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+ hall

AUCTIONS

IN-ROOM & LIVESTREAM AUCTION

Wednesday

4th December 2024

12.00pm

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

IN-ROOM & LIVESTREAM AUCTION

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



SELL
WITH US!



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AUC



Meet the Team



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

WE ARE NOW TAKING ENTRIES
FOR OUR NEXT AUCTION ON

26th February 2025

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 £1,500 (£1,250 + VAT)
- 10% deposit (or £4,000 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 £1,500 (£1,250 + VAT)
- Pay 10% deposit (or £4,000 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 or 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 £1,500 (£1,250 + VAT)
- Pay 10% deposit (or £4,000 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 4th December 2024 12.00pm

In-Room & Livestream Online Auction

LOT	ADDRESS	*GUIDE PRICE	LOT TYPE
1	1 Stirling Road, Shortstown, Bedfordshire MK42 0TX	£195,000+	Residential for Improvement
2	14 Adams Close, Wellingborough, Northamptonshire NN8 4EZ	£90,000+	Residential for Improvement
3	5 King William Close, Barton-Le-Clay, Bedfordshire MK45 4QE	£325,000+	Residential
4	Land Lying to the North East of Cherry Farm, Buckland, Buckinghamshire HP22 5HZ	£50,000+	Agricultural/Amenity Land
5	Little Hamilton, 6A West Street, Buckingham, Buckinghamshire MK18 1HL	£425,000+	Residential for Improvement
6	100 Tennyson Road, Luton, Bedfordshire LU1 3RR	£300,000+	Residential for Improvement
7	2 Slatepits Croft, Olney, Buckinghamshire MK46 5NF	£145,000+	Residential
8	4-6 Veryan Place, Milton Keynes, Buckinghamshire MK6 2DH	£550,000+	Residential Investment
9	15 Bridge Street, Buckingham, Buckinghamshire MK18 1AF	£195,000+	Residential for Improvement
10	46 Goldington Avenue, Bedford, Bedfordshire MK40 3BZ	£380,000+	Residential for Improvement
11	16 Park Avenue, Rushden, Northamptonshire NN10 9NP	£195,000+	Residential for Improvement
12	83 High Street, Bovingdon, Hertfordshire HP3 0HP	£420,000+	Residential for Improvement
13	6A Haresmoor Drive, Towcester, Northamptonshire NN12 6HB	£175,000+	Residential for Improvement
14	Land West side of High Street, Sherington, Buckinghamshire MK16 9NX	£75,000+	Agricultural/Amenity Land
15	19 Astra Court, Colin Road, Luton, Bedfordshire LU2 7SG	£50,000+	Residential for Improvement
16	22 Market Square, St. Neots, Cambridgeshire PE19 2AF	£180,000+	Commercial Investment
17	Land Adjacent to Little Heath Lodge, Featherbed Lane, Felden, Hertfordshire HP3 0BT	£30,000+	Agricultural/Amenity Land

[*Description on Auction Information page](#)

AUCTION INFORMATION



Administration Charge Purchasers will be required to pay by cheque, an buyer's administration fee of £1,500 (£1,250 + 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 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, Internet or Telephone If you are unable to attend the auction you are invited to contact us to discuss special arrangements for bidding by proxy, internet or telephone. The registration page is accessible 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 £4,000. 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.



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.



***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 Sellers' 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 Seller 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 Sellers 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 Seller 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 Equifax and Thirdfort 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 Seller 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. 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 Sellers' 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 Common Auction Conditions 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.

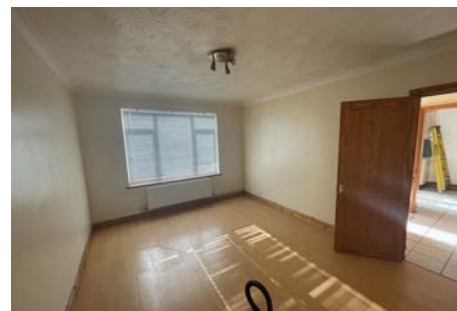
Please refer to the common auction conditions included on our website or at the back of our catalogue

Residential for improvement

1

1 Stirling Road, Shortstown, Bedfordshire MK42 0TX

*GUIDE PRICE: **£195,000+** (plus fees)



A two-bedroom semi-detached house which offers an excellent opportunity to refurbish and enlarge, that benefits from a dual-entrance driveway with enclosed gardens to the front and back.

Well located in Shortstown, with easy access to the A421 bypass which links to both the A1, M1, Milton Keynes and Luton, the house is located just a short walk from the local shops and amenities, with both primary and secondary schools within a 2 mile radius. The house is well set back from the road with a reasonably deep front garden and a driveway. The house has been let for a number of years and now requires refurbishment. There is an excellent opportunity to refurbish and enlarge with the potential to create a splendid family home.

On the ground floor are the living room and kitchen/breakfast room, with French doors opening onto a large patio and enclosed rear garden. On the second floor, you have two generous-sized bedrooms and a family-size bathroom, and to the front of the house there is a large front garden with a dual-entrance driveway.

Tenure: Freehold

Local Authority: Bedford Borough Council. Tel: 01234 267422

Solicitors: Sharman Law, 1 Harpur Street, Bedford, MK40 1PF. Tel: 01234 303 030. Ref: Emma Corbett.

Energy Performance Certificate (EPC): Current Rating C

Accommodation:

Ground Floor: Hallway, living room and kitchen/breakfast room.
Second Floor: Landing, two bedrooms and the family bathroom.

Exterior:

Front and rear enclosed gardens with sheds and a dual-entrance driveway.

Council Tax Band:

B

VAT:

VAT is not applicable

Open House Viewings:

Wed 20th Nov: 12:45 – 13:15

Sat 23rd Nov: 13:00 – 13:30

Thurs 28th Nov: 12:45 – 13:15

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 £1,500 incl. VAT.

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

14 Adams Close, Wellingborough, Northamptonshire NN8 4EZ

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



A one-bedroom cluster house requiring refurbishment that is situated within a no-through road, close to the centre of Wellingborough. The house benefits from a small garden and a parking space

Forming part of a block of four similar houses, this freehold house offers accommodation over two floors with an entrance porch, a generous living room and a separate kitchen on the ground floor. The first floor comprises a landing, shower room and a bedroom with all the rooms benefiting from windows.

Accommodation:

Ground Floor: Entrance porch, living room and kitchen.
First Floor: Landing, double bedroom and a shower room.

Exterior:

Allocated parking space and a gravelled front garden.

Council Tax Band:

A

VAT:

VAT is not applicable

Open House Viewings:

Wed 20th Nov: 10:00 – 10:30

Sat 23rd Nov: 10:00 – 10:30

Wed 27th Nov: 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:



Tenure: Freehold

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

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 TBC

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 £1,500 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, Bedfordshire MK45 4QE

*GUIDE PRICE: **£325,000+** (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 & 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: Entrance hall, sitting room, kitchen, bedroom, shower room and sun room.

First Floor: Landing, two bedrooms.

Tenure: Freehold

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

Solicitors: Tollers Solicitors, Unit 6, Arlington Court, Whittle Way, Stevenage, SG1 2FS. Tel: 01536 276 499. Ref: Kirsten Blaikie.

Energy Performance Certificate (EPC): Current Rating E

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:

Thurs 21st Nov: 13:45 – 14:15

Sat 23rd Nov: 13:45 – 14:15

Wed 27th Nov: 13:45 – 14:15

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 £1,500 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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Bid with confidence.

Need fast, flexible auction finance? We can help you meet short auction completion dates when buying residential and commercial property with our common sense lending approach.

So get a decision-in-principle today and bid with confidence.



Talk to our
friendly experts on
03308 288 098.

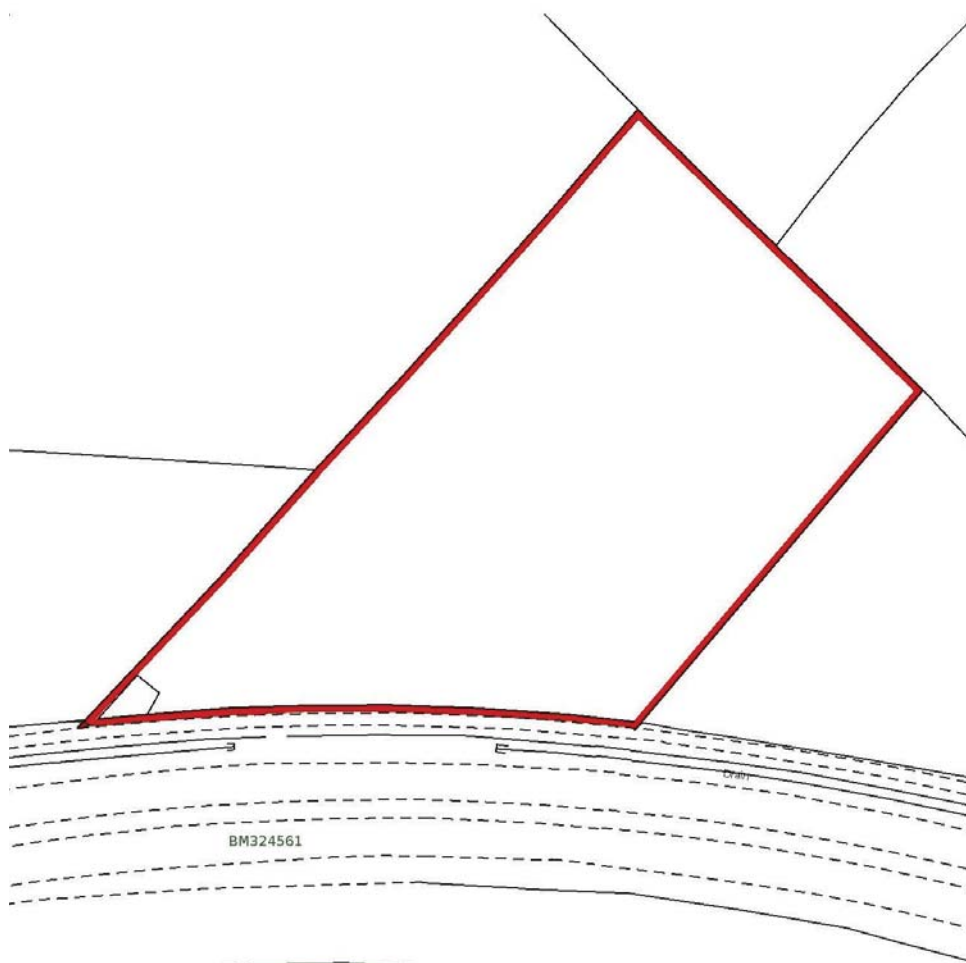
Any property used as a security, including your home, may be repossessed if you do not keep up repayments on your mortgage or any other debt secured on it.

Together is a trading style of each of the undernoted companies, which have their registered office address at Lake View, Lakeside, Cheadle, Cheshire SK8 3GW. Together Personal Finance Limited is authorised and regulated by the Financial Conduct Authority (FCA) | Registered in England and Wales - Company Registration Number 02613335. FCA number is 305253. Together Commercial Finance Limited | Registered in England and Wales - Company Registration Number 02058813



Land Lying North East of Cherry Farm, Buckland, Buckinghamshire HP22 5HZ

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



A level parcel of grazing land with mature hedge boundaries that measures approximately five acres lying adjacent to agricultural land and the A41.

From the public highway approximately half a mile from the village of Buckland the entrance to this land can be accessed from a shared private road with a concrete surface through a steel field gate with mature hedges to all the boundaries that provide a degree of privacy.

What3Words:

Land: ///crisps.mascots.airfields

Access Road: ///gather.birdcage.sobered

VAT:

VAT is not applicable

Viewings:

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

Partner Agent:



Tenure: Freehold

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

Solicitors: Kidd Rapinet, Suite G2, The Old Registry, 20 Amersham Hill, High Wycombe, HP13 6NZ. Tel: 01494 410 879. Ref: Keith Dixon.

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 £1,500 incl. VAT.

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



Before



3D Visualisation



After

**Successfully
Turning Visions
Into Reality**



Our range of services means we can help you from concept through to completion.

01234 352201

Little Hamilton, 6A West Street, Buckingham, Buckinghamshire MK18 1HL

*GUIDE PRICE: **£425,000+** (plus fees)



Set within the very heart of Buckingham, in a lovely secluded and tucked away location, this nicely presented detached bungalow offers an excellent opportunity to further improve/enlarge and benefits from delightful gardens, a garage and parking.

Being well set back from the start of West Street, just a few metres from the old Town Hall and Market Square, this detached bungalow sits within a generous plot. This allows for sizeable gardens at the front and rear which offer a good degree of privacy provided by high brick and stone walls to three sides and a hedge with mature trees to the fourth. The gardens are nicely landscaped with lawns, well-tended mature shrubs, plus there is an open fronted timber seating shelter and several sheds. To the foreground is a brick built over-width detached garage with an electrically operated garage door, plus a paved parking area and a tall wooden pedestrian gate provides access with a pathway through the south facing principal garden to the front door.

Internally the bungalow is well presented, although some of the fixtures and fittings are a little dated. There are some generous size rooms with all the accommodation, except one room, being on the ground floor, and in total it measures over 1,600 sq. ft. There is a large boarded loft void and also there is a full height timber and glass room at the front corner of the building to the side of the sitting room, used as a garden room/greenhouse.

Council Tax Band:

E

VAT:

VAT is not applicable

Tenure: Freehold

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

Solicitors: EMW Law, Seebeck House, 1 Seebeck Place, Milton Keynes, MK5 8FR. Tel: 0345 074 2448. Ref: William Morris.

Energy Performance Certificate (EPC): Current Rating D

Accommodation:

Ground Floor: Large reception hall, inner hallway, cloakroom with toilet and hand basin, a large double aspect sitting room with a fireplace, a triple aspect dining room, kitchen, utility room, double aspect master bedroom with a large walk-in wardrobe, a shower cubicle and basin, two further bedrooms, a bathroom and a wash room.

First Floor: A fourth bedroom/loft room and a door into the large loft void.

Exterior:

A five bar gate provides access to a cobbled driveway and parking area which in turn leads to an over width brick built single garage with a gated entrance at the side to the bungalow and gardens. The principal garden is at the front, with lawns, flower and shrub borders, garden room, covered seating area, a timber garden shed and pathways to the front door and all around the building. To either side are narrow areas of garden and at the rear there is also a lawn, vegetable patch and shrub border and a seating area.

Open House Viewings:

Thurs 21st Nov: 13:00 – 13:30

Sat 23rd Nov: 13:00 – 13:30

Thurs 28th Nov: 13:00 – 13:30

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.

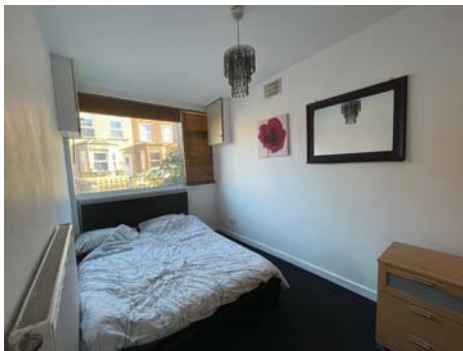
Administration Charge: Purchasers will be required to pay an administration fee of £1,500 incl. VAT.

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

Residential for improvement

100 Tennyson Road, Luton, Bedfordshire LU1 3RR

*GUIDE PRICE: **£300,000+** (plus fees)



A substantial bay fronted 6 bedroom semi-detached house located close to the London Road and Wardown Park in Luton.

This attractive semi-detached property was utilised as a six bedroom House of Multiple Occupancy. The property is generally in good condition and could be reinstated as an HMO or alternatively would provide spacious accommodation as a family home.

The property is located approximately 1.3 miles from Luton town Centre which benefits from an array of shops and local amenities. Luton also benefits from excellent road links to the M1 and transport links including Luton central station which provides access to London in under 40 minutes and there is also the benefit of Bedfordshire University located in the centre of the town.

Accommodation:

Ground Floor: Entrance hall, sitting room, dining room, kitchen, bedroom with en-suite shower room, second bedroom, cloakroom and family shower room.

First Floor: Landing, three bedrooms and family shower room.

Second Floor: A spacious bedroom with walk in wardrobe.

Council Tax Band:

C

Tenure: Freehold

Local Authority: Luton Borough Council. Tel: 01582 546000

Solicitors: Solomon Solicitors, 80 Dunstable Road, Luton, LU1 1EH. Tel: 01582 533 333. Ref: Vicky Johnson.

Energy Performance Certificate (EPC): Current Rating D

Exterior:

The house is set back from the road with a brick wall forming the front boundary and a small paved front garden and side access to the walled and fenced rear garden which has a large paved patio area and a timber shed at the rear of the garden.

VAT:

VAT is not applicable

Open House Viewings:

Thurs 21st Nov: 11:30 – 12:00

Sat 23rd Nov: 11:30 – 12:00

Wed 27th Nov: 11:30 – 12:00

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 £1,500 incl. VAT.

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

2 Slatepits Croft, Olney, Buckinghamshire MK46 5NF

*GUIDE PRICE: **£145,000+** (plus fees)



A two-bedroom purpose-built ground floor apartment within a block of twelve apartments that benefits from allocated parking, located in a residential area in the sort-after market town of Olney.

The apartment was built in 2006 and is located only 0.5 miles from the High Street of this popular market town. The block benefits from a communal entrance and hallway which then leads off to a corridor giving access to the ground floor apartments. Internally the apartment is well maintained and in good decorative order. There are two bedrooms, a double aspect living room, a modern kitchen with a window over the sink and a bathroom fitted with a contemporary white suite with a shower over the bath.

Accommodation:

Entrance hallway, living room, kitchen, bathroom, two bedrooms and a storage cupboard.

Exterior:

Allocated parking space.

Lease:

150 years from 01/01/2006 (131 years remaining)

Tenure: Leasehold

Local Authority: Milton Keynes Council. Tel: 01908 691691

Solicitors: Sharman Law, 1 Harpur Street, Bedford, MK40 1PF. Tel: 01234 303 030. Ref: Emma Corbett.

Energy Performance Certificate (EPC): Current Rating TBC

Ground Rent:

£167.82 per annum.

Service Charge:

£1,526.25 per annum.

Council Tax Band:

B

VAT:

VAT is not applicable

Open House Viewings:

Wed 20th Nov: 12:45 – 13:15

Sat 23rd Nov: 11:30 – 12:00

Wed 27th Nov: 12:45 – 13:15

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

Partner Agent:



MARGARET JAMES
ESTATE AGENTS

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 £1,500 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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4-6 Veryan Place, Milton Keynes, Buckinghamshire MK6 2DH

*GUIDE PRICE: **£550,000+** (plus fees)



A pair of town houses which have been divided into 9 self contained apartments, well presented as residential investment generating an annual income in excess of £65,000 per year.

Centrally located within an established residential area, this property was originally two separate houses and although each house has been converted into apartments, they both remain as stand-alone units. One of the houses now provides five separate apartments, along with a communal utility room, an enclosed rear garden and hard standing at the front. The adjacent house has been converted to four separate apartments and this also benefits from a communal utility room, an enclosed garden and hard standing to the front.

Both properties were converted in 2005 with all of the apartments benefiting from their own shower room, fitted kitchen cupboards with appliances, and with the exception of room 9 which is a one bedroom, the other units are all studio apartments. Two of the units benefit from gardens and another two have balconies. The property has been consistently fully let with many of the tenants in occupants for several years.

Accommodation:

Number 6: Five units, communal utility room and storage.

Number 4: Four units, one is a one bedroom and three x studio apartments, communal utility room and storage.

Exterior:

Enclosed rear gardens and internal garages with both houses.

Council Tax Band:

B

VAT:

VAT is not applicable

Open House Viewings:

Thurs 21st Nov: 10:00 – 10:45

Sat 23rd Nov: 10:00 – 10:45

Thurs 28th Nov: 10:00 – 10:45

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

Tenancy:

4 Veryan Place:

Room 6: The property is let under an Assured Shorthold Tenancy producing £750pcm.

Room 7: The property is let under an Assured Shorthold Tenancy producing £600pcm.

Room 8: The property is let under an Assured Shorthold Tenancy producing £475pcm.

Room 9: The property is let under an Assured Shorthold Tenancy producing £700pcm.

6 Veryan Place:

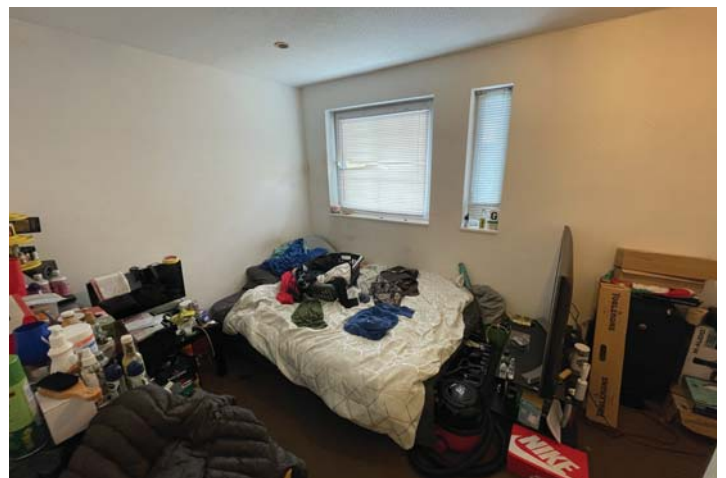
Room 1: The property is let under an Assured Shorthold Tenancy producing £750pcm.

Room 2: The property is let under an Assured Shorthold Tenancy producing £575pcm.

Room 3: The property is let under an Assured Shorthold Tenancy producing £575pcm.

Room 4: The property is let under an Assured Shorthold Tenancy producing £475pcm.

Room 5: The property is let under an Assured Shorthold Tenancy producing £525pcm.



Tenure: Freehold

Local Authority: Milton Keynes Council. Tel: 01908 691691

Solicitors: EMW Law, Seebeck House, 1 Seebeck Place, Milton Keynes, MK5 8FR. Tel: 0345 074 2448. Ref: Kelly Loft.

Energy Performance Certificate (EPC): Current Rating Flat 1, 6 - D, Flat 2, 6 - D, Flat 3, 6 - E, Flat 4, 6 - D, Flat 5, 6 - D, Flat 6, 4 - D, Flat 7, 4 - D, Flat 8, 4 - D, Flat 9, 4 - 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 £1,500 incl. VAT.

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

Residential for improvement

15 Bridge Street, Buckingham, Buckinghamshire MK18 1AF

*GUIDE PRICE: **£195,000+** (plus fees)



Located just 0.2 miles from the town's market square and within a short walking distance from the Royal Latin School, Buckingham Secondary School and the University of Buckingham, this three-bedroom period property offers well-presented accommodation and an attractive rear garden.

This good-sized property offers two main reception rooms off the upper ground floor hallway, all of which are laid with oak wood floors, then stairs lead down to the lower ground floor which gives access to a large kitchen/diner and store room. From the kitchen, doors give access to the attractive rear garden. On the further floors of accommodation are the three good-size double bedrooms, family bathroom and additional store room. The Grade II listed property still maintains original features such as high ceilings and fire places. Although in good order throughout, the property gives the opportunity to improve further.

Accommodation:

Lower Ground Floor: Kitchen and store room.
Upper Ground Floor: Hallway and two reception rooms.
First Floor: Two bedrooms and family bathroom.
Second Floor: Bedroom and store room.

Exterior:

A private rear garden with rear walkway to Bridge Street.

Tenure: Freehold

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

Solicitors: Heald Solicitors, 22 West Street, Buckingham, MK18 1HG. Tel: 01280 814 040. Ref: Abigail Grantham.

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

Listing:

The property is Grade II Listed:

Listing No: 1282707

Council Tax Band:

C

VAT:

VAT is not applicable

Open House Viewings:

Thurs 21st Nov: 14:00 – 14:30

Sat 23rd Nov: 14:00 – 14:30

Thurs 28th Nov: 14:00 – 14:30

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

Partner Agent:

Russell & Butler
independent estate agents

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 £1,500 incl. VAT.

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

46 Goldington Avenue, Bedford, Bedfordshire MK40 3BZ

*GUIDE PRICE: **£380,000+** (plus fees)



A substantial six bedroom semi-detached Edwardian house requiring complete refurbishment that is well located in the popular De Parys ward in Bedford.

This substantial semi-detached property is located in a popular residential location within walking distance of the town centre and the range of amenities on the thriving Castle Road. The property requires comprehensive refurbishment and offers particularly spacious and adaptable accommodation which is arranged over three floors.

Thought to have been constructed in 1901 the property has fallen into disrepair in recent years but offers approximately 2,500 square feet of accommodation and provides substantial living space. The property retains many original features and is conveniently located for the town's amenities and is within easy reach of Bedford Park, Harpur Trust schools and the 'outstanding' Ofsted rated Castle Newnham primary school.

Accommodation:

Ground Floor: Entrance hall, two reception rooms (one with a lift to a first floor bedroom) dining room, boiler room and utility/pantry area, kitchen with larder and a further storage area and cloakroom.

First Floor: Landing, master bedroom (with lift to the ground floor), three further bedrooms, family bathroom and shower room.

Second Floor: Two bedrooms and a room which was previously used as a kitchen area, with only the sink now remaining.

Exterior:

The house is set back from the road with a brick wall forming the front boundary and a small paved front garden and side access to the rear garden which extends to approximately 100' in depth and is in an overgrown state at present and enjoys a sunny, predominantly west facing aspect.

Council Tax Band:

F

VAT:

VAT is not applicable

Open House Viewings:

Wed 20th Nov: 11:30 – 12:00

Sat 23rd Nov: 11:45 – 12:15

Thurs 28th Nov: 11:30 – 12:00

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 £1,500 incl. VAT.

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

16 Park Avenue, Rushden, Northamptonshire NN10 9NP

*GUIDE PRICE: **£195,000+** (plus fees)



An extended bay-fronted semi-detached house that offers an excellent opportunity for further improvement, with a generous garden at the rear, a garage and hardstanding for several vehicles.

Centrally located within an established residential side road, this early twentieth-century bay-fronted semi-detached house is just half a mile from the High Street. The house is set back from the road with a small front garden, and at the side is a driveway that is part covered to provide a car port in front of a brick-built single garage. Internally, there are good-size rooms with the bay-fronted sitting room opened through to the dining room which has been extended at the rear. The original kitchen has also been extended and now provides a generous space fitted with a contemporary range of units and appliances. In addition to the three bedrooms on the first floor, there is a family bathroom with a re-fitted white suite. At the rear, the enclosed garden has a lawn, vegetable patch, paved seating areas and a brick-built store at the back of the garage.

Accommodation:

Ground Floor: Hallway, sitting room, dining room and kitchen-breakfast room.

First Floor: Landing, three bedrooms and a family bathroom.

Tenure: Freehold

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

Solicitors: Thrings Solicitors, Stuart Court, Salisbury Road, Romsey, SO51 6DJ. Tel: 01794 310 300. Ref: Estelle Baldry.

Energy Performance Certificate (EPC): Current Rating D

Exterior:

A stone wall forms the front boundary with a small garden that has a hard surface and a driveway at the side leading to the garage. The large rear garden has fenced boundaries, a lawn, vegetable patch and paved seating areas.

Council Tax Band:

C

VAT:

VAT is not applicable

Open House Viewings:

Wed 20th Nov: 11:15 – 11:45

Sat 23rd Nov: 11:00 – 11:30

Wed 27th Nov: 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:



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 £1,500 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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83 High Street, Bovington, Hertfordshire HP3 0HP

*GUIDE PRICE: **£420,000+** (plus fees)



An extremely attractive period house set within the heart of this well regarded Hertfordshire village, offering over 1,300 sq. ft. of accommodation.

This sought after village lies equidistant to Berkhamsted, Chesham and Hemel Hempstead and this delightful village house faces the High Street on the corner of Church Street. It boasts a wealth of interesting characterful features with ornate carved woodwork, exposed wall and ceiling timbers, stained glass panels, wood panelling, ornate fireplaces and oak flooring. Both of the sizeable reception rooms benefit from fireplaces, there is also a generous kitchen with a terracotta tiled floor and a limited number of fittings including a larder with intricate north African carved wooden doors, a Belfast sink and a teak draining board.

At the rear of the house is a sun room that leads out into an enclosed courtyard garden. On the first floor is a large master bedroom, two further good sized bedrooms and a bohemian bathroom fitted with a modern shower, a roll-top slipper bath, a high level copper cistern toilet and an intricately decorated washbasin and tiled surround.

Council Tax Band:

E

Tenure: Freehold

Local Authority: Dacorum Borough Council. Tel: 01442 228000

Solicitors: BHW Solicitors, 1 Smith Way, Leicester, LE19 1SX. Tel: 0116 289 7000. Ref: Carys Samuel.

Energy Performance Certificate (EPC): Current Rating D

Accommodation:

Ground Floor: Double aspect sitting room, dining room, kitchen/breakfast room and sun room.

First Floor: Landing, three bedrooms and bathroom.

Exterior:

At the rear is an enclosed courtyard garden.

Listing:

The property is a Locally Listed Building at Dacorum Borough Council.

VAT:

VAT is not applicable

Open House Viewings:

Thurs 21st Nov: 10:00 – 10:30

Sat 23rd Nov: 10:00 – 10:30

Wed 27th Nov: 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 £1,500 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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*GUIDE PRICE: **£175,000+** (plus fees)



An extended semi-detached house on a corner plot with gardens on three sides, off road parking and a garage, located in a residential area close to local amenities and the town centre

Built in the 1970s this semi-detached house is set back from the road with mature gardens to the front, side and rear. The house has been enlarged with the addition a sizable conservatory and it is located within a residential area close to local amenities and schools that are approximately half a mile distant. Internally the fixtures and fittings are somewhat dated, thus the property offers an excellent opportunity to refurbish and improve. In addition to the house and gardens there is a detached brick built garage/workshop and a driveway that provides parking.

Exterior:

There are mature hedges to the boundaries at the front and one side of the property and also tall hedges around part of the rear garden that help provide a good degree of privacy. The majority of the gardens are lawn, there is also a decking area within the rear garden where there is a pathway and entrance to the workshop/garage. In front of the garage is hard standing to allow for parking.

Tenure: Freehold

Local Authority: West Northamptonshire Council. Tel: 0300 126 7000

Solicitors: Sharman Law, 1 Harpur Street, Bedford, MK40 1PF. Tel: 01234 303 030. Ref: Emma Corbett.

Energy Performance Certificate (EPC): Current Rating E

Accommodation:

Ground Floor: Hallway, living room, dining room, kitchen and conservatory.

First Floor: Landing, three bedrooms and family bathroom.

Council Tax Band:

C

VAT:

VAT is not applicable

Open House Viewings:

Thurs 21st Nov: 11:45 – 12:15

Sat 23rd Nov: 11:45 – 12:15

Thurs 28th Nov: 11:45 – 12:15

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 £1,500 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 West side of High Street, Sherington, Buckinghamshire MK16 9NX

*GUIDE PRICE:

£75,000+ (plus fees)

A six-acre parcel of land on the edge of a pretty village to the north of Newport Pagnell.

There is a gated entrance just to the north of the village onto the High Street, almost opposite Gun Lane. Beyond the gate is a long strip approximately 15 feet wide that extends to an 'L' shaped parcel of land that measures 6.2 acres, which is divided into two rectangular paddocks of similar size.

What3Words:

///sandbags.massaging.charging

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: J Garrard & Allen, 4 High Street, Olney, MK46 4BB. Tel: 01234 711215. Ref: Rennie Chambers.

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 £1,500 incl. VAT.

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

LEGAL PACKS



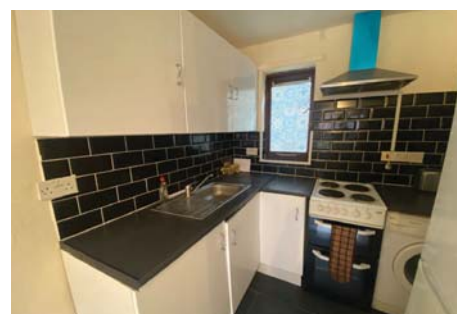
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19 Astra Court, Colin Road, Luton, Bedfordshire LU2 7SG

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



A ground floor studio flat which is part of a purpose built block, situated in the sought after Round Green area and located within 1 mile from the Luton mainline train station.

This studio flat is located on the ground floor of a purpose built block and provides spacious accommodation consisting of a large living/bedroom area with a bathroom and utility area leading off it and there is a separate kitchen area. Outside is an allocated parking space and communal gardens.

Exterior:

An allocated parking space and communal gardens.

Lease:

120 years from 01/01/1983 (78 years remaining)

Ground Rent:

£30 per annum.

Service Charge:

£650 per annum.

Council Tax Band:

A

VAT:

VAT is not applicable

Open House Viewings:

Thurs 21st Nov: 12:30 – 13:00

Sat 23rd Nov: 12:30 – 13:00

Wed 27th Nov: 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 £1,500 incl. VAT.

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

Tenure: Leasehold

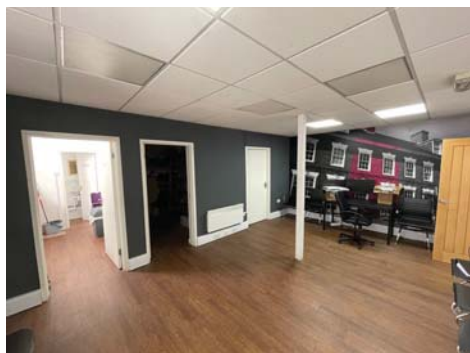
Local Authority: Luton Borough Council. Tel: 01582 546000

Solicitors: Neves Solicitors, AW House 6-8 Stuart Street, Luton LU1 2SJ. Tel: 01582 725 311. Ref: Haqib Iqbal

Energy Performance Certificate (EPC): Current Rating D

22 Market Square, St. Neots, Cambridgeshire PE19 2AF

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



A let commercial investment property, achieving £21,000 per annum, that is superbly located facing onto the market square of this very well-regarded town.

Forming the ground floor of a very attractive period building, this sizeable ground floor commercial property is let to an established estate agency firm (est. 2004) and faces onto the market square which is currently undergoing major works to significantly improve it. The project will enhance the market square by removing car parking and creating an open community space, benefitting from new landscaping, surfacing and street furniture.

The decorative condition both inside and out is very good, and the property is divided into an office/retail area at the front, a similar size room behind, two additional meeting/store rooms, a cloakroom/toilet and a kitchen. In addition to the main entrance, there is a second entrance at the side, under a coaching arch.

Tenancy: The property is subject to a 10 year lease commencing from 5th January 2022, producing a rental income of £21,000 per annum (exclusive of VAT). This agreement provides a five-year break clause, and from 5th January 2027, for the remainder of the term the rental income increases to £22,000 per annum (exclusive of VAT). The insurance premium is £691.23 for the year 24/25 and is recovered from the tenants.

Tenure: Leasehold

Local Authority: Huntingdonshire District Council. Tel: 01480 388388

Solicitors: Burch Phillips & Co Solicitors, 63A Station Road, West Drayton, UB7 7LR. Tel: 01895 442 141. Ref: Stephen Phillips.

Energy Performance Certificate (EPC): Current Rating C

Lease:
999 years from 31/03/2020 (995 years remaining)

Ground Rent:
£195 per annum.

Service Charge:
£110 per annum and this is recovered from tenants.

Listing:
The property is Grade II Listed:
Listing No: 1330638

VAT:
VAT is not applicable

Open House Viewings:
Wed 20th Nov: 10:00 – 10:30
Thurs 28th Nov: 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 £1,500 incl. VAT.

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

Land Adjacent to Little Heath Lodge, Featherbed Lane, Felden HP3 0BT

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



A level parcel of land that measures approximately 0.8 acres which is set along an attractive lane with substantial residential properties close by.

Nicely located within a sought-after highly desirable hamlet of Felden on the corner of Felden Lane and Featherbed Lane, this level parcel of land measuring approximately 0.8 acres, is accessed via an entrance in Felden Lane. The land is well screened from the lane with a mature hedge, trees and fencing along the roadside boundary. There is easy access to the A41 and the desirable market town of Berkhamsted which offers an excellent variety of shops, supermarkets, restaurants, and bars.

Auctioneer's Note:

We are selling on behalf of the Attorneys, the Attorneys have advised us that no pre-auction offers will be accepted and the land will only be sold in the auction on 4th December.

What3Words:

///thinks.eaten.remote

VAT:

VAT is not applicable

Viewings:

You are welcome to view in daylight hours, at your convenience. The Seller has asked if you can please view from the gate, so not to disturb the pony.

Partner Agent:



Tenure: Freehold

Local Authority: Dacorum Borough Council. Tel: 01442 228000

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 £1,500 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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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

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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.	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. 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.	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.
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.	G1.8	(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.
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.	G1.9	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.
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.	G2	G4.3
A5.9	Where the BUYER is a company YOU warrant that the BUYER is properly constituted and able to buy the LOT.	G2.1	(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).
A6	EXTRA AUCTION CONDUCT CONDITIONS	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.
A6.1	Despite any SPECIAL CONDITION to the contrary the minimum deposit WE accept is £4,000 (or the total PRICE, if less). A SPECIAL CONDITION may, however, require a higher minimum deposit.	G2.3	Interest earned on the deposit belongs to the SELLER unless the SALE CONDITIONS provide otherwise.
GENERAL CONDITIONS OF SALE			
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.			
G1	THE LOT	G3	BETWEEN CONTRACT AND COMPLETION
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.	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.
G1.2	The LOT is sold subject to any TENANCIES disclosed by the SPECIAL CONDITIONS, but otherwise with vacant possession on COMPLETION.	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).
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.	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.
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.	G3.4	Section 47 of the Law of Property Act 1925 does not apply to the CONTRACT.
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.	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.
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.	G4	TITLE AND IDENTITY
G1.7	The LOT does not include any tenant's or trade fixtures or	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
		G6	COMPLETION
		G6.1	COMPLETION is to take place at the offices of the SELLER'S conveyancer, or where the SELLER may reasonably require, on the AGREED COMPLETION DATE. The SELLER can only be required to complete on a BUSINESS DAY and between the hours of 0930 and 1700.
		G6.2	The amount payable on COMPLETION is the balance of the PRICE adjusted to take account of apportionments plus (if applicable) VAT and interest, 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.
		G6.5	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)

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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.
G17	MAINTENANCE AGREEMENTS				
G17.1	The SELLER agrees to use reasonable endeavours to TRANSFER to the BUYER, at the BUYER'S cost, the benefit of the maintenance agreements specified in the SPECIAL CONDITIONS.	G22.4	In respect of each TENANCY, if the service charge account shows: (a) that payments that the tenant has made on account exceed attributable service charge expenditure, the SELLER must pay to the BUYER an amount equal to that excess when it provides the service charge account; or (b) that attributable service charge expenditure exceeds payments made on account, the BUYER must use all reasonable endeavours to recover the shortfall from the tenant as soon as practicable and promptly pay the amount so recovered to the SELLER; but in respect of payments on account that are still due from a tenant CONDITION G11 (ARREARS) applies.	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.			G25	WARRANTIES
G18	LANDLORD AND TENANT ACT 1987			G25.1	Available warranties are listed in the SPECIAL CONDITIONS. Where a warranty is assignable the SELLER must:
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			G25.2	(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.	G22.5	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.	G25.3	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.
G19	SALE BY PRACTITIONER			G26	NO ASSIGNMENT
G19.1	This CONDITION G19 applies where the sale is by a PRACTITIONER either as SELLER or as agent of the SELLER.	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.		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	RENT REVIEWS	G27	REGISTRATION AT THE LAND REGISTRY
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.	G23.1	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.	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.	G23.2	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.	G27.2	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.	G23.3	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.	G28	NOTICES AND OTHER COMMUNICATIONS
G19.6	The BUYER understands this CONDITION G19 and agrees that it is fair in the circumstances of a sale by a PRACTITIONER.	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.	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.
G20	TUPE	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.	G28.2	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.	G23.6	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.	G28.3	A communication is to be treated as received: (a) when delivered, if delivered by hand; or (b) when personally acknowledged, if made electronically; but if delivered or made after 1700 hours on a BUSINESS DAY a communication is to be treated as received on the next BUSINESS DAY.
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.	G23.7	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.	G28.4	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.
G21	ENVIRONMENTAL	G23.8	The SELLER and the BUYER are to bear their own costs in relation to rent review negotiations and proceedings.	G29	CONTRACTS (RIGHTS OF THIRD PARTIES) ACT 1999
G21.1	This CONDITION G21 only applies where the SPECIAL CONDITIONS so provide.	G24	TENANCY RENEWALS		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	G24.1	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.		
G21.3	The BUYER agrees to indemnify the SELLER in respect of all liability for or resulting from the environmental condition of the LOT.	G24.2	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.		
G22	SERVICE CHARGE	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.		
G22.1	This CONDITION G22 applies where the LOT is sold subject to TENANCIES that include service charge provisions.	G24.4	Following COMPLETION the BUYER must:		

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Auction dates:

26th February 2025

23rd April 2025

25th June 2025

13th August 2025

22nd October 2025

10th December 2025

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