east of Bedford, is adjacent to other paddocks and opposite farmland. To one side of the boundary of Tithe Road is a field gate providing access and around all the boundaries are hedges.

**Notes:**  
VAT is not applicable

#### Viewings:

You are welcome to view in daylight hours, at your convenience.



**Tenure:** Freehold

**Local Authority:** Bedford Borough Council. Tel: 01234 267422

**Solicitors:** Palmers Solicitors LLP, Palmers Solicitors LLP, Hassett House, Hassett Street, Bedford, MK40 1HA. Tel: 01234 211 161. Ref: Yagnesh Shah.

**Energy Performance Certificate (EPC):** Current Rating N/A

#### Additional Fees

**Buyer's Premium:** There is no Buyer's Premium payable on this lot.

**Administration Charge:** Purchasers will be required to pay an administration fee of £1,200 incl. VAT.

**Disbursements:** Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.



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## Barn Adjacent to Parklands, Drayton Road, Newton Longville, Buckinghamshire MK17 0BD

\*GUIDE PRICE: **£180,000+** (plus fees)

**A large portal frame barn measuring approximately 5,000 sq. ft, within a plot approaching one acre, which is located on the edge of Newton Longville.**

With a residential property to one side, and commercial buildings with a yard opposite, this large portal frame barn occupies a generous plot of 0.8 acres. At the rear of the building are steel beams which remain from another section of building and access is from Drayton Road, via a driveway. The driveway ownership is included in the sale and will allow shared access for the adjacent residential property.

**Note:**

A restriction will be applied by the Sellers limiting the use to either the existing use, or to residential use only. Should residential use be sought and gained, no more than three residential units can occupy the site and no overage or any uplift will be applied by the Sellers. Please refer to the legal pack for full details.

**Council Tax Band:**

E

**VAT:**

VAT is not applicable

**Viewings:**

You are welcome to view in daylight hours, at your convenience.

**Tenure:** Freehold**Local Authority:** Buckinghamshire County Council. Tel: 0300 131 6000**Solicitors:** Geoffrey Leaver, 251-255 Upper Third Street, Milton Keynes, MK9 1DR. Tel: 01908 689 319. Ref: Darren Mills.**Energy Performance Certificate (EPC):** Current Rating N/A**Additional Fees****Buyer's Premium:** There is no Buyer's Premium payable on this lot.**Administration Charge:** Purchasers will be required to pay an administration fee of £1,200 incl. VAT.**Disbursements:** Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.



## 10 Cheney Road, Luton, Bedfordshire LU4 9ET

\*GUIDE PRICE: **£230,000+** (plus fees)



**A three bedroom semi-detached house presented in very good condition well located in a quiet residential road near Leagrave town centre.**

This spacious three bedroom semi-detached house is well located in a popular residential area in Leagrave and only one mile from the railway station and shopping area of the town. The property is in very good condition and comprises of an entrance hall, sitting room, dining room with doors opening onto the rear garden and well-fitted kitchen on the ground floor, there are three spacious bedrooms and a family bathroom on the first floor.

To the front of the property is a paved area providing off-street parking for a couple of vehicles with a side gate leading to the fenced rear garden with a lawn and terrace, additionally there are two brick outbuildings.

#### **Auctioneers Note:**

We are advised the property is of a steel frame construction.

#### **Accommodation:**

Ground Floor Accommodation:  
Entrance hall, sitting room, dining room and kitchen.

**Tenure:** Freehold

**Local Authority:** Luton Borough Council. Tel: 01582 546000

**Solicitors:** Key Conveyancing, Steam Flour Mill, 5 Church Street, St Neots, PE19 2AB. Tel: 01480 277 559. Ref: Chloe Francis.

**Energy Performance Certificate (EPC):** Current Rating D

First Floor Accommodation:

Landing, master bedroom, two further bedrooms and family bathroom.

#### **Exterior:**

The area to the front of the house is paved providing a couple of off-street parking spaces and there is a gated access to the fenced rear garden with a terrace, lawn and two brick outbuildings.

#### **Council Tax Band:**

B

#### **VAT:**

VAT is not applicable

#### **Open House Viewings:**

Wed 27 Sep 12:15-12:45

Sat 30 Sep 11:45-12:15

Thu 5 Oct 12:15-12:45

These are open house viewings, you do not need to make an appointment you can simply attend between the published times.

#### **Partner Agent:**



#### **Additional Fees**

**Buyer's Premium:** There is no Buyer's Premium payable on this lot.

**Administration Charge:** Purchasers will be required to pay an administration fee of £1,200 incl. VAT.

**Disbursements:** Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.



# 6 Lovat Walk, Kempston, Bedford, Bedfordshire MK42 7LU

\*GUIDE PRICE: **£200,000+** (plus fees)



### A three bedroom end of terrace house in need of modernisation, well located in the popular area of Kempston, Bedford.

This three bedroom end of terrace house has been well maintained by the current owner but would benefit from some modernisation and could be extended, subject to local planning authority regulations. The property comprises an entrance hall located to the side of the property leading to the sitting room, dining room overlooking the rear garden and kitchen. On the first floor the landing leads to the master and two further bedrooms and family bathroom.

Outside there is a small garden to the front of the property with an array of shrubs and a fenced rear garden which is mainly paved with an abundance of shrubs and a timber shed. Further benefits include a garage in a block which is accessed via a walkway at the side of the property.

#### Auctioneers Note:

We are advised by the Sellers that there is closed-cell insulation installed in the loft.

#### Accommodation:

Ground Floor Accommodation:  
Entrance hall, sitting room, dining room and kitchen.

#### First Floor Accommodation:

Landing, master bedroom, two further bedrooms and a family bathroom.

**Exterior:** There is a small garden to the front of the property with an array of shrubs and a fenced rear garden which is mainly paved with an abundance of shrubs and a timber shed. There is also a garage in a block which is accessed via a walkway at the side of the property.

#### Council Tax Band:

B

#### VAT:

VAT is not applicable

#### Open House Viewings:

Thu 28 Sep 12:30-13:00

Sat 30 Sep 12:00-12:30

Wed 4 Oct 12:30-13:00

These are open house viewings, you do not need to make an appointment you can simply attend between the published times.

#### Partner Agent:



**Tenure:** Freehold

**Local Authority:** Bedford Borough Council. Tel: 01234 267422

**Solicitors:** Palmers Solicitors LLP, Palmers Solicitors LLP, Hassett House, Hassett Street, Bedford, MK40 1HA. Tel: 01234 211 161. Ref: Yagnesh Shah.

**Energy Performance Certificate (EPC):** Current Rating D

#### Additional Fees

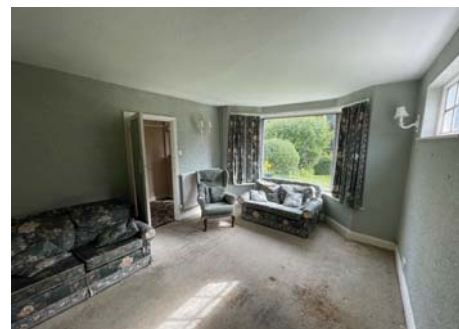
**Buyer's Premium:** There is no Buyer's Premium payable on this lot.

**Administration Charge:** Purchasers will be required to pay an administration fee of £1,200 incl. VAT.

**Disbursements:** Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

**Amaryllis, Valley Road, Hughenden Valley, High Wycombe, Buckinghamshire HP14 4PP**

**\*GUIDE PRICE: £390,000+ (plus fees)**



**Requiring refurbishment, this attractive detached house is nicely positioned within a generous plot with delightful gardens, plus a garage, and offers an excellent opportunity to improve and enlarge.**

This individual early twentieth-century detached house stands in an elevated position with a deep front garden, a driveway and garage to the side and a delightful long rear garden. The house now requires improvement as the fixtures and fittings are dated and there are some cracks to the brickwork. Thus it offers an excellent opportunity to refurbish, and subject to any necessary local authority consents, to enlarge, to create a splendid family home.

**Location:**

Hughenden Valley is a sought after village less than three miles from High Wycombe, lying in a picturesque valley within the Chiltern Hills, surrounded by delightful countryside. The village benefits from a popular public house, village hall with a community shop and coffee shop, a doctors surgery and at Hughenden Manor is parkland and Hughenden Parish Church.

**Accommodation:**

Ground Floor:

Reception porch, hall, sitting room with a bay window and fireplace, dining room with a fireplace, kitchen/breakfast room and a cloakroom.

First Floor:

Landing, master bedroom with a bay window, two further bedrooms and a bathroom.

**Exterior:** To the front is an old stone wall and a mature hedge which wraps around the front garden to the side of the driveway. The driveway leads to a single brick built garage at the side/rear of the house and within the front garden is a lawn and a variety of shrubs.

A pathway at the other side of the house leads to the long rear garden which has a mix of hedges and fencing to the boundaries, a patio, a long lawn, a very good variety of shrubs and a number of trees.

**Council Tax Band:**

F

**VAT:**

VAT is not applicable

**Open House Viewings:**

Thu 28 Sep 12:30-13:00

Sat 30 Sep 14:15-14:45

Wed 4 Oct 12:30-13:00

These are open house viewings, you do not need to make an appointment you can simply attend between the published times.

**Partner Agent:**



**Tenure:** Freehold

**Local Authority:** Buckinghamshire County Council. Tel: 0300 131 6000

**Solicitors:** Leigh Duncan Solicitors, 4 Burkes Parade, Beaconsfield, HP9 1NN. Tel: 01494 578041. Ref: Janine Heil.

**Energy Performance Certificate (EPC):** Current Rating E

**Additional Fees**

**Buyer's Premium:** There is no Buyer's Premium payable on this lot.

**Administration Charge:** Purchasers will be required to pay an administration fee of £1,200 incl. VAT.

**Disbursements:** Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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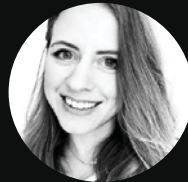
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### Manor Farm, North Hinksey Lane, North Hinksey Village, Oxfordshire OX2 0NA

\*GUIDE PRICE: **£1,100,000+** (plus fees)



**In need of refurbishment, a very attractive period manor farmhouse which is less than two miles from Oxford City Centre and offers substantial accommodation totalling almost 10,000 sq. ft.**

Dating back to the early 18th century, this 'L' shaped period farmhouse offers accommodation within the main farmhouse over three floors, plus two separate annexes and a barn, all arranged around a sizeable courtyard and with a large secluded walled garden. Within the house is a wealth of character and a good number of large rooms which include three large reception rooms, a kitchen with a lovely flagstone floor, a pantry, conservatory, utility room and a bakehouse with a bread oven and a laundry 'kettle'.

On the first floor is the master bedroom suite which has a bathroom with a vaulted ceiling and a dressing room or nursery, plus three further bedrooms, all with en-suite shower rooms. On the second floor there are a further four bedrooms all of which benefit from en-suite shower rooms.

Extending away from one end of the farmhouse is an attached period barn, which is divided into a number of storerooms and the overall condition is poor. Refurbished it could fulfil a variety of uses and it faces into the courtyard where there is a mature walnut tree and a sizeable pool/water feature that is currently drained of water. On the opposite side of the courtyard is a well-presented single storey annex with a sitting/dining room, a separate kitchen, a large double bedroom and a shower room.

A pair of double gates with a driveway into the courtyard separate this annex and the second single storey building which contains a single garage, a double width car port, a second (small two room) annex, a large storeroom or garden room and a small storeroom. The storeroom/garden room faces a small courtyard and the small storeroom looks into a large walled garden with period stone walls, a small brick and stone outbuilding and a gated entrance to North Hinksey Lane which is a no through lane that passes the remainder of the village which includes a number of other period dwellings and a very well regarded restaurant, The Fishes.

**Location:** The property sits between North Hinksey Lane and the A34 Southern Bypass, with vehicular access to the city centre along North Hinksey Lane to West Way. West Way becomes the Botley Road and it leads to the centre of Oxford by the railway station. By foot or bicycle the journey is shorter, being just 1.5 miles.

**Note:**  
Listing:  
Grade II Listed  
List Entry Number: 1052151

**Council Tax Band:**  
G

**VAT:**  
VAT is not applicable





#### Accommodation:

Ground Floor:

Entrance porch, three reception rooms, conservatory, kitchen, pantry, utility room, shower room, bathroom and boiler room.

First Floor:

Master bedroom suite with a large double aspect bedroom with a fireplace, a bathroom with a vaulted ceiling and a dressing room/nursery. Three further bedrooms, each with an en-suite shower room.

Second Floor:

Four bedrooms, each with an en-suite shower room, accessed from three staircases.

Primary Annex:

Sitting/dining room, kitchen, shower room and bedroom.

Second Annex:

Single garage, double width car port, sitting room/kitchen and a bedroom with a toilet and shower, a long store room/garden room and a small store room.

Principal Barn:

Divided into a number of store rooms of various sizes over two floors.

#### Exterior:

The overall plot measures almost three quarters of an acre with the buildings arranged around a courtyard where there is substantial hardstanding/parking, a mature walnut tree plus several shrubs and a sizeable pool/water feature which is currently drained. To one side and between the garden room and the house is a small courtyard with a deck and this leads into the main garden. This is a large walled garden with a number of mature shrubs, a small brick & stone outbuilding and a large lawn.

#### Open House Viewings:

Tue 26 Sep 12:15-13:00

Sat 30 Sep 10:00-10:45

Thu 5 Oct 12:15-13:00

These are open house viewings, you do not need to make an appointment you can simply attend between the published times.

**Tenure:** Freehold

**Local Authority:** Vale of White Horse District Council

**Solicitors:** Goughs Solicitors, 2 Fore Street, Trowbridge, BA14 8HX. Tel: 01225 715081. Ref: Rebecca Bailey.

**Energy Performance Certificate (EPC):** Current Rating N/A

**Council Tax Band:** G

#### Additional Fees

**Buyer's Premium:** There is no Buyer's Premium payable on this lot.

**Administration Charge:** Purchasers will be required to pay an administration fee of £1,200 incl. VAT.

**Disbursements:** Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

## Springcroft, Warrington Road, Olney, Buckinghamshire MK46 4DT

\*GUIDE PRICE: **£275,000+** (plus fees)



### A mid-20th century detached house with off-road parking and established gardens at the front and rear which offers an excellent opportunity to refurbish and enlarge.

Located within the very sought after North Bucks market town of Olney, this detached house has been let for a number of years. Consequently the overall condition is reasonably good, being compliant to the relevant regulations that are required for rental, although the fixtures and fittings are somewhat dated. There is also the opportunity to extend the building, creating a large fourth bedroom and with a formal reception room replacing the glazed lean-to. Planning consent to do this has been granted and works have been undertaken to enact the consent, which expires on 13th September 2023, and a certificate of lawfulness has been applied for which will affirm the consent remains current.

Please note, the concrete garage pictured is not included within the sale and that the property is being sold vacant. Also the area of garden to the side is being offered separately at auction with the benefit of planning consent to erect a detached house. Access to this new house will be from an existing separate driveway at the rear.

#### Accommodation:

Ground Floor:

Entrance hall, sitting room, dining room, kitchen/breakfast room, utility room, a glazed lean-to and a WC which is accessed from outside.

First Floor:

Landing, three bedrooms and a bathroom.

**Exterior:** The entrance to the driveway is the first entrance from the Wellington Road after the Drift Way/Sainsburys roundabout when heading north. The drive leads into a gravelled parking area in front of the house where there is an area of lawn and high hedges to the front and side, which screen the house from the road. At the rear, the garden is mainly lawn and there is also a tall hedge along the rear and side boundary.

#### Planning:

Planning Reference: 19/01637/FUL

Address: Springcroft Warrington Road Olney MK46 4DT

Proposal: Demolition of existing double garage and formation of single garage and ground and first floor extension to existing Springcroft property.

Formation of new detached 4 bedroom dwelling to the site with separate access.

Status: Decided

Decision Date: Fri 13 Sep 2019

#### Council Tax Band:

E

#### VAT:

VAT is not applicable

#### Open House Viewings:

Thu 28 Sep 11:00–11:30

Sat 30 Sep 10:30–11:00

Wed 4 Oct 11:00–11:30

These are open house viewings, you do not need to make an appointment you can simply attend between the published times.

**Tenure:** Freehold

**Local Authority:** Milton Keynes Council. Tel: 01908 691691

**Solicitors:** J Garrard & Allen, 4 High Street, Olney, MK46 4BB. Tel: 01234 711215. Ref: Robert Marchant.

**Energy Performance Certificate (EPC):** Current Rating D

#### Additional Fees

**Buyer's Premium:** There is no Buyer's Premium payable on this lot.

**Administration Charge:** Purchasers will be required to pay an administration fee of £1,200 incl. VAT.

**Disbursements:** Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.



**Barns at Manor Farm, Luton Road, Chalton, Luton, Bedfordshire LU4 9UG**

**\*GUIDE PRICE: £450,000+ (plus fees)**



**Set within approximately three quarters of an acre, these splendid period timber barns, with later brick additions, benefit from approved planning consent to convert into two large homes, each to retain a wealth of character in order to offer stunning accommodation, garaging and large gardens.**

Located at the edge of the village, and nicely set back from the road, these period barns and various additions are arranged around a courtyard and consent has been granted to form two large single storey homes; one with five bedrooms, the other with four bedrooms and each with a large garden and garaging.

The approach is via a driveway off the Luton road that leads to the attractive period manor farmhouse to which these barns belong. The barns are well set back within the plot and at the front of the plot are mature trees and shrubs which provide excellent screening and privacy. Here there is a sizeable natural pond and also two galvanized corrugated iron grain silos which will remain on site that could also be converted for a variety of uses. The two 'L' shaped units will be attached at one point, each looking into the courtyard where a large lean-to is to be removed, to nicely open up the area, and the outer two main elevations of both units will all face a large area of garden.

The barns already benefit from their own independent (3 phase) power supply, plus an easement will be granted to the public highway to allow for gas, water and sewer connections.

**Planning:**

Application Number: CB/20/03571/FULL  
 Proposed Development: Conversion of Curtilage Listed Agricultural building to form two dwelling houses (C3 use) with Associated Building Works and Landscaping.  
 Decision Date: 24 March 2021

**Auctioneer's Note:**

The neighbouring property (Manor Farm House) is Grade II listed. Listed No: 1114750

**VAT:**

VAT is not applicable

**Open House Viewings:**

You are welcome to view in daylight hours, at your convenience.

**Tenure:** Freehold

**Local Authority:** Central Bedfordshire Council. Tel: 0300 300 8307

**Solicitors:** J Garrard & Allen, 4 High Street, Olney, MK46 4BB. Tel: 01234 711215. Ref: Robert Marchant.

**Energy Performance Certificate (EPC):** Current Rating N/A

**Additional Fees**

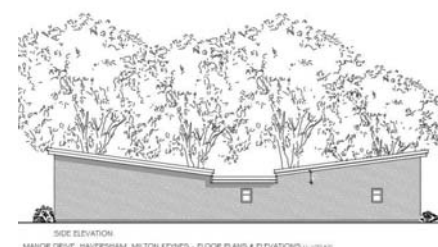
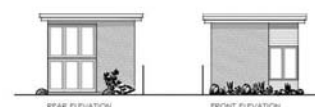
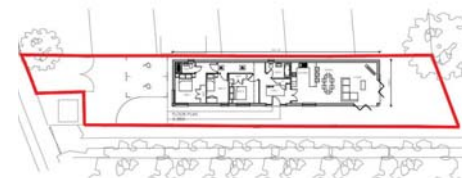
**Buyer's Premium:** There is no Buyer's Premium payable on this lot.

**Administration Charge:** Purchasers will be required to pay an administration fee of £1,200 incl. VAT.

**Disbursements:** Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

## Building Plot West of Haversham First School, Manor Drive, Haversham, Buckinghamshire MK19 7AL

\*GUIDE PRICE: **£90,000+** (plus fees)



### A single building plot with full planning consent for a contemporary three bedroom detached bungalow in the popular village of Haversham, Milton Keynes.

This single building plot is well located in the popular village of Haversham and has planning consent, under reference number 22/00600/FUL, for a contemporary three bedroom bungalow with a total area of approximately 1350 square feet. The plot is fenced and to the front is provision for a driveway providing off-road parking for a couple of vehicles and a garden to the rear.

#### Accommodation:

Proposed Accommodation:

Entrance hall, open plan sitting/kitchen/dining room, master bedroom with en-suite, two further bedrooms and a family bathroom.

#### Exterior:

Provision has been made for a driveway providing off-road parking and a rear garden.

#### Planning:

Planning Consent:

Planning consent was granted by Milton Keynes City Council for the erection of one new dwelling under reference number 22/00600/FUL.

Decision Date: 4th April 2022

#### VAT:

VAT is not applicable

#### Viewings:

You are welcome to view in daylight hours, at your convenience.

**Tenure:** Freehold

**Local Authority:** Milton Keynes Council. Tel: 01908 691691

**Solicitors:** Teacher Stern LLP, 37-41 Bedford Row, London, WC1R 4JH. Tel: 0207 242 3191. Ref: Phil Berry.

**Energy Performance Certificate (EPC):** Current Rating N/A

#### Additional Fees

**Buyer's Premium:** There is no Buyer's Premium payable on this lot.

**Administration Charge:** Purchasers will be required to pay an administration fee of £1,200 incl. VAT.

**Disbursements:** Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.



## Flat 4, 31 Ermine Street, Huntingdon, Cambridgeshire PE29 3EX

\*GUIDE PRICE: **£50,000+** (plus fees)



**A second floor studio flat located 0.5 miles from Huntingdon town centre and 0.8 miles from Huntingdon mainline station, with a new 999 year lease currently let achieving £6,540 per annum.**

This studio flat is located on the second floor of a traditional Victorian style bay fronted property and provides spacious accommodation consisting of a large entrance hallway leading to the living/bedroom area with a bathroom leading off it and there is a separate good-size kitchen. Outside is a driveway leading to a parking area; the spaces are unallocated. The apartment could possibly be reconfigured into a one bedroom apartment subject to local authority planning consents.

The current owner has recently renewed the lease which is now 999 years from date of sale and registration with the Land Registry and it is currently let under an Assured Shorthold Tenancy Agreement and provide an income of £6,540 per annum.

**Accommodation:**

Entrance hall, living room/bedroom, kitchen and bathroom.

**Exterior:**

There is a side access to the rear of the property to the unallocated parking area.

**Tenancy:**

The property is subject to an Assured Shorthold Tenancy producing £545 per calendar month.

**Lease:**

999 years

**Ground Rent:**

Nil

**Service Charge:**

£70 per calendar month.

**Council Tax Band:**

A

**VAT:**

VAT is not applicable

**Open House Viewings:**

Wed 27 Sep 10:30-11:00

Sat 30 Sep 11:00-11:30

Tue 3 Oct 10:30-11:00

These are open house viewings, you do not need to make an appointment you can simply attend between the published times.

**Partner Agent:**



**Tenure:** Leasehold

**Local Authority:** Huntingdonshire District Council. Tel: 01480 388388

**Solicitors:** Elite Property Law, Auburn House, Upper Piccadilly, Bradford, BD1 3NU. Tel: 01274 370904. Ref: Lydia Baldwin.

**Energy Performance Certificate (EPC):** Current Rating D

**Additional Fees**

**Buyer's Premium:** There is no Buyer's Premium payable on this lot.

**Administration Charge:** Purchasers will be required to pay an administration fee of £1,200 incl. VAT.

**Disbursements:** Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.



Building Plot at Springcroft, Warrington Road, Olney, Buckinghamshire MK46 4DT

\*GUIDE PRICE: **£150,000+** (plus fees)



PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION



**A single building plot with consent to erect a sizeable four bedroom detached house within this extremely sought after North Bucks market town.**

Planning consent was granted to erect this very attractive detached house in September 2019 and also, under the same application, to enlarge the adjacent dwelling, Springcroft. The plot is set on the edge of the town, behind a tall hedge which provides a high degree of privacy from the road, with access from an existing driveway and entrance at the rear. Works have been undertaken to enact the consented works and an application for a certificate of lawfulness has been submitted.

**Planning:**

Planning Reference: 19/01637/FUL  
 Address: Springcroft Warrington Road Olney MK46 4DT  
 Proposal: Demolition of existing double garage and formation of single garage and ground and first floor extension to existing Springcroft property.  
 Formation of new detached 4 bedroom dwelling to the site with separate access.  
 Status: Decided  
 Decision Date: Fri 13 Sep 2019  
 Certificate of Lawfulness Application Reference Number: 23/02008/CLUE

**Tenure:** Freehold  
**Local Authority:** Milton Keynes Council. Tel: 01908 691691  
**Solicitors:** J Garrard & Allen, 4 High Street, Olney, MK46 4BB. Tel: 01234 711215. Ref: Robert Marchant.  
**Energy Performance Certificate (EPC):** Current Rating N/A

**Council Tax Band:**  
 E

**VAT:**  
 VAT is not applicable

**Viewings:**  
 You are welcome to view in daylight hours, at your convenience.

**Additional Fees**

**Buyer's Premium:** There is no Buyer's Premium payable on this lot.  
**Administration Charge:** Purchasers will be required to pay an administration fee of £1,200 incl. VAT.  
**Disbursements:** Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

**Agricultural/Amenity Land**

**Land at, Gypsy Lane, Little Billington, Bedfordshire LU7 9BP**

**\*GUIDE PRICE:**  
**£30,000** (plus fees)

A parcel of land measuring approximately 2.5 acres located outside the village of Billington.

located east outside the village of Little Billington on the Linton road with access via Gypsy Lane is this level parcel of land measuring approximately 2.5 acres.

**Viewings:**  
 You are welcome to view in daylight hours, at your convenience.

**Partner Agent:**



**SOLD PRIOR**

**Tenure:** Freehold  
**Local Authority:** Central Bedfordshire Council. Tel: 0300 300 8307  
**Solicitors:** Girlings Solicitors, 35-41 Stourside Place, Station Road, Ashford, Kent, TN23 1PP. Tel: 01233 664 711. Ref: Amy Husk.  
**Energy Performance Certificate (EPC):** Current Rating N/A

**Additional Fees**  
**Buyer's Premium:** There is no Buyer's Premium payable on this lot.  
**Administration Charge:** Purchasers will be required to pay an administration fee of £1,200 incl. VAT.  
**Disbursements:** Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.



**85% SOLD in 2022!**

**6**  
 Auctions

**119**  
 Lots Offered

**101**  
 Lots Sold

**£22,088,500 Total Value of Lots Sold**

## 61 Sharman Beer Court, Thame, Oxfordshire OX9 2DD

\*GUIDE PRICE: **£75,000+** (plus fees)

**Centrally located just a short distance from the High Street of this historic Oxfordshire market town, this one bedroom flat benefits from parking and communal gardens.**

Nicely located within a residential area, and adjacent to a public park and recreation ground, this second floor apartment is approximately 0.2 miles from the High Street of this thriving historic market town. The whole development is subject to an age restriction for residents (min age 60 yrs or for a couple 60 and 55), however Sanctuary Group have advised sub-letting is allowable under the terms of the lease (subject to a formal license to sublet). Sub-letting is only permitted to a person over 60 years and who is a member of the Lessee's immediate family. Therefore, sub-letting is not permitted to any third party that is not related to the Lessee and does not meet the age criteria.

Within the apartment is an open plan living room and kitchen, a double bedroom and a bathroom fitted with a large walk-in shower. Inside the building is a lift, a large common room and a laundry. Outside are communal gardens with seating areas and a residents' car park.

**Location:**

Thame is a delightful Oxfordshire market town with a wide High Street flanked by attractive period buildings, an excellent range of independent shops, cafés, pubs and restaurants. There is a weekly market in the centre and still the town retains a livestock market and an annual country show, along with a leisure centre and numerous other sporting and social activities. Oxford is within easy reach with a regular bus service to the city centre plus Haddenham and Thame Parkway Station offers an excellent rail service to London, Oxford and Birmingham.

**Tenure:** Leasehold

**Local Authority:** South Oxfordshire District Council. Tel: 01235 422422

**Solicitors:** Lightfoots Solicitors, 2 High Street, Thame, OX9 2BX. Tel: 01844 212 305. Ref: Maria Edwards.

**Energy Performance Certificate (EPC):** Current Rating C

**Accommodation:**

Entrance hall, bathroom, bedroom, kitchen/breakfast room.

**Exterior:**

Communal gardens and residents' parking.

**Lease:**

999 years from 01/01/1987 (962 years remaining)

**Ground Rent:**

£1 per annum.

**Service Charge:**

£653.73 per quarter.

**Council Tax Band:**

B

**VAT:**

VAT is not applicable

**Open House Viewings:**

Tue 26 Sep 11:00-11:30

Sat 30 Sep 11:45-12:15

Thu 5 Oct 11:00-11:30

These are open house viewings, you do not need to make an appointment you can simply attend between the published times.

**Partner Agent:**

**TIM RUSS**  
& COMPANY

**Additional Fees**

**Buyer's Premium:** There is no Buyer's Premium payable on this lot.

**Administration Charge:** Purchasers will be required to pay an administration fee of £1,200 incl. VAT.

**Disbursements:** Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.



19

## Agricultural/Amenity Land

### Land Adjacent to 203 Wellingborough Road, Wollaston, Wellingborough, Northamptonshire NN29 7FF

\*GUIDE PRICE:

**£80,000+** (plus fees)

**A seven and a half acre parcel of land which comprises two grass paddocks and a Christmas tree plantation, with a stream along a side boundary.**

Located equidistant to Wellingborough and Bozeat, with a long road frontage to the west side of the A509, this attractive parcel of land is accessed from a shared driveway. Approximately two acres has been planted with Christmas trees and the remaining land is grassland with willow trees and other trees encroaching a little along the southern boundary where there is a stream.

**VAT:**

VAT is not applicable

**Viewings:**

You are welcome to view in daylight hours, at your convenience.



**Tenure:** Freehold

**Local Authority:** North Northamptonshire Council. Tel: 0300 126 3000

**Solicitors:** J Garrard & Allen, 4 High Street, Olney, MK46 4BB. Tel: 01234 711215. Ref: Robert Marchant.

**Energy Performance Certificate (EPC):** Current Rating N/A

**Additional Fees**

**Buyer's Premium:** There is no Buyer's Premium payable on this lot.

**Administration Charge:** Purchasers will be required to pay an administration fee of £1,200 incl. VAT.

**Disbursements:** Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

robinsonandhallauctions.co.uk

\*Description on Auction Information page

20

## Agricultural/Amenity Land

### Land at Moorlands Farm, Murcott, Kidlington, Oxfordshire OX5 2RE

\*GUIDE PRICE:

**£15,000+** (plus fees)

**A level parcel of fenced pasture land measuring approximately a third of an acre, located in the small Oxfordshire village of Murcott.**

**VAT:**

VAT is not applicable

**Viewings:**

You are welcome to view in daylight hours, at your convenience.



**Tenure:** Freehold

**Local Authority:** Cherwell District Council. Tel: 01295 227001

**Solicitors:** Wright Hassall, Olympus Avenue, Warwick, CV34 6BF. Tel: 01926 886688. Ref: Alexandra Robinson.

**Energy Performance Certificate (EPC):** Current Rating N/A

**Additional Fees**

**Buyer's Premium:** There is no Buyer's Premium payable on this lot.

**Administration Charge:** Purchasers will be required to pay an administration fee of £1,200 incl. VAT.

**Disbursements:** Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

robinsonandhallauctions.co.uk

\*Description on Auction Information page

## Flat 11, Bentley Court, Moor Street, Luton, Bedfordshire LU1 1EZ

\*GUIDE PRICE: **£50,000+** (plus fees)



### A spacious second floor studio apartment well located in the Bury Park area of Luton.

This spacious studio apartment is extremely well located in the Bury Park area of Luton only 0.5 miles from the mainline station and town centre. The apartment is located on the second floor of the building and internally the property accommodation offers an entrance hall, bathroom, bedroom/sitting room with recessed storage space and separate fitted kitchen.

The property is to be sold with vacant possession but was previously rented at a figure of £650pcm, which may be improved upon by the new owners.

#### Accommodation:

Entrance hall, sitting room/bedroom, kitchen and bathroom.

#### Lease:

99 years from 25/03/1976 (51 years remaining)

**Tenure:** Leasehold

**Local Authority:** Luton Borough Council. Tel: 01582 546000

**Solicitors:** Spencer West, Longbow House, 20 Chiswell Street, Islington, London, EC1Y 4TW. Tel: 0207 925 8080.  
Ref: Aidan O'Reilly-Armas.

**Energy Performance Certificate (EPC):** Current Rating E

#### Ground Rent:

£30 per annum.

#### Service Charge:

£602 per annum.

#### Council Tax Band:

A

#### VAT:

VAT is not applicable

#### Open House Viewings:

Wed 27 Sep 13:30-14:00

Sat 30 Sep 13:00-13:30

Thu 5 Oct 13:30-14:00

These are open house viewings, you do not need to make an appointment you can simply attend between the published times.

#### Partner Agent:



#### Additional Fees

**Buyer's Premium:** There is no Buyer's Premium payable on this lot.

**Administration Charge:** Purchasers will be required to pay an administration fee of £1,200 incl. VAT.

**Disbursements:** Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.



## 203 Wellingborough Road, Wollaston, Wellingborough, Northamptonshire NN29 7FF

\*GUIDE PRICE: **£165,000+** (plus fees)

**Occupying a secluded rural setting, with a delightful outlook over open countryside, this semi-detached two bedroom converted barn benefits from parking and a garden.**

Recently converted, this semi-detached barn is one of just three converted barns at the end of a long driveway off the A509. It is the furthest unit with lovely views from the side over open countryside. Internally all of the rooms have windows looking to the side and these include two bedrooms, both with fitted wardrobes, an open plan kitchen/living room, plus a bathroom. With the exception of the bedrooms which are carpeted, the remainder of the floors are tiled. An air source heat pump has been installed along with electric heaters, as well as pipework for underfloor heating. Also there is a pressurised hot water cylinder.

At the front of the building is a walled courtyard garden and at the side is a fenced area of paddock land that is ceded to the property. A parking area serving all three dwellings is on the left of the approach, with the last space allocated to 203 and consent for a second vehicle to occupy any of the other available spaces.

**Tenure:** Freehold

**Local Authority:** North Northamptonshire Council. Tel: 0300 126 3000

**Solicitors:** J Garrard & Allen, 4 High Street, Olney, MK46 4BB. Tel: 01234 711215. Ref: Robert Marchant.

**Energy Performance Certificate (EPC):** Current Rating C

**Accommodation:**

Open plan living room and kitchen, two bedrooms, each with fitted wardrobes and a bathroom.

**Exterior:**

A walled courtyard garden with a gravel surface, a fenced area of paddock and a gravelled parking area.

**Council Tax Band:**

B

**VAT:**

VAT is not applicable

**Open House Viewings:**

Thu 28 Sep 10:00-10:30

Sat 30 Sep 09:30-10:00

Wed 4 Oct 10:00-10:30

These are open house viewings, you do not need to make an appointment you can simply attend between the published times.

**Additional Fees**

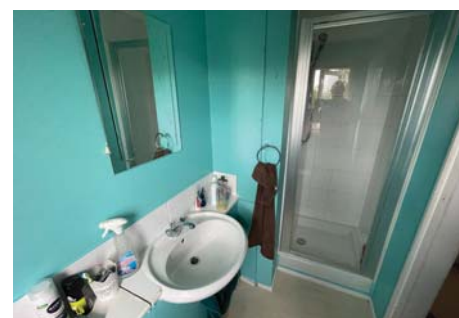
**Buyer's Premium:** There is no Buyer's Premium payable on this lot.

**Administration Charge:** Purchasers will be required to pay an administration fee of £1,200 incl. VAT.

**Disbursements:** Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.



## 22 Cumbria Close, Houghton Regis, Dunstable, Bedfordshire LU5 5RY

\*GUIDE PRICE: **£65,000+** (plus fees)

**A well-presented studio flat which is part of a purpose built block at the end of a no through residential road, that also benefits from a communal garden and is just a short walk from a large public park.**

Being one of just six units within this two storey building, this well-presented first floor studio flat benefits from a bed/sitting room with a window to the front, a separate kitchen and shower room, both of which have a window. To the rear is an enclosed garden with a washing line. Houghton Regis is a popular market town that is located between Luton and Dunstable which benefits from a good range of shops and services with a nearby junction to the M1 at J11A.

**Tenancy:**

The property is let under an Assured Shorthold Tenancy producing £575pcm.

**Lease:**

120 years from 01/01/1981 (77 years remaining)

**Tenure:** Leasehold

**Local Authority:** Central Bedfordshire Council. Tel: 0300 300 8307

**Solicitors:** Machins Solicitors LLP, 28 Dunstable Road, Luton, LU1 2BS. Tel: 01582 514 388. Ref: Gurjit Dhadar.

**Energy Performance Certificate (EPC):** Current Rating D

**Ground Rent:**

£20 per annum.

**Service Charge:**

No formal service charge currently levied, maintenance is on an ad hoc basis – please see legal pack for details.

**Council Tax Band:**

A

**VAT:**

VAT is not applicable

**Open House Viewings:**

Wed 27 Sep 11:15–11:45

Sat 30 Sep 10:45–11:15

Thu 5 Oct 11:15–11:45

These are open house viewings, you do not need to make an appointment you can simply attend between the published times.

**Additional Fees**

**Buyer's Premium:** There is no Buyer's Premium payable on this lot.

**Administration Charge:** Purchasers will be required to pay an administration fee of £1,200 incl. VAT.

**Disbursements:** Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

### Fort Cottage, 16 Fort End, Haddenham, Buckinghamshire HP17 8EJ

\*GUIDE PRICE: **£225,000+** (plus fees)



**Offering an excellent opportunity to refurbish and enlarge, this charming detached cottage, with a delightful garden, is located within the heart of the village in a secluded tucked away position.**

A short path to the side of the Cottage Bakery leads to a gated entrance into a delightful cottage garden which has traditional wychert boundary walls which provide a high degree of privacy. The cottage is set at the rear of the plot and benefits from a wealth of character that includes a splendid inglenook fireplace within a generous size sitting room and a number of exposed timbers, however the fixtures and fittings are dated and there are a number of cracks in some of the walls. In 2021 works were undertaken to re-tile the roof plus new lead flashing was fitted to the chimney and attached to the side of the cottage is an 'L' shaped shed which may offer an opportunity to replace or convert to extra living accommodation, subject to any necessary consents. The cottage is not listed, although it is within a conservation area.

#### Location:

This very sought after village benefits from a good range of amenities and a mainline station (Haddenham and Thame Parkway) that offers a fast service into London Marylebone (36 mins fast train) and the M40 (J7) is 8 miles distant.

#### Accommodation:

Ground Floor:

Sitting room, dining room, kitchen, bathroom and a garden room.

First Floor:

Landing and two bedrooms.

#### Exterior:

This well-established traditional cottage garden benefits from a good variety of shrubs and flowers with a stone pathway to the cottage with lawns to either side and a mature apple tree as a centrepiece.

#### Council Tax Band:

E

#### VAT:

VAT is not applicable

#### Open House Viewings:

Tue 26 Sep 10:00-10:30

Sat 30 Sep 13:00-13:30

Thu 5 Oct 10:00-10:30

These are open house viewings, you do not need to make an appointment you can simply attend between the published times.

#### Partner Agent:

**TIM RUSS**  
& COMPANY

**Tenure:** Freehold

**Local Authority:** Buckinghamshire County Council. Tel: 0300 131 6000

**Solicitors:** Rachel Stafford Legal Services, 22 Whittle Road, Thame, OX9 3PF. Tel: 01844 218530. Ref: Rachel Stafford.

**Energy Performance Certificate (EPC):** Current Rating D

#### Additional Fees

**Buyer's Premium:** There is no Buyer's Premium payable on this lot.

**Administration Charge:** Purchasers will be required to pay an administration fee of £1,200 incl. VAT.

**Disbursements:** Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.



## 10 The Broadway, Amersham, Buckinghamshire HP7 0HP

\*GUIDE PRICE: **£600,000+** (plus fees)



**A delightful three bedroom Georgian townhouse that offers very well-presented accommodation, with generous sized rooms and a charming courtyard garden, which is superbly located within the heart of Old Amersham.**

Occupying a lovely position opposite the town's Memorial Gardens', this sizeable Grade II listed Georgian house offers almost 1,600 sq. ft. of accommodation with generous and nicely proportioned rooms and a wealth of character throughout. Decoratively the house is very well-presented and it is fitted with a contemporary kitchen with oak cupboard and draw fronts, plus granite worksurfaces and splashbacks. Also there is a lovely bow window looking into the very pretty garden from the sitting room. All of the first floor bedrooms are a good size and in addition to the family bathroom there is an en-suite shower room to the master bedroom.

### Accommodation:

Ground Floor:

Entrance hallway, dining room, study, sitting room, kitchen and downstairs W/C.

First Floor:

Master bedroom with an en-suite shower room, two further bedrooms and a bathroom.

### Exterior:

At the rear is a delightful courtyard garden which offers a good degree of seclusion. The garden is well established with box topiary, period walls covered in climbing plants to the boundaries and with the exception of the flower borders it is paved with beautifully weathered York stone flags.

### Note:

Listing:  
Grade II Listed  
Listed No: 1159084

### Council Tax Band:

D

### VAT:

VAT is not applicable

### Open House Viewings:

Thu 28 Sep 11:15-11:45

Sat 30 Sep 11:00-11:30

Wed 4 Oct 11:15-11:45

These are open house viewings, you do not need to make an appointment you can simply attend between the published times.

### Partner Agent:



**Tenure:** Freehold

**Local Authority:** Buckinghamshire County Council. Tel: 0300 131 6000

**Solicitors:** Lennons Solicitors, Chess Chambers, 2 Broadway Court, Chessham, HP5 1EG. Tel: 01494 773377. Ref: Jackie Stay.

**Energy Performance Certificate (EPC):** Current Rating D

### Additional Fees

**Buyer's Premium:** There is no Buyer's Premium payable on this lot.

**Administration Charge:** Purchasers will be required to pay an administration fee of £1,200 incl. VAT.

**Disbursements:** Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.







26

## Agricultural/Amenity Land

Land South of Sewell Lane,  
Totternhoe, Dunstable, Bedfordshire LU6 2AN

\*GUIDE PRICE:

**£45,000+** (plus fees)

A parcel of land approximately ten acres set between Totternhoe and Sewell.

**VAT:**

VAT is not applicable.

**Viewings:**

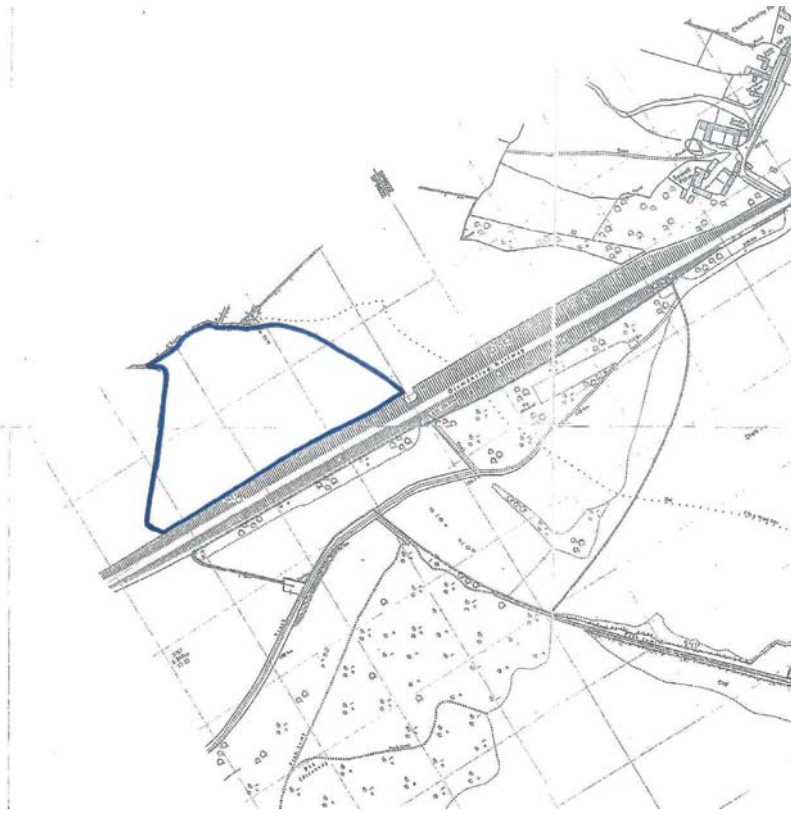
You are welcome to view in daylight hours, at your convenience.

**Additional Fees**

**Buyer's Premium:** There is no Buyer's Premium payable on this lot.

**Administration Charge:** Purchasers will be required to pay an administration fee of £1,200 incl. VAT.

**Disbursements:** Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.



**Tenure:** Freehold

**Local Authority:** Central Bedfordshire Council. Tel: 0300 300 8307

**Solicitors:** Geoffrey Leaver Solicitors, 251-255 Upper Third Street, Milton Keynes, MK9 1DR. Tel: 01908 692769. Ref: Georgina Page.

**Energy Performance Certificate (EPC):** Current Rating N/A

robinsonandhallauctions.co.uk

\*Description on Auction Information page

27

## Agricultural/Amenity Land

Land Opposite Newbury Manor, Ampthill Road,  
Silsoe, Bedford, Bedfordshire MK45 4HB

\*GUIDE PRICE:

**£100,000+** (plus fees)

Nicely positioned in a rural setting on the edge of the village of Silsoe, this equestrian property benefits from timber stables, fenced paddocks and a parking area, all in excess of 6 acres.

With the entrance directly opposite Newbury Manor, this very attractive equestrian property is held on two separate titles and comprises the entrance from the Ampthill Road on the eastern side, with a parking area and a shared driveway along the southern boundary, plus the main parcel of land which measures 5.8 acres. This comprises a small gated and fenced paddock with a timber stable with three stalls. This leads into the main paddock which extends northwards and is a fenced grassland paddock which slopes gently uphill.

**VAT:**

VAT is not applicable

**Viewings:**

You are welcome to view in daylight hours, at your convenience.

**Additional Fees**

**Buyer's Premium:** There is no Buyer's Premium payable on this lot.

**Administration Charge:** Purchasers will be required to pay an administration fee of £1,200 incl. VAT.

**Disbursements:** Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.



**Tenure:** Freehold

**Local Authority:** Central Bedfordshire Council. Tel: 0300 300 8307

**Solicitors:** Palmers Solicitors LLP, Palmers Solicitors LLP, Hassett House, Hassett Street, Bedford, MK40 1HA. Tel: 01234 211 161. Ref: Yagnesh Shah.

**Energy Performance Certificate (EPC):** Current Rating N/A

robinsonandhallauctions.co.uk

\*Description on Auction Information page

## Hucklebury Cottage, 1 Common Road, Stotfold, Hitchin, Hertfordshire SG5 4BX

\*GUIDE PRICE: **£250,000+** (plus fees)



**A very pretty detached thatched cottage that offers a wealth of character, an established garden and a detached single garage.**

This charming grade II listed cottage is set at the rear of a corner plot with a vehicular entrance at the start of Common Road, giving access to hardstanding for two cars and the detached single garage. There is a deep front garden that extends around to the side of the cottage with a walkway at the rear to an additional area of garden to the other side.

The cottage dates back to the 17th-century with a later addition to the rear and internally there are numerous exposed timbers and a stunning inglenook fireplace in the sitting room. There is a smaller fireplace in the kitchen breakfast room and also on the ground floor, within the newer section is a third bedroom and the shower room. On the first floor are two large bedrooms, both with vaulted ceilings.

### Accommodation:

Ground floor:

Porch, hall, sitting room, kitchen/dining room, shower room, bedroom three/study and garden room.

First floor:

Landing and two bedrooms.

### Exterior:

At the front is hardstanding for two cars, the detached single garage, a pathway to the front door, flower bed & rockery and a lawn. A brick wall at the side of the cottage acts as a screen to the main area of garden where there is a lawn, a paved seating area, an ornamental wishing well and a pathway at the rear which leads to another area of garden on the other side of the cottage.

Tenure: Freehold

Local Authority: Central Bedfordshire Council. Tel: 0300 300 8307

Solicitors: Nexa Law, 5th Floor, 10 York Road, London, SE1 7ND. Tel: 0207 504 7071. Ref: Asad Mahmood.

Energy Performance Certificate (EPC): Current Rating N/A

### Note:

Listing:

Grade II Listed

Listed No: 1321750

### Council Tax Band:

D

### VAT:

VAT is not applicable

### Open House Viewings:

Wed 27 Sep 12:30-13:00

Sat 30 Sep 11:00-11:30

Tue 3 Oct 12:30-13:00

These are open house viewings, you do not need to make an appointment you can simply attend between the published times.

### Partner Agent:



### Additional Fees

**Buyer's Premium:** There is no Buyer's Premium payable on this lot.

**Administration Charge:** Purchasers will be required to pay an administration fee of £1,200 incl. VAT.

**Disbursements:** Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.



## 5 King William Close, Barton-Le-Clay, Bedford, Bedfordshire MK45 4QE

\*GUIDE PRICE: **£350,000+** (plus fees)



### A three bedroom semi-detached chalet bungalow located in the very popular village of Barton-le-Clay.

This three bedroom semi-detached chalet bungalow is situated in a good-size plot well located in a quiet residential cul-de-sac in the village of Barton-le-Clay with good access to Harlington Thames Link station and M1 motorway and Ramsey Lower, Arnold Middle and Harlington Upper are the school catchments. The accommodation comprises entrance hall leading to a ground floor shower room, sitting room, expansive kitchen, ground floor bedroom and sun room to the rear of the property and on the first floor are two further bedrooms. The property has been well maintained and could benefit from enlargement, subject to local planning authority consents.

To the front the walled garden is mainly paved providing off-road parking for several vehicles with access via double gates leading to a driveway at the side of the house and a double length garage. The fenced rear garden is mainly paved with borders to the edges and there is also a timber summer house and good-size jacuzzi.

#### Accommodation:

Ground Floor Accommodation:

Entrance hall, sitting room, kitchen, bedroom, shower room and sun room.

First Floor Accommodation

Landing, two bedrooms.

#### Exterior:

To the front the walled garden is mainly paved providing off-road parking for several vehicles with access via double gates leading to a driveway at the side of the house and a double length garage. The fenced rear garden is mainly paved with borders to the edges and there is also a timber summer house and good size jacuzzi.

#### Council Tax Band:

D

#### VAT:

VAT is not applicable

#### Open House Viewings:

Wed 27 Sep 10:00-10:30

Sat 30 Sep 09:30-10:00

Thu 5 Oct 10:00-10:30

These are open house viewings, you do not need to make an appointment you can simply attend between the published times.

Tenure: Freehold

Local Authority: Central Bedfordshire Council. Tel: 0300 300 8307

Solicitors: Tollers Solicitors, Unit 6 Arlington Court, Whittle Way, Stevenage, SG1 2FS. Tel: 01438 901 095. Ref: Kimberley Osborne.

Energy Performance Certificate (EPC): Current Rating E

#### Additional Fees

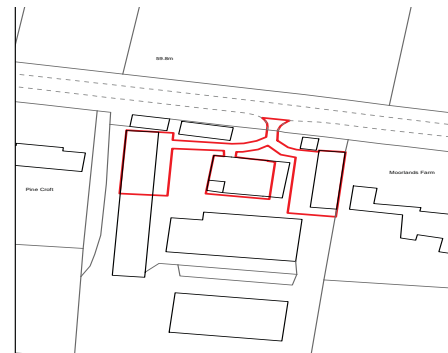
**Buyer's Premium:** There is no Buyer's Premium payable on this lot.

**Administration Charge:** Purchasers will be required to pay an administration fee of £1,200 incl. VAT.

**Disbursements:** Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

# Barns at Moorlands Farm, Murcott, Kidlington, OX5 2RE

\*GUIDE PRICE: **£460,000+** (plus fees)



**A collection of 6 substantial barns and 8 stables set in a plot of approximately five acres, with two entrances to the public highway and consent to convert three of the barns into residential dwellings.**

Set just outside the village in a rural setting, this collection of portal frame barns and timber stables are grouped together within a courtyard approaching 1.5 acres and the remainder of the plot is a grass paddock with predominately hedge boundaries, measuring approximately 3.5 acres.

A change of use consent under a Class Q provision has been granted for the conversion of three of the barns to become residential dwellings. A rough plan (image 5) shows their location and comprehensive details will be included within the legal pack which will be available in September.

Murcott is a small Oxfordshire village that lies approximately 12 miles north east of Oxford with a high percentage of period buildings constructed from local sandstone, a village hall and the Nut Tree Inn which has the notable distinction of holding a Michelin star. Junction 9 of the M40 is 9 miles distant and there are railway stations at nearby Islip (4.5 miles) and Bicester (7 miles).

**Tenure:** Freehold  
**Local Authority:** Cherwell District Council. Tel: 01295 227001  
**Solicitors:** Wright Hassall, Olympus Avenue, Warwick, CV34 6BF. Tel: 01926 886688. Ref: Alexandra Robinson.  
**Energy Performance Certificate (EPC):** Current Rating N/A

**Planning:**  
 Application Number 19/00758/CLUE  
 Application Detail: Certificate of Lawfulness of Existing Development to determine the commencement of the development subject of 14/01905/PAMB and deemed lawful under 15/00104/CLUP  
 Decision Date: 19/06/2019  
 Full planning history can be seen on the Cherwell District Council website.

**VAT:**  
 VAT is not applicable

**Viewings:**  
 You are welcome to view in daylight hours, at your convenience.

**Additional Fees**  
**Buyer's Premium:** There is no Buyer's Premium payable on this lot.  
**Administration Charge:** Purchasers will be required to pay an administration fee of £1,200 incl. VAT.  
**Disbursements:** Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.



## 32 Winchester Road, Bedford, Bedfordshire MK42 0RZ

\*GUIDE PRICE: **£150,000+** (plus fees)



### A three bedroom end of terraced house in need of refurbishment, with a long rear garden and garage.

Located within a popular residential area on the south side of Bedford this three bedroom end of terrace house offers an excellent opportunity to refurbish and enlarge, subject to the necessary local authority consents. At the end of the garden, measuring approximately 90ft is a single garage with vehicular access that is via a gated service road.

#### Accommodation:

Ground Floor Accommodation:

Entrance hall, lounge, sitting room, kitchen/diner, downstairs WC and a utility room.

First Floor Accommodation:

Landing, three bedrooms and bathroom.

#### Exterior:

At the front is a low wall, a small front garden with pathways to the front door and to the side of the house, leading through to the rear garden, measuring approximately 90ft. At the end of the garden is a single garage with vehicular access that is via a gated service road.

**Tenure:** Freehold

**Local Authority:** Bedford Borough Council. Tel: 01234 267422

**Solicitors:** Tollers Solicitors, Unit 6 Arlington Court, Whittle Way, Stevenage, SG1 2FS. Tel: 01438 901 095. Ref: Kimberley Osborne.

**Energy Performance Certificate (EPC):** Current Rating C

**Council Tax Band:**  
B

#### VAT:

VAT is not applicable

#### Open House Viewings:

Thu 28 Sep 14:30-15:00

Sat 30 Sep 14:00-14:30

Wed 4 Oct 14:30-15:00

These are open house viewings, you do not need to make an appointment you can simply attend between the published times.

#### Partner Agent:



#### Additional Fees

**Buyer's Premium:** There is no Buyer's Premium payable on this lot.

**Administration Charge:** Purchasers will be required to pay an administration fee of £1,200 incl. VAT.

**Disbursements:** Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

# MEMORANDUM OF SALE

Lot No:

Property Address:

**Name of Bidder:**

Address of Bidder:

Postcode:

Telephone:

**Name of Buyer:**

Address of Buyer:

Postcode:

Telephone:

It is agreed that the Seller sells and the Buyer purchases the property described in the accompanying particulars and \*conditions of sale subject to their provisions and the terms and stipulations in them at the price stated.

Name & Address of Seller:

The Price (excluding any VAT): £

in words

Deposit Paid: £

Completion Date:

Buyers Administration Fee: £

We acknowledge receipt of the deposit and buyers administration fee.

We acknowledge receipt of the deposit in the form of

**Signed:**

**Date:**

(Authorised Agent for Seller)

**Signed:**

**Date:**

(The Bidder)

Seller's Solicitor:

Address of Solicitor:

Postcode:

Telephone:

Buyer's Solicitor:

Address of Solicitor:

Postcode:

Telephone:



# COMMON AUCTION CONDITIONS (EDITION 4)

REPRODUCED WITH THE CONSENT OF THE RICS

## Introduction

The Common Auction Conditions are designed for real estate auctions, to set a consistent practice across the industry. There are three sections, all of which must be included without variation, except where stated:

## 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 without the auctioneer's agreement.

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

## Sale Conditions

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.

## GLOSSARY

This glossary applies to the AUCTION CONDUCT CONDITIONS and the SALE CONDITIONS. It is a compulsory section of the Common Auction Conditions that must be included without variation (but the SPECIAL CONDITIONS may include defined words that differ from the glossary so long as they apply 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:

- singular words can be read as plurals, and plurals as singular words;
- a "person" includes a corporate body;
- words of one gender include the other genders;
- references to legislation are to that legislation as it may have been modified or re-enacted by the date of the AUCTION or the CONTRACT DATE (as applicable); and
- where the following words appear in small capitals they have the specified meanings.

## ACTUAL COMPLETION DATE

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

## ADDENDUM

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

## AGREED COMPLETION DATE

Subject to CONDITION G9.3:

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

## APPROVED FINANCIAL INSTITUTION

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

## ARREARS

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

## ARREARS SCHEDULE

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

## AUCTION

The AUCTION advertised in the CATALOGUE.

## AUCTION CONDUCT CONDITIONS

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

## AUCTIONEERS

The AUCTIONEERS at the AUCTION.

## BUSINESS DAY

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

## BUYER

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

## CATALOGUE

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

## COMPLETION

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

## CONDITION

One of the AUCTION CONDUCT CONDITIONS or SALE CONDITIONS.

## CONTRACT

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

## CONTRACT DATE

The date of the AUCTION or, if the LOT is sold before or after the AUCTION:

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

## DOCUMENTS

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

## EXTRA GENERAL CONDITIONS

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

## FINANCIAL CHARGE

A charge to secure a loan or other financial indebtedness (but not including a 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% and 4% above the base rate from time to time of Barclays Bank plc. The INTEREST RATE will also apply to any judgment debt, unless the statutory rate is higher.

## LOT

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

## OLD ARREARS

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

## PARTICULARS

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

## PRACTITIONER

An insolvency PRACTITIONER for the purposes of the Insolvency Act 1986 (or, in relation to jurisdictions outside the United Kingdom, a person undertaking a similar role).

## PRICE

The PRICE (exclusive of VAT) that the BUYER agrees to pay for the LOT.

## READY TO COMPLETE

Ready, willing and able to complete: if COMPLETION would enable the SELLER to discharge all FINANCIAL CHARGES secured on the LOT that have to be discharged by COMPLETION, then those outstanding financial charges do not prevent the SELLER from being READY TO COMPLETE.

## SALE CONDITIONS

The GENERAL CONDITIONS as varied by any SPECIAL CONDITIONS or ADDENDUM.

## SALE MEMORANDUM

The form so headed (whether or not set out in the CATALOGUE) in which the terms of the CONTRACT for the sale of the LOT are recorded.

## SELLER

The person selling the LOT. If two or more are jointly the SELLER their obligations can be enforced against them jointly or against each of them separately.

## SPECIAL CONDITIONS

Those of the SALE CONDITIONS so headed that relate to the LOT.

## TENANCIES

TENANCIES, leases, licences to occupy and agreements for lease and any DOCUMENTS varying or supplemental to them.

## TENANCY SCHEDULE

The schedule of TENANCIES (if any) forming part of the SPECIAL CONDITIONS.

## TRANSFER

TRANSFER includes a conveyance or assignment (and "to TRANSFER" includes "to convey" or "to assign").

## TUPE

The TRANSFER of Undertakings (Protection of Employment) Regulations 2006.

## VAT

Value Added Tax or other tax of a similar nature.

## VAT OPTION

An option to tax.

## WE (and US and OUR)

The AUCTIONEERS.

## YOU (and YOUR)

Someone who has seen the CATALOGUE or who attends or bids at or otherwise participates in the AUCTION, whether or not a BUYER.

## AUCTION CONDUCT CONDITIONS

Words in small capitals have the special meanings defined in the Glossary.

The AUCTION CONDUCT CONDITIONS (as supplemented or varied by CONDITION A6, if applicable) are a compulsory section of the Common Auction Conditions. They cannot be disappplied or varied without OUR agreement, even by a CONDITION purporting to replace the Common Auction Conditions in their entirety.

## A1 INTRODUCTION

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

A1.2 If YOU make a bid for a LOT or otherwise participate in the AUCTION it is on the basis that YOU accept these AUCTION CONDUCT CONDITIONS. They govern OUR relationship with YOU. They can be varied only if WE agree.

## A2 OUR ROLE

- A2.1 As agents for each SELLER we have authority to
- (a) prepare the CATALOGUE from information supplied by or on behalf of each SELLER;
  - (b) offer each LOT for sale;
  - (c) sell each LOT;
  - (d) receive and hold 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 identification as required by the AUCTIONEERS.

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 YOU may not be allowed to bid unless YOU provide such evidence of YOUR identity and other information as WE reasonably require from all bidders.

## A3 BIDDING AND RESERVE PRICES

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

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

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

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

A3.5 Where there is a reserve PRICE the SELLER may bid (or ask US or another agent to bid on the SELLER'S behalf) up to the reserve PRICE but may not make a bid equal to or exceeding the reserve PRICE. YOU accept that it is possible that all bids up to the reserve PRICE are bids made by or on behalf of the SELLER.

## A4 THE PARTICULARS AND OTHER INFORMATION

A4.1 WE have taken reasonable care to prepare PARTICULARS that correctly describe each LOT.

The PARTICULARS are based on information supplied by or on behalf of the SELLER. YOU need to check that the information in the PARTICULARS is correct.

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

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

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

## A5 THE CONTRACT

A5.1 A successful bid is one WE accept as such (normally on the fall of the hammer). This CONDITION A5 applies to YOU only if YOU make the successful bid for a LOT.

A5.2 YOU are obliged to buy the LOT on the terms of the SALE MEMORANDUM at the PRICE YOU bid (plus VAT, if applicable).

A5.3 YOU must before leaving the AUCTION

- (a) provide all information WE reasonably need from YOU to enable US to complete the SALE MEMORANDUM (including proof of your identity if required by US);
- (b) sign the completed SALE MEMORANDUM; and
- (c) pay the deposit.

A5.4 If YOU do not WE may either

- (a) as agent for the SELLER treat that failure as YOUR repudiation of the CONTRACT and offer the LOT for sale again: the SELLER may then have a claim against YOU for breach of CONTRACT; or

# COMMON AUCTION CONDITIONS (EDITION 4)

REPRODUCED WITH THE CONSENT OF THE RICS

A5.5	(b) sign the SALE MEMORANDUM on YOUR behalf. The deposit (a) must be paid in pounds sterling by cheque or by bankers' draft made payable to US (or, at OUR option, the SELLER'S conveyancer) drawn on an APPROVED FINANCIAL INSTITUTION (CONDITION A6 may state if WE accept any other form of payment); (b) may be declined by US unless drawn on YOUR account, or that of the BUYER, or of another person who (we are satisfied) would not expose US to a breach of money laundering 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.				
A5.6	WE may retain the SALE MEMORANDUM signed by or on behalf of the SELLER until the deposit has been received in cleared funds.				
A5.7	Where WE hold the deposit as stakeholder WE are authorised to release it (and interest on it if applicable) to the SELLER on COMPLETION or, if COMPLETION does not take place, to the person entitled to it under the SALE CONDITIONS.				
A5.8	If the BUYER does not comply with its obligations under the CONTRACT then (a) YOU are personally liable to buy the LOT even if YOU are acting as an agent; and (b) YOU must indemnify the SELLER in respect of any loss the SELLER incurs as a result of the BUYER'S default.				
A5.9	Where the BUYER is a company YOU warrant that the BUYER is properly constituted and able to buy the LOT.				
<b>A6</b>	<b>EXTRA AUCTION CONDUCT CONDITIONS</b>				
A6.1	Despite any SPECIAL CONDITION to the contrary the minimum deposit WE accept is £3,000 (or the total PRICE, if less). A SPECIAL CONDITION may, however, require a higher minimum deposit.				
	<b>GENERAL CONDITIONS OF SALE</b>				
	Words in small capitals have the special meanings defined in the Glossary. 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. 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.				
<b>G1</b>	<b>THE LOT</b>				
G1.1	The LOT (including any rights to be granted or reserved, and any exclusions from it) is described in the SPECIAL CONDITIONS, or if not so described is that referred to in the SALE MEMORANDUM.				
G1.2	The LOT is sold subject to any TENANCIES disclosed by the SPECIAL CONDITIONS, but otherwise with vacant possession on COMPLETION.				
G1.3	The LOT is sold subject to all matters contained or referred to in the DOCUMENTS. The SELLER must discharge FINANCIAL CHARGES on or before COMPLETION.				
G1.4	The LOT is also sold subject to such of the following as may affect it, whether they arise before or after the CONTRACT DATE and whether or not they are disclosed by the SELLER or are apparent from inspection of the LOT or from the DOCUMENTS: (a) matters registered or capable of registration as local land charges; (b) matters registered or capable of registration by any competent authority or under the provisions of any statute; (c) notices, orders, demands, proposals and requirements of any competent authority; (d) 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) outgoing and other liabilities; (g) any interest which overrides, under the Land Registration Act 2002; (h) matters that ought to be disclosed by the searches and enquiries a prudent BUYER would make, whether or not the BUYER has made them; and (i) anything the SELLER does not and could not reasonably know about.				
G1.5	Where anything subject to which the LOT is sold would expose the SELLER to liability the BUYER is to comply with it and indemnify the SELLER against that liability.				
G1.6	The SELLER must notify the BUYER of any notices, orders, demands, proposals and requirements of any competent authority of which it learns after the CONTRACT DATE but the BUYER must comply with them and keep the SELLER indemnified.				
G1.7	The LOT does not include any tenant's or trade fixtures or fittings. The SPECIAL CONDITIONS state whether any chattels are included in the LOT, but if they are: (a) the BUYER takes them as they are at COMPLETION and the SELLER is not liable if they are not fit for use, and (b) the SELLER is to leave them at the LOT.				
G1.8	The BUYER buys with full knowledge of (a) the DOCUMENTS, whether or not the BUYER has read them; and (b) the physical condition of the LOT and what could reasonably be discovered on inspection of it, whether or not the BUYER has inspected it.				
G1.9	The BUYER admits that it is not relying on the information contained in the PARTICULARS or on any representations made by or on behalf of the SELLER but the BUYER may rely on the SELLER'S conveyancer's written replies to written enquiries to the extent stated in those replies.				
<b>G2</b>	<b>DEPOSIT</b>				
G2.1	The amount of the deposit is the greater of: (a) any minimum deposit stated in the AUCTION CONDUCT CONDITIONS (or the total PRICE, if this is less than that minimum); and (b) 10% of the PRICE (exclusive of any VAT on the PRICE).				
G2.2	If a cheque for all or part of the deposit is not cleared on first presentation the SELLER may treat the CONTRACT as at an end and bring a claim against the BUYER for breach of CONTRACT.				
G2.3	Interest earned on the deposit belongs to the SELLER unless the SALE CONDITIONS provide otherwise.				
<b>G3</b>	<b>BETWEEN CONTRACT AND COMPLETION</b>				
G3.1	From the CONTRACT DATE the SELLER has no obligation to insure the LOT and the BUYER bears all risks of loss or damage unless (a) the LOT is sold subject to a TENANCY that requires the SELLER to insure the LOT or (b) the SPECIAL CONDITIONS require the SELLER to insure the LOT.				
G3.2	If the SELLER is required to insure the LOT then the SELLER (a) must produce to the BUYER on request all relevant insurance details; (b) must use reasonable endeavours to maintain that or equivalent insurance and pay the premiums when due; (c) gives no warranty as to the adequacy of the insurance; (d) must at the request of the BUYER use reasonable endeavours to have the BUYER'S interest noted on the policy if it does not cover a contracting purchaser; (e) must, unless otherwise agreed, cancel the insurance at COMPLETION, apply for a refund of premium and (subject to the rights of any tenant or other third party) pay that refund to the BUYER; and (f) (subject to the rights of any tenant or other third party) hold on trust for the BUYER any insurance payments that the SELLER receives in respect of loss or damage arising after the CONTRACT DATE, or assign to the BUYER the benefit of any claim; and the BUYER must on COMPLETION reimburse to the SELLER the cost of that insurance as from the CONTRACT DATE (to the extent not already paid by the BUYER or a tenant or other third party).				
G3.3	No damage to or destruction of the LOT, nor any deterioration in its condition, however caused, entitles the BUYER to any reduction in PRICE, or to delay COMPLETION, or to refuse to complete.				
G3.4	Section 47 of the Law of Property Act 1925 does not apply to the CONTRACT.				
G3.5	Unless the BUYER is already lawfully in occupation of the LOT the BUYER has no right to enter into occupation prior to COMPLETION.				
<b>G4</b>	<b>TITLE AND IDENTITY</b>				
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 is not made available before the AUCTION: (a) If the LOT is registered land the SELLER is to give to the BUYER within five BUSINESS DAYS of the CONTRACT DATE an official copy of the entries on the register and title plan and, where noted on the register, of all DOCUMENTS subject to which the LOT is being sold. (b) If the LOT is not registered land the SELLER is to give to the BUYER within five BUSINESS DAYS of the CONTRACT DATE an abstract or epitome of title starting from the root of title mentioned in the SPECIAL CONDITIONS (or, if none is mentioned, a good root of title more than fifteen years old) and must produce to the BUYER the original or an examined copy of every relevant DOCUMENT. (c) If title is in the course of registration, title is to consist of: (i) certified copies of the application for registration				
	of title made to the Land Registry and of the DOCUMENTS accompanying that application; (ii) evidence that all applicable stamp duty land tax relating to that application has been paid; and (iii) a letter under which the SELLER or its conveyancer agrees to use all reasonable endeavours to answer any requisitions raised by the Land Registry and to instruct the Land Registry to send the completed registration DOCUMENTS to the BUYER. (d) The BUYER has no right to object to or make requisitions on any title information more than seven BUSINESS DAYS after that information has been given to the BUYER.				
G4.3	Unless otherwise stated in the SPECIAL CONDITIONS the SELLER sells with full title guarantee except that (and the TRANSFER shall so provide): (a) the covenant set out in section 3 of the Law of Property (Miscellaneous Provisions) Act 1994, shall not extend to matters recorded in registers open to public inspection; these are to be treated as within the actual knowledge of the BUYER; and (b) the covenant set out in section 4(1)(b) of the Law of Property (Miscellaneous Provisions) Act 1994 shall not extend to any condition or tenant's obligation relating to the state or condition of the LOT where the LOT is leasehold property.				
G4.4	The TRANSFER is to have effect as if expressly subject to all matters subject to which the LOT is sold under the CONTRACT.				
G4.5	The SELLER does not have to produce, nor may the BUYER object to or make a requisition in relation to, any prior or superior title even if it is referred to in the DOCUMENTS.				
G4.6	The SELLER (and, if relevant, the BUYER) must produce to each other such confirmation of, or evidence of, their identity and that of their mortgagees and attorneys (if any) as is necessary for the other to be able to comply with applicable Money Laundering Regulations and Land Registry Rules.				
<b>G5</b>	<b>TRANSFER</b>				
G5.1	Unless a form of TRANSFER is prescribed by the SPECIAL CONDITIONS (a) the BUYER must supply a draft TRANSFER to the SELLER at least ten BUSINESS DAYS before the AGREED COMPLETION DATE and the engrossment (signed as a deed by the BUYER if CONDITION G5.2 applies) five BUSINESS DAYS before that date or (if later) two BUSINESS DAYS after the draft has been approved by the SELLER; and (b) the SELLER must approve or revise the draft TRANSFER within five BUSINESS DAYS of receiving it from the BUYER.				
G5.2	If the SELLER has any liability (other than to the BUYER) in relation to the LOT or a TENANCY following COMPLETION, the BUYER is specifically to covenant in the TRANSFER to indemnify the SELLER against that liability.				
G5.3	The SELLER cannot be required to TRANSFER the LOT to anyone other than the BUYER, or by more than one TRANSFER.				
G5.4	Where the SPECIAL CONDITIONS state that the SELLER is to grant a new lease to the BUYER (a) the CONDITIONS are to be read so that the TRANSFER refers to the new lease, the SELLER to the proposed landlord and the BUYER to the proposed tenant; (b) the form of new lease is that described by the SPECIAL CONDITIONS; and (c) the SELLER is to produce, at least five BUSINESS DAYS before the AGREED COMPLETION DATE, the engrossed counterpart lease, which the BUYER is to sign and deliver to the SELLER on COMPLETION.				
<b>G6</b>	<b>COMPLETION</b>				
G6.1	COMPLETION is to take place at the offices of the SELLER'S conveyancer, or where the SELLER may reasonably require, on the AGREED COMPLETION DATE. The SELLER can only be required to complete on a BUSINESS DAY and between the hours of 0930 and 1700.				
G6.2	The amount payable on COMPLETION is the balance of the PRICE adjusted to take account of apportionments plus (if applicable) VAT and interest, but no other amounts unless specified 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.				
	If COMPLETION takes place after 1400 hours for a reason				



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- other than the SELLER'S default it is to be treated, for the purposes of apportionment and calculating interest, as if it had taken place on the next BUSINESS DAY.
- G6.6 Where applicable the CONTRACT remains in force following COMPLETION.
- G7 NOTICE TO COMPLETE**
- G7.1 The SELLER or the BUYER may on or after the AGREED COMPLETION DATE but before COMPLETION give the other notice to complete within ten BUSINESS DAYS (excluding the date on which the notice is given) making time of the essence.
- G7.2 The person giving the notice must be READY TO COMPLETE.
- G7.3 If the BUYER fails to comply with a notice to complete the SELLER may, without affecting any other remedy the SELLER has:
- (a) terminate the CONTRACT;
  - (b) claim the deposit and any interest on it if held by a stakeholder;
  - (c) forfeit the deposit and any interest on it;
  - (d) resell the LOT; and
  - (e) claim damages from the BUYER.
- G7.4 If the SELLER fails to comply with a notice to complete the BUYER may, without affecting any other remedy the BUYER has:
- (a) terminate the CONTRACT; and
  - (b) recover the deposit and any interest on it from the SELLER or, if applicable, a stakeholder.
- G8 IF THE CONTRACT IS BROUGHT TO AN END**
- If the CONTRACT is lawfully brought to an end:
- (a) the BUYER must return all papers to the SELLER and appoints the SELLER its agent to cancel any registration of the CONTRACT; and
  - (b) the SELLER must return the deposit and any interest on it to the BUYER (and the BUYER may claim it from the stakeholder, if applicable) unless the SELLER is entitled to forfeit the deposit under CONDITION 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 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 that 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 SELLER or BUYER for breach of this CONDITION G9.
- G10 INTEREST AND APPORTIONMENTS**
- G10.1 If the ACTUAL COMPLETION DATE is after the AGREED COMPLETION DATE for any reason other than the SELLER'S default the BUYER must pay interest at the INTEREST RATE on the money due from the BUYER at COMPLETION for the period starting on the AGREED COMPLETION DATE and ending on the ACTUAL COMPLETION DATE.
- G10.2 Subject to CONDITION G11 the SELLER is not obliged to apportion or account for any sum at COMPLETION unless the SELLER has received that sum in cleared funds. The SELLER must promptly pay to the BUYER after COMPLETION any sum to which the BUYER is entitled that the SELLER subsequently receives in cleared funds.
- G10.3 Income and outgoings are to be apportioned at the ACTUAL COMPLETION DATE unless:
- (a) the BUYER is liable to pay interest; and
  - (b) the SELLER has given notice to the BUYER at any time up to COMPLETION requiring apportionment on the date from which interest becomes payable by the BUYER; in which event income and outgoings are to be apportioned on the date from which interest becomes payable by the BUYER.
- G10.4 Apportionments are to be calculated on the basis that:
- (a) the SELLER receives income and is liable for outgoings for the whole of the day on which apportionment is to be made;
  - (b) annual income and expenditure accrues at an equal daily rate assuming 365 days in a year (or 366 in a leap year), and income and expenditure relating to some other period accrues at an equal daily rate during the period to which it relates; and
  - (c) where the amount to be apportioned is not known at COMPLETION apportionment is to be made by reference to a reasonable estimate and further payment is to be made by SELLER or BUYER as appropriate within five BUSINESS DAYS of the date when the amount is known.
- G10.5 If a payment due from the BUYER to the SELLER on or after COMPLETION is not paid by the due date, the BUYER is to pay interest to the SELLER at the INTEREST RATE on that payment from the due date up to and including the date of payment.
- G11 ARREARS**
- Part 1 – Current rent
- G11.1 "Current rent" means, in respect of each of the TENANCIES subject to which the LOT is sold, the instalment of rent and other sums payable by the tenant on the most recent rent payment date on or within four months preceding COMPLETION.
- G11.2 If on COMPLETION there are any ARREARS of current rent the BUYER must pay them, whether or not details of those ARREARS are given in the SPECIAL CONDITIONS.
- G11.3 Parts 2 and 3 of this CONDITION G11 do not apply to ARREARS of current rent.
- Part 2 – BUYER to pay for 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 SELLER is to assign to the BUYER all rights that the SELLER has to recover those ARREARS.
- Part 3 – BUYER not to pay for ARREARS
- G11.7 Part 3 of this CONDITION G11 applies where the SPECIAL CONDITIONS
- (a) so state; or
  - (b) give no details of any ARREARS.
- G11.8 While any ARREARS due to the SELLER remain unpaid the BUYER must:
- (a) try to collect them in the ordinary course of management but need not take legal proceedings or forfeit the TENANCY;
  - (b) pay them to the SELLER within five BUSINESS DAYS of receipt in cleared funds (plus interest at the INTEREST RATE calculated on a daily basis for each subsequent day's delay in payment);
  - (c) on request, at the cost of the SELLER, assign to the SELLER or as the SELLER may direct the right to demand and sue for OLD ARREARS, such assignment to be in such form as the SELLER'S conveyancer may reasonably require;
  - (d) if reasonably required, allow the SELLER'S conveyancer to have on loan the counterpart of any TENANCY against an undertaking to hold it to the BUYER'S order;
  - (e) not without the consent of the SELLER release any tenant or surety from liability to pay ARREARS or accept a surrender of or forfeit any TENANCY under which ARREARS are due; and
  - (f) if the BUYER disposes of the LOT prior to recovery of all ARREARS obtain from the BUYER'S successor in title a covenant in favour of the SELLER in similar form to part 3 of this CONDITION G11.
- G11.9 Where the SELLER has the right to recover ARREARS it must not without the BUYER'S written consent bring insolvency proceedings against a tenant or seek the removal of goods from the LOT.
- G12 MANAGEMENT**
- G12.1 This CONDITION G12 applies where the LOT is sold subject to TENANCIES.
- G12.2 The SELLER is to manage the LOT in accordance with its standard management policies pending COMPLETION.
- G12.3 The SELLER must consult the BUYER on all management issues that would affect the BUYER after COMPLETION (such as, but not limited to, an application for licence; a rent review; a variation, surrender, agreement to surrender or proposed forfeiture of a TENANCY; or a new TENANCY or agreement to grant a new TENANCY) and:
- (a) the SELLER must comply with the BUYER'S reasonable requirements unless to do so would (but for the indemnity in paragraph (c)) expose the SELLER to a liability that the SELLER would not otherwise have, in which case the SELLER may act reasonably in such a way as to avoid that liability;
  - (b) if the SELLER gives the BUYER notice of the SELLER'S intended act and the BUYER does not object within five BUSINESS DAYS giving reasons for the objection the SELLER may act as the SELLER intends; and
  - (c) the BUYER is to indemnify the SELLER against all loss or liability the SELLER incurs through acting as the BUYER requires, or by reason of delay caused by the BUYER.
- G13 RENT DEPOSITS**
- G13.1 Where any TENANCY is an assured shorthold TENANCY, the SELLER and the BUYER are to comply with their respective statutory duties in relation to the protection of tenants' deposits, and to demonstrate in writing to the other (before COMPLETION, so far as practicable) that they have complied.
- G13.2 The remainder of this CONDITION G13 applies where the SELLER is holding or otherwise entitled to money by way of rent deposit in respect of a TENANCY. In this CONDITION G13 "rent deposit deed" means the deed or other DOCUMENT under which the rent deposit is held.
- G13.3 If the rent deposit is not assignable the SELLER must on COMPLETION hold the rent deposit on trust for the BUYER and, subject to the terms of the rent deposit deed, comply at the cost of the BUYER with the BUYER'S lawful instructions.
- G13.4 Otherwise the SELLER must on COMPLETION pay and assign its interest in the rent deposit to the BUYER under an assignment in which the BUYER covenants with the SELLER to:
- (a) observe and perform the SELLER'S covenants and conditions in the rent deposit deed and indemnify the SELLER in respect of any breach;
  - (b) give notice of assignment to the tenant; and
  - (c) give such direct covenant to the tenant as may be required by the rent deposit deed.
- G14 VAT**
- G14.1 Where a SALE CONDITION requires money to be paid or other consideration to be given, the payer must also pay any VAT that is chargeable on that money or consideration, but only if given a valid VAT invoice.
- G14.2 Where the SPECIAL CONDITIONS state that no VAT OPTION has been made the SELLER confirms that none has been made by it or by any company in the same VAT group nor will be prior to COMPLETION.
- G15 TRANSFER AS A GOING CONCERN**
- G15.1 Where the SPECIAL CONDITIONS so state:
- (a) the SELLER and the BUYER intend, and will take all practicable steps (short of an appeal) to procure, that the sale is treated as a TRANSFER of a going concern; and
  - (b) this CONDITION G15 applies.
- G15.2 The SELLER confirms that the SELLER:
- (a) is registered for VAT, either in the SELLER'S name or as a member of the same VAT group; and
  - (b) has (unless the sale is a standard-rated supply) made in relation to the LOT a VAT OPTION that remains valid and will not be revoked before COMPLETION.
- G15.3 The BUYER confirms that
- (a) it is registered for VAT, either in the BUYER'S name or as a member of a VAT group;
  - (b) it has made, or will make before COMPLETION, a VAT OPTION in relation to the LOT and will not revoke it before or within three months after COMPLETION;
  - (c) article 5(2B) of the Value Added Tax (Special Provisions) Order 1995 does not apply to it; and
  - (d) it is not buying the LOT as a nominee for another person.
- G15.4 The BUYER is to give to the SELLER as early as possible before the AGREED COMPLETION DATE evidence
- (a) of the BUYER'S VAT registration;
  - (b) that the BUYER has made a VAT OPTION; and
  - (c) that the VAT OPTION has been notified in writing to HM Revenue and Customs; and if it does not produce the relevant evidence at least two BUSINESS DAYS before the AGREED COMPLETION DATE, CONDITION G14.1 applies at COMPLETION.
- G15.5 The BUYER confirms that after COMPLETION the BUYER intends to
- (a) retain and manage the LOT for the BUYER'S own benefit as a continuing business as a going concern subject to and with the benefit of the TENANCIES; and
  - (b) collect the rents payable under the TENANCIES and charge VAT on them.
- G15.6 If, after COMPLETION, it is found that the sale of the LOT is not a TRANSFER of a going concern then:
- (a) the SELLER'S conveyancer is to notify the BUYER'S conveyancer of that finding and provide a VAT invoice in respect of the sale of the LOT;
  - (b) the BUYER must within five BUSINESS DAYS of receipt of the VAT invoice pay to the SELLER the VAT due; and
  - (c) if VAT is payable because the BUYER has not complied with this CONDITION G15, the BUYER must pay and indemnify the SELLER against all costs, interest, penalties or surcharges that the SELLER incurs as a result.
- G16 CAPITAL ALLOWANCES**
- G16.1 This CONDITION G16 applies where the SPECIAL CONDITIONS state that there are capital allowances available in respect of the LOT.
- G16.2 The SELLER is promptly to supply to the BUYER all information reasonably required by the BUYER in

# COMMON AUCTION CONDITIONS (EDITION 4)

REPRODUCED WITH THE CONSENT OF THE RICS

G16.3	connection with the BUYER's claim for capital allowances. The value to be attributed to those items on which capital allowances may be claimed is set out in the SPECIAL CONDITIONS.	G22.2	No apportionment is to be made at COMPLETION in respect of service charges.		(a) with the co-operation of the SELLER take immediate steps to substitute itself as a party to any proceedings;
G16.4	The SELLER and BUYER agree: (a) to make an election on COMPLETION under Section 198 of the Capital Allowances Act 2001 to give effect to this CONDITION G16; and (b) to submit the value specified in the SPECIAL CONDITIONS to HM Revenue and Customs for the purposes of their respective capital allowance computations.	G22.3	Within two months after COMPLETION the SELLER must provide to the BUYER a detailed service charge account for the service charge year current on COMPLETION showing: (a) service charge expenditure attributable to each TENANCY; (b) payments on account of service charge received from each tenant; (c) any amounts due from a tenant that have not been received; (d) any service charge expenditure that is not attributable to any TENANCY and is for that reason irrecoverable.		(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.
<b>G17</b>	<b>MAINTENANCE AGREEMENTS</b>				
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.	G22.4	In respect of each TENANCY, if the service charge account shows: (a) that payments that the tenant has made on account exceed attributable service charge expenditure, the SELLER must pay to the BUYER an amount equal to that excess when it provides the service charge account; or (b) that attributable service charge expenditure exceeds payments made on account, the BUYER must use all reasonable endeavours to recover the shortfall from the tenant as soon as practicable and promptly pay the amount so recovered to the SELLER;	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.
G17.2	The BUYER must assume, and indemnify the SELLER in respect of, all liability under such agreements from the ACTUAL COMPLETION DATE.		but in respect of payments on account that are still due from a tenant CONDITION G11 (ARREARS) applies.	<b>G25</b>	<b>WARRANTIES</b>
<b>G18</b>	<b>LANDLORD AND TENANT ACT 1987</b>			G25.1	Available warranties are listed in the SPECIAL CONDITIONS.
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	G22.5	In respect of service charge expenditure that is not attributable to any TENANCY the SELLER must pay the expenditure incurred in respect of the period before ACTUAL COMPLETION DATE and the BUYER must pay the expenditure incurred in respect of the period after ACTUAL COMPLETION DATE. Any necessary monetary adjustment is to be made within five BUSINESS DAYS of the SELLER providing the service charge account to the BUYER.	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.
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.	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.	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.
<b>G19</b>	<b>SALE BY PRACTITIONER</b>			<b>G26</b>	<b>NO ASSIGNMENT</b>
G19.1	This CONDITION G19 applies where the sale is by a PRACTITIONER either as SELLER or as agent of the SELLER.	<b>G23</b>	<b>RENT REVIEWS</b>		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.
G19.2	The PRACTITIONER has been duly appointed and is empowered to sell the LOT.	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.	<b>G27</b>	<b>REGISTRATION AT THE LAND REGISTRY</b>
G19.3	Neither the PRACTITIONER nor the firm or any member of the firm to which the PRACTITIONER belongs has any personal liability in connection with the sale or the performance of the SELLER'S obligations. The TRANSFER is to include a declaration excluding that personal liability.	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.	G27.1	This CONDITION G27.1 applies where the LOT is leasehold and its sale either triggers first registration or is a registrable disposition. The BUYER must at its own expense and as soon as practicable: (a) procure that it becomes registered at the Land Registry as proprietor of the LOT; (b) procure that all rights granted and reserved by the lease under which the LOT is held are properly noted against the affected titles; and (c) provide the SELLER with an official copy of the register relating to such lease showing itself registered as proprietor.
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.	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.	G27.2	This CONDITION G27.2 applies where the LOT comprises part of a registered title. The BUYER must at its own expense and as soon as practicable: (a) apply for registration of the TRANSFER; (b) provide the SELLER with an official copy and title plan for the BUYER'S new title; and (c) join in any representations the SELLER may properly make to the Land Registry relating to the application.
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.	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.	<b>G28</b>	<b>NOTICES AND OTHER COMMUNICATIONS</b>
G19.6	The BUYER understands this CONDITION G19 and agrees that it is fair in the circumstances of a sale by a PRACTITIONER.	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.	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.
<b>G20</b>	<b>TUPE</b>	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.	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.
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.	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.	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 17:00 hours on a BUSINESS DAY a communication is to be treated as received on the next BUSINESS DAY.
G20.2	If the SPECIAL CONDITIONS do not state "there are no employees to which TUPE applies" the following paragraphs apply: (a) The SELLER must notify the BUYER of those employees whose CONTRACTS of employment will TRANSFER to the BUYER on COMPLETION (the "Transferring Employees"). This notification must be given to the BUYER not less than 14 days before COMPLETION. (b) The BUYER confirms that it will comply with its obligations under TUPE and any SPECIAL CONDITIONS in respect of the TRANSFERring Employees. (c) The BUYER and the SELLER acknowledge that pursuant and subject to TUPE, the CONTRACTS of employment between the TRANSFERring Employees and the SELLER will TRANSFER to the BUYER on COMPLETION. (d) The BUYER is to keep the SELLER indemnified against all liability for the TRANSFERring Employees after COMPLETION.	G23.8	The SELLER and the BUYER are to bear their own costs in relation to rent review negotiations and proceedings.	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.
<b>G21</b>	<b>ENVIRONMENTAL</b>	<b>G24</b>	<b>TENANCY RENEWALS</b>	<b>G29</b>	<b>CONTRACTS (RIGHTS OF THIRD PARTIES) ACT 1999</b>
G21.1	This CONDITION G21 only applies where the SPECIAL CONDITIONS so provide.	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.		No one is intended to have any benefit under the CONTRACT pursuant to the CONTRACTS (Rights of Third Parties) Act 1999.
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	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.		
G21.3	The BUYER agrees to indemnify the SELLER in respect of all liability for or resulting from the environmental condition of the LOT.	G24.3	If the SELLER receives a notice the SELLER must send a copy to the BUYER within five BUSINESS DAYS and act as the BUYER reasonably directs in relation to it.		
<b>G22</b>	<b>SERVICE CHARGE</b>	G24.4	Following COMPLETION the BUYER must:		
G22.1	This CONDITION G22 applies where the LOT is sold subject to TENANCIES that include service charge provisions.				



# Going once...

## The most suitable properties for auction include:

- 🔨 Properties for improvement
- 🔨 Tenanted properties
- 🔨 Residential investments
- 🔨 Development propositions
- 🔨 Building Land
- 🔨 Mixed use properties
- 🔨 Commercial investments
- 🔨 Unique properties
- 🔨 Land (development or greenfield)
- 🔨 Lock up garages

# Auction dates:

**7th December 2023**

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