

Property Auction

Commercial and residential property for sale

Working in partnership with



Thursday 24th October at 1.00pm

Sandy Park Conference Centre

Sandy Park Way

Exeter EX2 7NN



Auction venue & calendar



Sandy Park Conference Centre
Sandy Park Way, Exeter EX2 7NN

Exeter Office

Tel: 01395 275691

Auction programme 2019

AUCTION DATES	CLOSING DATES
28th February	29th January
25th April	26th March
27th June	21st May
5th September	6th August
24th October	24th September
11th December	12th November

23 auctions a year at 4 locations

Properties offered across the UK from our partner auction houses.

SHEFFIELD



DoubleTree by Hilton
Sheffield Park, Chesterfield Road South
Sheffield S8 8BW

Sheffield Office
Tel: 0114 254 1185

Auction	Closing date
6th March	1st February
1st May	29th March
4th July	31st May
18th September	16th August
30th October	27th September
17th December	15th November

LLANELLI



Parc y Scarlets
Llanelli
SA14 9UZ

Head Office
Tel: 01267 221554

Auction	Closing date
9 May	
18 July	
26 September	
28 November	

LIVERPOOL



Crowne Plaza
2 St Nicholas Place, Pier Head,
Liverpool L3 1QW

Liverpool Office
Tel: 0151 207 6315

Auction	Closing date
14th February	18th January
28 March	1st March
15th May	19th April
11th July	14th June
12th September	16th August
31st October	4th October
12th December	15th November

Our coverage is our strength



Can't make the auction? You can still make a telephone or proxy bid on the property you are interested in.
For further details contact the Auctioneers immediately. Telephone 01395 275691.

Auctioneer's pre-sale announcements

This catalogue contains details about properties being sold at auction. Those details are subject to change up to and including the day of the auction. Please check our website regularly at www.countrywidepropertyauctions.co.uk and look out for any additional materials available on the day of the auction, in order to stay fully informed with the up to date information.

- 1 The auctioneer will offer all lots in the order as shown in the catalogue.
- 2 An addendum to the catalogue and Conditions of Sale is currently available for distribution in the auction room.
- 3 This addendum is an important document providing updates and corrections to the auction catalogue.
- 4 Countrywide will always endeavour to inform prospective purchasers of changes that may have taken place after the catalogue was printed when such changes are brought to their attention.
- 5 Would prospective purchasers please ensure they have a copy of the auction catalogue and an addendum prior to bidding.
- 6 Prospective purchasers are deemed to have read the addendum whether they have done so or not.
- 7 You are bidding on the basis that you have checked the General Conditions of Sale, which are detailed at the back of the catalogue, and the Special Conditions of Sale relating to each individual lot.
- 8 The Special Conditions of Sale together with the title documentation have been available for inspection at the auctioneer's office in the immediate period leading up to auction date.
- 9 You are bidding on the basis that you have made all necessary enquiries, particularly in respect of lots the auctioneer has not inspected or had initial sight of tenancy details, and have checked the General and Special Conditions of Sale and are satisfied that you fully understand their content. Please note that some legal packs may contain additional fees (such as the requirement for the seller to pay the vendor's legal fees).
- 10 If you have a question in respect of any of the lots within the catalogue would you please ask one of the Countrywide representatives who will attempt to answer your question during the auction. The auctioneer will not answer any questions whilst the auction is proceeding.
- 11 Guide Prices shown in the catalogue are merely an approximation and the auctioneer's opinion only. They should not be regarded as anything more. (see definition of Guide Prices below)
- 12 The auctioneer will not describe each individual property in detail or elaborate on its features or finer points. He will merely state the address, lot number and a very brief description.
- 13 Please remember it is the bidder's duty to attract the auctioneer's attention.
- 14 Please bid clearly and do not delay.
- 15 At the fall of the hammer the successful bidder will be in a binding contract of sale. At this point, an auction runner will come to your place of bidding, take your name and address and details of your solicitor and will lead you to one of the contract tables in the auction room.

Identification details (details of which are available from Countrywide staff) will be required from you. Please make sure that you have the required documentation readily available. If in doubt, please contact a member of the auction team prior to bidding.

You will then be invited to sign the Memorandum or Contract of Sale and provide a 10% deposit cheque subject to a minimum of £3,000 whichever is the greater. Please note we will not accept cash deposits under any circumstances.
- 16 We only accept deposit cheques on the basis that there are adequate funds in the account on which the cheque is drawn. We reserve the right to take any action as appropriate against a purchaser whose cheque is not honoured on first presentation.
- 17 A successful purchaser will also be required to pay a Buyer's Administration charge of £900 including VAT (unless stated otherwise in the property description in the catalogue) by cheque made payable to Countrywide.
- 18 Completion of the sale and payment of the balance of the purchase money is 28 days after the auction unless the conditions of sale provide otherwise.
- 19 Unless otherwise stated all property is sold subject to a reserve price whether declared or not. (see definition of Reserve Prices below)
- 20 Please note that purchasers will not be entitled to keys or access to properties until completion of the sale. If access is required it may be arranged through the auctioneers with the express permission of the vendor.
- 21 Countrywide hold regular property auctions throughout the year.
- 22 Countrywide operate a substantial dedicated mailing list free of charge to applicants. If you wish to be placed on the mailing list, please give your details to one of our representatives.



*Guide Prices, Reserve Prices and Buyer's Fees

GUIDE PRICE

An indication of the seller's current minimum acceptable price at auction. The guide price or range of guide prices is given to assist consumers in deciding whether or not to pursue a purchase. It is usual, but not always the case, that a provisional reserve range is agreed between the seller and the auctioneer at the start of marketing. As the reserve is not fixed at this stage and can be adjusted by the seller at any time up to the day of the auction in the light of interest shown during the marketing period, a guide price is issued. This guide price can be shown in the form of a minimum

and maximum price range within which an acceptable sale price (reserve) would fall, or as a single price figure within 10% of which the minimum acceptable price (reserve) would fall. A guide price is different to a reserve price (see separate definition). Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

RESERVE PRICE

The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the

seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

BUYER'S FEES

There is a £900 including VAT buyer's administration charge on each lot purchased (unless stated otherwise in the property description). We strongly recommend all purchasers check the special conditions of sale as other fees may also apply to individual properties.

Bidder's registration and identification form

Please complete the following details in full and **IN BLOCK CAPITALS** and provide two forms of certified identification prior to bidding as detailed in Lists A & B below.

If bidding on behalf of a company, and if successful, you will also be required to present a copy of the Certificate of Incorporation and a letter of authority on company letterheaded paper and signed by a company director prior to signing the contract.

FOR COUNTRYWIDE USE ONLY:

Lot/s..... Bidder No

Bidder:

First name(s)..... Surname

Address

Postcode Tel no

Mobile no Email

SECURITY QUESTIONS Date of birth / / Mother's maiden name

Bidder's solicitor:

Firm Contact name

Address

..... Postcode Tel no

Bidder's signature **Date**

Data Protection: The information that you provide on this form and the identification documentation details requested are required under the Money Laundering Regulations 2007 for identification and security purposes, and will be retained by Countrywide for a minimum of 6 years from the above date. The details may also be supplied to other parties if Countrywide are legally required to do so.

Your information is being collected and processed by Countrywide. All information will be processed in accordance with the General Data Protection Regulation. Full details of how we process your information can be found on our website www.countrywide.co.uk/notices/PrivacyNotice.pdf. Print copies of our privacy notice are available on request. If you need to discuss how your information is being processed, please contact us a privacy@countrywide.co.uk.

How will you be paying 10% deposit and buyers admin fee? Cheque Debit card Bank Transfer

Note: The deposit payable on each Lot is 10% of the purchase price or a minimum of £3,000 (whichever is greater). The Administration Charge is £900 including VAT on each Lot (unless stated otherwise in the property description in the catalogue).

Do you wish to be added to the mailing list? Would you like to be contacted by our finance partner, Buy to Let?

Tick Item Ref No

FOR COUNTRYWIDE OFFICE USE ONLY: Identification documentation seen (one from each list)

Prior to bidding you must provide 2 forms of ID, one photographic and one proof of residence – a list of acceptable ID documents can be seen below. In all cases we will require proof of funds.

List A – Photographic evidence of Identity

Tick	Item	Ref No
	Valid Passport with MRZ (Machine Readable Zone – two alphanumeric lines on photo page as verifiable.)	
	Valid full UK photo driving licence.	
	Valid EU/EEA/Switzerland photo driving licence.	
	Valid EU/EEA/Switzerland national Identity Card.	
	Valid UK Armed Forces ID Card.	
	Valid UK Biometric Residence Permit (When copying include both sides.)	
	Valid Blue Badge scheme (disabled pass with photo)	
	Valid Freedom Pass	
	Valid Local Authority Bus pass	
	Valid full UK Driving licence (Non photo, paper) issued before 1998	
	Department for Works & Pensions letter confirming pension details including National insurance Number dated within the last 12 months	

List B – Evidence of Residence

Tick	Item	Ref No
	Valid full UK photo driving licence.	
	Valid full UK Driving licence (Non photo) issued before 1998	
	Local authority council tax bill (dated within the last 12 months).	
	UK Bank / Building societies statements/bills showing activity, dated within the last 6 mths. Including account number and sort code as verifiable.) (Accept internet printed.)	
	UK mortgage statement (dated within the last 12 months) (Accept internet printed.)	
	Utility bills dated within the last 6 months including – Electricity bill (with MPAN number – as verifiable.) Landline, Gas, Satellite TV, Water. (Accept internet printed.) (Not mobile phone bills.)	
	Her Majesty's Revenue and Customs (HMRC) Inland Revenue (IR) Coding / assessment / statement (dated within the last 12 months) with National Insurance number – as verifiable.	
	Department for Works & Pensions letter confirming pension details and NI Number – as verifiable. (Dated within the last 12 months).	

Signed on behalf of Countrywide Date

Once you have completed this form please send to: Countrywide Property Auctions, 109 Union Street, Torquay TQ1 3DW or email along with certified copies of your ID to auctions@countrywide.co.uk

Money Laundering Regulations

Due to the new changes to Money Laundering regulations for buying and selling at auction, as of the 26th June we are now required by Law to ID check everyone who buys at auction

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

1. In the case of an **individual** purchasing at auction, we will require a certified copy of a passport and utility bill.
2. In the case of an **individual acting on behalf of a third party individual**, we will require a certified copy of a passport and recent utility bill from **both parties**.
3. In the case of an **individual acting on behalf of a company** we will require details about the company including ownership information on the ultimate holding company and ultimate beneficial owners of the company, including current addresses and dates of birth.
4. If you are **unable to attend in person** or will be sending us a remote bidding form, we will require certified ID that has been identified by a professionally recognised individual. This will need to be provided to us in advance of the auction date.
5. Your ID will be kept on file for 6 years and will we will only require updated documents if you change address.
6. Registration on the day of the auction opens from 11:00am so please ensure you arrive early to ensure we have been able to satisfactory fulfil the necessary requirements. **In all cases we will require proof of funds.**

Prior to bidding you must provide 2 forms of ID, one photographic and one proof of residence – a list of acceptable ID documents can be seen below. In all cases we will require proof of funds.

List A – Photographic evidence of Identity

Tick	Item	Ref No
	Valid Passport with MRZ (Machine Readable Zone – two alphanumeric lines on photo page as verifiable.)	
	Valid full UK photo driving licence.	
	Valid EU/EEA/Switzerland photo driving licence.	
	Valid EU/EEA/Switzerland national Identity Card.	
	Valid UK Armed Forces ID Card.	
	Valid UK Biometric Residence Permit (When copying include both sides.)	
	Valid Blue Badge scheme (disabled pass with photo)	
	Valid Freedom Pass	
	Valid Local Authority Bus pass	
	Valid full UK Driving licence (Non photo, paper) issued before 1998	
	Department for Works & Pensions letter confirming pension details including National insurance Number dated within the last 12 months	

List B – Evidence of Residence

Tick	Item	Ref No
	Valid full UK photo driving licence.	
	Valid full UK Driving licence (Non photo) issued before 1998	
	Local authority council tax bill (dated within the last 12 months).	
	UK Bank / Building societies statements/bills showing activity, dated within the last 6 mths. Including account number and sort code as verifiable.) (Accept internet printed.)	
	UK mortgage statement (dated within the last 12 months) (Accept internet printed.)	
	Utility bills dated within the last 6 months including – Electricity bill (with MPAN number – as verifiable.) Landline, Gas, Satellite TV, Water. (Accept internet printed.) (Not mobile phone bills.)	
	Her Majesty's Revenue and Customs (HMRC) Inland Revenue (IR) Coding / assessment / statement (dated within the last 12 months) with National Insurance number – as verifiable.	
	Department for Works & Pensions letter confirming pension details and NI Number – as verifiable. (Dated within the last 12 months).	

ID can be approved as follows:

- Come to any of our offices with originals and we will certify them free of charge
- Solicitors, the bank, an accountant or other professional body can certify the relevant ID
- The Post Office can verify up to 3 x forms of ID for a charge of £10.50

All certified ID can be sent to us at auctions@countrywide.co.uk

The purpose of Countrywide obtaining this information is in order for us to carry out customer due diligence in compliance with the regulations. There are no exceptions and Countrywide takes its obligations very seriously.

IF YOU HAVE ANY QUERIES PLEASE CONTACT US ON 01395 275691.

Thank you for your understanding and helping us comply with these regulations.

Order of Sale

Thursday **24 October**

1	2 Atlantic Bays, Curlew Lodge, St. Merryn, Padstow, Cornwall PL28 8PY	£30,000+
2	151 Billacombe Road, Plymouth, Devon PL9 7HB	£80,000–£90,000
3	Top Floor Maisonette, 8 Alexandra Place, Plymouth PL4 7JP	£70,000+
4	Land at Vernham Street, Andover, Hampshire SP11 0EL	£75,000+
5	7 Hillside Terrace, Yeovil, Somerset BA21 4HR	£80,000–£100,000
6	18 South Lawn Terrace, Exeter EX1 2SW	£275,000+
7	6 Apsley Road, Plymouth PL4 6PJ	£150,000+
8	159a Exeter Road, Kingsteignton, Newton Abbot, Devon TQ12 3NQ	£75,000+
9	Vine Cottage, Vine Street, Winkleigh, Devon EX19 8HN	£90,000+
10	57 Waterloo Street, Stoke, Plymouth PL1 5RS	£160,000+
11	Flat 4, 23 Thurlow Road, Torquay TQ1 3DZ	£55,000+
12	Upcott Barton Farmhouse, Broadwoodwidge, Lifton, Devon PL16 0JR	£450,000+
13	18 Tanyards Court, Beer Road, Seaton, Devon EX12 2PA	£55,000–£65,000
14	The Lodge, Newton St. Cyres, Exeter, Devon EX5 5BL	£250,000–£275,000
15	91 Fore Street, Redruth, Cornwall TR15 2BP	£100,000–£125,000
16	Flat 3, 6a Gwennyth Street, Cardiff CF24 4PH	£150,000–£175,000
17	188 Lymington Road, Torquay TQ1 4AR	£150,000+
18	204a Cheltenham Road, Bristol BS6 5QZ	£90,000+
19	14 Highshore House, New Bridge Street, Truro, Cornwall TR1 2FE	£100,000+
20	83 Plymouth Road, Buckfastleigh, Devon TQ11 0DH	£110,000+
21	Homestead, Fore Street, St. Day, Redruth, Cornwall TR16 5JU	£120,000–£140,000
22	Flat E, 458 Babbacombe Road, Torquay TQ1 1HW	£60,000+
23	14 Ferndale Road, Exeter EX2 9BW	£145,000+
24	65 Chickerell Road, Weymouth, Dorset DT4 0BW	£125,000+

LOT
1

2 Atlantic Bays, Curlew Lodge, St. Merryn, Padstow, Cornwall PL28 8PY
*GUIDE PRICE £30,000+



A three bedroom detached holiday lodge in St Merryn, Padstow, North Cornwall.

DESCRIPTION

A detached holiday lodge, located on Atlantic Bays Park in St Merryn. Light and airy, the lodge offers three bedrooms (with master en-suite), family bathroom and a lounge with fitted kitchen. To the front of the lodge is a sun deck.

LOCATION

Set on a favoured and popular holiday park, approximately a mile and a half from St Merryn village and several sandy beaches, including Harlyn, Treyarnon and Constantine. There is a bar and launderette on site as well as entertainment. The site is open from March to December. The village offers a host of shops restaurants and main amenities. Padstow is within 5 miles from the site.

ACCOMMODATION

Lodge Entrance via the sun deck to the front, open plan lounge/kitchen, three bedrooms with the master having en-suite facilities and a separate family bathroom.

SITE FACILITIES

The site is open March to December annually. The site facilities include a bar and restaurant, shop, games room and laundrette.



EPC

Energy Efficiency Rating – Exempt

AUCTION VALUER

Lucy Fuller

VIEWING ARRANGEMENTS

Strictly by appointment only with Stratton Creber Padstow 01841 532230. General enquiries Countrywide Property Auctions 01395 275691.



LOT
2

151 Billacombe Road, Plymouth, Devon PL9 7HB

*GUIDE PRICE £80,000–£90,000



A two bedroom semi-detached house requiring modernisation throughout, in the Plymstock area of Plymouth.

DESCRIPTION

A two bedroom semi-detached house, benefitting from off road parking to the front and a garden to the rear. The property now requires updating and would suit purchasers looking for a project.

LOCATION

Plymstock offers schooling for all ages, several supermarkets and a wide range of local shops and amenities. There is also a very good bus link into and out of the Ocean city of Plymouth with both Wembury and Heybrook bay just a few minutes' drive.

ACCOMMODATION

Ground Floor Entrance into the lounge, dining room, kitchen, stairs to the first floor and access to the rear garden.

First Floor Two bedrooms and a bathroom.

Outside To the front is on drive parking, whilst to the rear is a family garden area.

NOTE

Please be advised the auction surveyor has not internally inspected the property.

EPC

Energy Efficiency Rating – TBC

AUCTION VALUER

Lucy Fuller

VIEWING ARRANGEMENTS

Strictly by appointment only with Fulfords Drakes Circus 01752 223355. General enquiries Countrywide Property Auctions 01395 275691.





A two bedroom maisonette now requiring modernisation, located in Plymouth on the Devon and Cornwall border.

DESCRIPTION

A two bedroom maisonette with potential for an additional third bedroom, set in the city of Plymouth. The property is currently laid out as a lounge, kitchen, bedroom and cloakroom on the first floor. The second floor features a bedroom, bathroom and additional study/ dressing room which could become a third bedroom subject to the relevant works being completed. Ideal as a project or to let once renovation is completed.

LOCATION

Located close to both Mutley Plain and the city centre, this property is centrally located close to Schools, Plymouth University and ease of access to the A38 Devon Expressway. Local amenities are close by which include a parade of shops and bars.

ACCOMMODATION

Ground Floor Entry via a communal door into the hallway, stairs to the first floor.

First Floor Lounge, kitchen, bedroom one and a cloakroom. Stairs to the second floor.

Second Floor Bedroom with dressing room/ study and a bathroom.

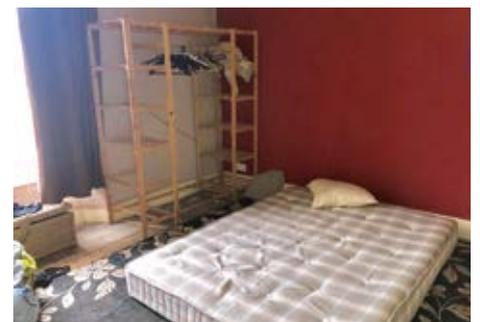


NOTE
In accordance of the estate agency act of 1974, we are informing you that this property is being sold by an employee of Countrywide.

EPC
Energy Efficiency Rating – E

AUCTION VALUER
Lucy Fuller

VIEWING ARRANGEMENTS
Strictly by appointment only with Fulfords Drakes Circus 01752 223355. General enquiries Countrywide Property Auctions 01395 275691.



LOT
4

Land at Vernham Street, Andover, Hampshire SP11 0EL

*GUIDE PRICE £75,000+



Circa four acres of grazing/amenity land with outbuildings and mains water supply, on the rural fringes of the village of Vernham Dean.

DESCRIPTION

An interesting opportunity to acquire a parcel of land measuring circa 4 acres situated on the rural fringes of the village of Vernham Dean. The land has gated access from the lane and a range of useful outbuildings comprising of a stable with hardstanding to the side, field shelter, storage shed/hay barn and a mains water supply. The land is divided into 6 paddocks/turnout areas, two having field shelters and offers glorious views over the surrounding countryside.



LOCATION

Vernham Dean is situated in the Bourne Valley district of Hampshire and borders Wiltshire and Berkshire, incorporating the hamlets of Littledown, Vernham Street and Upton. The village boasts a public house, primary and pre-school, Church and village hall, with access to the M4 circa 25 minutes' drive and M3 circa 35 minutes.



EPC

Energy Efficiency Rating – Exempt

AUCTION VALUER

Wendy Alexander

VIEWING ARRANGEMENTS

Strictly block viewings by prior appointment only with Austin & Wyatt Ringwood 01425

478786. General enquiries Countrywide Property Auctions 01395 275691.



A three bedroom mid terrace house requiring modernisation conveniently situated for Yeovil town centre.

DESCRIPTION

A three bedroom mid terrace house, with accommodation over three storeys, which would now benefit from a programme of modernisation and offers the potential, subject to any requisite consents, for further upwards extension. The property has the benefit of a good sized elevated rear garden, which would benefit from a programme of formalisation to fully enhance the property and has on street parking. The property enjoys a no through road location, offering views over the townscape from the garden and upper floors, whilst being conveniently situated for Yeovil town centre.

LOCATION

Yeovil is a vibrant market town situated on the Southern boundary of Somerset, offering a superb selection of boutique shops, cafes and restaurants, along with supermarkets, hospital and educational facilities catering for all ages. Yeovil is readily commutable to the A303 and in turn the M5, Bristol and Exeter airports and mainline railway stations.

ACCOMMODATION

Ground Floor Entrance hall, sitting room, dining room, kitchen with access to the conservatory, bathroom.

First Floor Landing and two double bedrooms.

Second Floor Bedroom three.

Outside The garden lies to the rear of the property, with a gated right of way giving access to the front of the terrace and steps up to the main garden area, enjoying views over the townscape and Wyndham Hill.

EPC

Energy Efficiency Rating – F

AUCTION VALUER

Wendy Alexander

VIEWING ARRANGEMENTS

Strictly by appointment only with Palmer Snell Yeovil 01935 642000. General enquiries Countrywide Property Auctions 01395 275691.





An interesting opportunity to acquire a three storey mid terrace house with planning permission already in place to create a 4/6 bedroom property with HMO potential STRC.

DESCRIPTION

An interesting opportunity to acquire a three storey, mid terrace house, requiring modernisation with the benefit of full planning permission already in place for a part single and part two storey extension, in order to create either a sizeable family home in this popular area of the city, or the potential for a lucrative HMO venture subject to any requisite consents.

LOCATION

Heavitree is a popular residential area of the cathedral city of Exeter, within close proximity to a wide range of local amenities including local shops, supermarkets, restaurants, churches, doctors' surgery and educational facilities catering for all age groups. The property is located close to Heavitree Park and the RD&E Hospital, with good access to Exeter city centre, mainline railway stations, the M5/A30/A38 road networks and Exeter airport.

PROPOSED ACCOMMODATION

Ground Floor Entrance porch, hallway, lounge, dining room, kitchen with snug/day room off.

First Floor Landing, two bedrooms, shower room and bathroom.

Second Floor Landing and two further bedrooms.

Outside Enclosed garden with patio seating area and storage shed.

PLANNING

A Grant of Full Planning Permission was issued by Exeter City Council, on the 24th July 2019, under application number 19/0746/FUL for 'Part single/part two storey rear extension. Replacement of the existing Velux to a dormer and the introduction of a new Velux window over the stairwell. In addition application 19/0950/LPD, granted on the 19th July 2019, relates to the proposed ground floor single storey rear extension. Interested parties must make and rely upon their own planning enquiries of Exeter City Council planning department.

EPC

Energy Efficiency Rating – G

AUCTION VALUER

Wendy Alexander Viewing Arrangements Strictly by prior appointment with Fulfords Exeter 01392 252666. General enquiries Countrywide Property Auctions 01395 275691.





A substantial bay fronted house, currently loosely arranged as two apartments, now requiring modernisation.

DESCRIPTION

Situated within a short walk of the city centre and located in the heart of a popular letting area close to Plymouth University. A substantial bay fronted Victorian townhouse which is currently arranged loosely as two self-contained flats, providing an ideal investment opportunity once renovations are complete. The ground floor flat provides a large living room, fitted kitchen/diner, shower room and generous double bedroom, with access to the cellar rooms from the hallway. The first floor maisonette offers four double bedrooms, living room, bathroom and kitchen. At the time of instruction, the property is not separated internally between flats.

LOCATION

Plymouth is located on the South Devon coast alongside the border of Cornwall. The well renowned Plymouth University is located approximately 0.5 miles away and Drakes Circus shopping centre just 0.6 miles away.

ACCOMMODATION

Ground Floor: Entrance hallway with stairs to the first floor, lounge, kitchen/diner, shower room and bedroom. Access to the cellar area is located under the hallway stair case.

First Floor Landing with further staircase to the uppermost floor, two bedrooms, lounge, kitchen and bathroom.

Second Floor Two bedrooms

Basement Three cellar areas with access to the rear garden area.

Outside Courtyard garden with service lane access.

EPC

Energy Efficiency Rating:
Ground Floor – D
Second Floor Maisonette – D

AUCTION VALUER

Lucy Fuller

VIEWING ARRANGEMENTS

Strictly by appointment only with Fulfords Plymouth 01752 223355. General enquiries Countrywide Property Auctions 01395 275691.





A one bedroom ground floor flat in the town of Kingsteignton, Newton Abbot.

DESCRIPTION

Located on the ground floor with its own entrance, this one bedroom apartment also benefits from a sun deck to the rear, allocated parking and open plan lounge/diner with kitchen leading from it. Ideal as a buy to let investment.

LOCATION

Kingsteignton is a small town with good amenities, including primary and secondary school, shops, pubs and churches, as well as excellent access to the A380 or A38 for Exeter, Newton Abbot, Torbay and Plymouth. Other local facilities include Newton Abbot Racecourse, supermarkets and retail outlets.

ACCOMMODATION

Ground Floor Entrance hallway leading to the lounge/diner, kitchen, double bedroom and shower room.

Outside Leading from the lounge/diner is a decked area with balustrade, which in turn leads to the parking bay for the property.

EPC

Energy Efficiency Rating – D

AUCTION VALUER

Lucy Fuller



VIEWING ARRANGEMENTS

Strictly by appointment only with Fulfords Newton Abbot 01626 351951. General enquiries Countrywide Property Auctions 01395 275691.



A deceptively spacious two bedroom character cottage requiring refurbishment.

DESCRIPTION

A two bedroom character cottage requiring refurbishment enjoying a tucked away location in the centre of the picturesque village of Winkleigh, situated just off The Square. The property has proven itself to be a successful residential lettings venture over the years and would also lend itself to a lock up and leave holiday home/Airbnb type venture post refurbishment.

LOCATION

The award winning picturesque village of Winkleigh is situated between Dartmoor and Exmoor National Parks and is a popular location for ramblers and anglers alike. The village caters well for day to day requirements with shops, cafes, primary school, public house and church. This lively and vibrant community also has the benefit of a Community Centre and a Village Hall, both are well used by local clubs and classes. There is a Sports Centre with football pitch and tennis courts as well as indoor bowls and badminton. The village has the benefits of a regular bus service linking Barnstaple and Exeter, with Eggesford train station situated 4 miles from the village. The larger towns of Crediton and Okehampton are both within easy reach, the village is also within commuting distance of the cathedral city



of Exeter or the regional business town of Barnstaple.

ACCOMMODATION

Ground Floor Open plan lounge/kitchen/ diner, inner lobby and utility room.

First Floor Large landing/study area, two double bedrooms with one being dual aspect and a bathroom.

EPC

Energy Efficiency Rating – E

AUCTION VALUER

Wendy Alexander



VIEWING ARRANGEMENTS

Strictly by prior appointment with Fulfords St Thomas 01392 411255. General enquiries Countrywide Property Auctions 01395 275691.

LOT
10

57 Waterloo Street, Stoke, Plymouth PL1 5RS

*GUIDE PRICE £160,000+



A five bedroom, two reception terraced house with parking and a rear garden, requiring modernisation.

DESCRIPTION

Set in the popular area of Stoke, Plymouth is this terraced home set over three storeys. The property benefits from a lounge, dining room, kitchen and bathroom on the ground floor, large bedroom with walk in dressing room to the rear of the first floor and two further bedrooms to the front elevation. On the second floor is a further double bedroom and optional study or fifth single bedroom. At the rear is an enclosed garden with off road gated parking.

LOCATION

Stoke is a popular residential area situated on the fringes of Plymouth city centre. Stoke Village can be found close by with offers an array of amenities including doctors, dentist, hairdressers, florist and many more facilities and amenities, regular bus services and easy access to the Dockyard and the Torpoint Ferry. Devonport park is within walking distance and The Life Centre at Central Park.

ACCOMMODATION

Ground Floor Entrance hallway with stairs to the first floor, lounge, dining room, rear hallway accessing the garden, kitchen and bathroom.

First Floor Landing leading to a rear bedroom with walk in dressing room, front master bedroom with storage facilities and a third bedroom. Stairs to the second floor.

Second Floor Landing leading to a double bedroom with eaves storage and an optional study or fifth single bedroom.

Outside Several areas for storage including a coal store and workshop space. Lawned garden area bordered by interspersing plants and shrubs. To the conclusion of the garden is a hard standing with gates to the rear cobbled service lane.



EPC

Energy Efficiency Rating – G

AUCTION VALUER

Lucy Fuller

VIEWING ARRANGEMENTS

Strictly by appointment only with Miller Countrywide Plymouth 01752 668242. General enquiries Countrywide Property Auctions 01395 275691.



LOT
11

Flat 4, 23 Thurlow Road, Torquay TQ1 3DZ

*GUIDE PRICE £55,000+



General view of building

A one bedroom apartment in a converted villa set in the coastal town of Torquay in south Devon.

DESCRIPTION

A vacant one bedroom first floor flat situated a short walk to Torquay town centre, previously tenanted for £450pcm/£5,400pae, although the apartment may command more in the current rental market. The apartment benefits from its own entrance, double bedroom, lounge, kitchen and bathroom. The accommodation also includes allocated parking, visitors parking and use of communal gardens.

LOCATION

Torquay forms part of the Borough of Torbay, incorporating the towns of Paignton and Brixham, along the South Devon coast. Local amenities include sandy beaches, busy town centre, bowling alley and busy Harbourside with several bars and restaurants. Neighbouring market towns accessible by rail include Newton Abbot, Totnes and the cities of Exeter and Plymouth.

ACCOMMODATION

Apartment Lounge with views over the surrounding area, kitchen, bedroom and bathroom.

Outside Use of the communal areas and an allocated parking space.



EPC

Energy Efficiency Rating – E

AUCTION VALUER

Lucy Fuller

VIEWING ARRANGEMENTS

Strictly by prior appointment only with Miller Countrywide Torquay 01803 291429. General enquiries Countrywide Property Auctions 01395 275691.





A charming Grade II* listed five bedroom farmhouse set in circa 26 acres with a range of useful outbuildings.

DESCRIPTION

A charming Grade II* Listed five bedroom, five reception room farmhouse retaining a wealth of character features, complete with circa 26 acres of gardens, orchard, pasture and woodland, enhanced by a range of useful traditional barns and outbuildings perhaps offering the potential for a variety of uses subject to any requisite consents. Upcott Barton Farmhouse enjoys a private rural setting with glorious views over the surrounding countryside and is located circa 1.5 miles from the A30 dual carriageway, running from Cornwall to Exeter and linking in turn to the M5, being readily commutable to the major cities in both Counties and the glorious Cornish coastline.

LOCATION

The nearby villages of St Giles on the Heath, Broadwoodwidge and Lifton cater for day to day requirements with local shops, restaurants, public houses, primary schools and doctors surgery, with the nearest town being the market town of Launceston offering a comprehensive range of social, recreational, educational and shopping facilities.



ACCOMMODATION

Ground Floor Entrance porch, hallway, kitchen/breakfast room, boot room/utility, sitting room, dining room, office/snug and cloakroom.

First Floor Landing, five bedrooms and shower room.

Outside South facing lawned garden area, rose garden, orchard with greenhouse, rear

courtyard with car port/machinery store (14m x 11m) and ample on drive parking. Outbuildings to include workshop (14.4m x 6m), stone barn (11.2m x 4.7m), general storage barn (12.3m x 5.6m) all being of sound construction and offering the potential perhaps for development, subject to any requisite consents, along with a grain store (23m x 7.5m), former milking parlour and



dairy, cattle sheds, portal frame building (28.2m x 22.6m), calf shed and small barn, the whole totalling circa 26 acres being completed by pasture and woodland.

EPC

Energy Efficiency Rating – Exempt

AUCTION VALUER

Wendy Alexander

VIEWING ARRANGEMENTS

Strictly by prior appointment with Kivells Launceston 01566 776886. General enquiries Countrywide Property Auctions 01395 275691.

NOTE

We understand the property currently enjoys a private water supply although mains water supply is available on site, mains electricity and private drainage.



LOT
13

18 Tanyards Court, Beer Road, Seaton, Devon EX12 2PA

*GUIDE PRICE £55,000–£65,000



General view of building

A purpose built one bedroom flat with lift and parking available for an additional fee.

DESCRIPTION

A purpose built second floor one bedroom apartment with a lift service to all floors and parking available for an additional fee. The property is well presented and ready for either owner/occupation or for sub-letting, to over 55s with prior approval of the management. We understand that the current rental income achievable for one bedroom apartments in the building is circa £550pcm/£6,600pae.

LOCATION

The popular seaside town of Seaton is situated on the dramatic Jurassic Coast and offers a wide range of shopping and leisure facilities, cafes, restaurants, public houses and medical centre.

ACCOMMODATION

Ground Floor Communal entrance hallway with stairs and a lift service to all floors.

Second Floor Flat 18: Entrance hallway, sitting room, kitchen, bedroom and bathroom.

NOTE

We understand that whilst the property may be purchased by those under 55 years of age, occupancy is restricted to those over 55 and with prior approval of the management. Interested parties must make and rely upon their own enquiries of both the lease and management company.

EPC

Energy Efficiency Rating – C

AUCTION VALUER

Wendy Alexander

VIEWING ARRANGEMENTS

Strictly by prior appointment with Fulfords Seaton 01297 24224. General enquiries Countrywide Property Auctions 01395 275691





A three bedroom detached bungalow enjoying a secluded location within the grounds of Newton House.

DESCRIPTION

A three bedroom detached former lodge house situated in the highly sought after village of Newton St Cyres, which would now benefit from further updating and repair work. The property offers good sized living accommodation and enjoys a high degree of privacy, with its own private gardens and on drive parking for several vehicles, situated within the grounds of the prestigious Newton House.

LOCATION

The village has a well-known public house/ restaurant, a popular Italian restaurant, an excellent newly built primary school, a beautiful church and is readily commutable to Exeter city centre, mainline railway stations and in turn the M5, A30 and A38 road networks, along with Exeter airport.

ACCOMMODATION

Ground Floor Entrance porch, hallway, dining hall, dual aspect sitting room, kitchen, utility room, rear lobby, three double bedrooms and family bathroom.

Outside Elevated lawned gardens with views over the surrounding countryside, summer house and purpose built storage facility,

inner courtyard area and on drive parking for several vehicles.

EPC

Energy Efficiency Rating – E

AUCTION VALUER

Wendy Alexander

VIEWING ARRANGEMENTS

Strictly by prior appointment with Fulfords St Thomas 01392 411255. General enquiries Countrywide Property Auctions 01395 275691.

DIRECTIONAL NOTE

From Exeter proceed through the village of Newton St Cyres heading towards Crediton, taking the turning on your right towards the train station (Station Road), then immediately on your left you will find the private driveway for Newton House. Proceed past the main house to the end of the driveway and you will find the private entrance to The Lodge





A substantial three storey mixed use building with planning consent, set in the town centre of Redruth.

DESCRIPTION

An extensive building which requires total refurbishment throughout. The property is currently uninhabitable but benefits from granted planning under the reference PA18/07458 to form a mixture of residential dwellings and a commercial shop to the ground floor.

LOCATION

Redruth town centre offers a number of local and national facilities including banks, restaurants, butchers, and has a multi-screen cinema complex in very close proximity to the property itself. Redruth has a mainline railway link to London Paddington station and also offers good access to the A30 trunk road which links into Devon.

PROPOSED ACCOMMODATION

Ground Floor Commercial property to the front aspect. Access is granted via the rear courtyard leading to the residential element of the building, which will include: Flat 1: Lounge kitchen with separate bedroom and accessible shower room. Flat 2: Lounge kitchen with separate bedroom and accessible shower room.

First Floor Communal stairwell leading to the second floor and doors to: Flat 3: Studio

flat with open plan living space and a shower room. Flat 4: Studio flat with open plan living area and a shower room. Flat 5: One bedroom apartment with open plan lounge kitchen, bedroom and a bathroom.

Second Floor Flat 6: One bedroom apartment with open plan lounge kitchen, bedroom and a bathroom. Flat 7: One bedroom apartment with an open plan lounge kitchen, separate bedroom and a shower room.

PLANNING

A grant of conditional planning was approved on the 28th of January 2019 under the reference PA18/07458 for the "Reconfiguration of existing Ground, First & Second floor flats to provide 3 further residential units including associated alterations to existing communal staircase and circulation space to meet statutory requirements." All prospective purchasers should make and rely on their own findings with Cornwall Council Planning 0300 1234 151.

NOTE

All prospective viewers are advised that they enter the property at their own risk and will be required to sign a disclaimer to view internally. Sturdy footwear must be worn.



There is limited natural light in places in the building, it is advisable to take a handheld light source.

EPC

Energy Efficiency Rating – Exempt – Uninhabitable

AUCTION VALUER

Lucy Fuller.

VIEWING ARRANGEMENTS

Viewing strictly by appointment only with Stratton Creber Redruth 01209 217201. General enquiries Countrywide Property Auctions 01395 275691.

LOT
16

Flat 3, 6a Gwennyth Street, Cardiff CF24 4PH

*GUIDE PRICE £150,000–£175,000

General view of building



A six bedroom purpose-built flat fully let and generating £24,000pae offering an excellent investment opportunity.

DESCRIPTION

A purpose built well-presented six bedroom flat, all with en-suite shower rooms and a communal lounge/kitchen/diner, to be sold fully let for the coming academic year and generating an income of £24,000pae. The property is conveniently situated for the Cardiff University and the University Hospital of Wales, attracting both students and professional tenants.

LOCATION

Cathays is a vibrant area of the city with local shops, cafes and restaurants, recreational and educational facilities, with excellent public transport links to Cardiff city centre.

ACCOMMODATION

First Floor Entrance hall, lounge/kitchen/diner, six bedrooms with en-suite shower rooms.

EPC

Energy Efficiency Rating – D

AUCTION VALUER

Wendy Alexander

VIEWING ARRANGEMENTS

Strictly by appointment only with Taylors Roath 029 2048 6631. General enquiries Countrywide Property Auctions 01395 275691.



Ground Floor



A six room terraced house used for letting purposes, set in close proximity to Torquay town centre.

DESCRIPTION

A spacious terraced house which is set up as individual rooms with kitchenettes and shared bathroom facilities. The property is set up as two rooms with kitchenettes on the ground floor and a third rear room having a separate kitchen and access to the rear garden. To the first floor are three further rooms each with kitchenettes, a shower room and a bathroom.

LOCATION

Torquay is set between the other Torbay towns of Paignton and Brixham, on the South Devon coast. Local amenities include a busy town centre, several sandy beaches and transport links via rail or road to the Devon cities of Plymouth and Exeter.

ACCOMMODATION

Ground Floor Entrance hallway leading to three letting rooms and stairs to the first floor.

First Floor Landing leading to three further letting rooms with a shared shower room and shared bathroom.

Outside To the front is a long driveway and at the rear is an enclosed garden space accessed from the kitchen at the rear.

RENTAL INFORMATION

At the time of instruction three rooms were tenanted as follows: Room two was occupied with an income of £275pcm/£3,300pae. Room three was occupied with income of £325pcm/£3,900pae and room five occupied with income of £240pcm/£2,880, with all three tenants on an AST basis. The remaining rooms have previously commanded up to £275pcm/£3,300pae, per room, at differing times. If fully occupied on this basis (and subject to gaining the relevant licence), the income could equal £1,665pcm/£19,980pae. Anyone wishing to enquire about obtaining a HMO licence on the property should make and rely on their own investigations with Torbay Council on 01803 201201.

EPC

Energy Efficiency Rating – E

AUCTION VALUER

Lucy Fuller

VIEWING ARRANGEMENTS

Strictly by prior appointment only with Miller Countrywide Torquay 01803 291429. General enquiries Countrywide Property Auctions 01395 275691.





An interesting opportunity to acquire a freehold commercial premises with the graphic potential for upwards extension subject to any requisite consents.

DESCRIPTION

An interesting opportunity to acquire a currently single storey commercial property situated in a prime trading location in Cheltenham Road and the popular Bishopston area of the city. The property would lend itself to a variety of uses post refurbishment works and also has the graphic potential, subject to any requisite consents, for upwards extension to maximise the existing footprint and create additional retail space/residential accommodation on an upper floor upon which interested parties must make and rely upon their own planning enquiries of Bristol City Council.

LOCATION

Cheltenham Road is situated in the popular Bishopston area of the city, offering a range of local shops, pubs and retail outlets, with excellent public transport links into Bristol city centre and the main A38 road network.

ACCOMMODATION

Ground Floor Entrance hall, main office, waiting room, covered yard with wc and wash hand basin.

EPC

Non Domestic Energy Efficiency Rating – G

AUCTION VALUER

Wendy Alexander

VIEWING ARRANGEMENTS

Strictly by prior appointment with Taylors Filton 0117 969 5353.



Floor Plan



General view of building

A one bedroom purpose-built second floor apartment, set in the heart of Truro.

DESCRIPTION

Situated within the Heart of Truro City is this lovely light and airy apartment benefitting from gas central heating and double glazing. The accommodation comprises a hallway with doors to an open plan lounge/kitchen with integrated appliances, modern bathroom and featuring views of Truro Cathedral from the bedroom. The property would suit landlords looking for a property ready to let. Previous letting figures state the property should command up to £675pcm/£8,100pae on an AST basis.

LOCATION

Located in the centre of the city with its extensive assortment of amenities, offering a vast array of shops, supermarkets, boutiques, cafes, bars and restaurants, close to a comprehensive range of professional health services and national rail networks. All of which are dotted around the quaint cobbled streets and riverside walks. A short drive from the city centre there are a range of larger retail outlet centres, County hospital and Newquay airport.



ACCOMMODATION

Apartment Entrance hallway with doors to the lounge/kitchen, bedroom and bathroom. Views of the surrounding area are enjoyed from the lounge and bedroom.

EPC

Energy Efficiency Rating – B

AUCTION VALUER

Lucy Fuller

VIEWING ARRANGEMENTS

Viewing strictly by appointment with Stratton Creber Truro 01872 275376. General enquiries Countrywide Property Auctions 01395 275691.





A three bedroom terraced house in Buckfastleigh, requiring modernisation.

DESCRIPTION

Ideal as a renovation project, this three bedroom house offers a lounge, kitchen and bathroom to the ground floor, whilst to the first floor are three bedrooms. At the rear of the property is a garden with potential to accommodate an off road parking space subject to the relevant planning permissions being obtained.

LOCATION

Buckfastleigh is a small market town in Devon which lies on the edge of the Dartmoor National Park. Benefiting from good transport links via the A38 towards both Plymouth and Exeter. The town of Ashburton is approximately 4.1 miles away, featuring public houses and the gateway to Dartmoor itself.

ACCOMMODATION

Ground Floor Entrance and stairs to the first floor, lounge, kitchen, bathroom and access to the rear garden.

First Floor Three bedrooms.

Outside To the front is an ornamental garden area and shared pathway. At the rear of the property is a garden with access from West End Road behind.

EPC

Energy Efficiency Rating – TBC



NOTE

Under Section 157 of The Housing Act of 1985 the property is subject to an ownership restriction. Please refer to the legal pack for further clarification.

AUCTION VALUER

Lucy Fuller

VIEWING ARRANGEMENTS

Viewings by appointment only with Fulfords Totnes 01803 864112. General enquiries Countrywide Property Auctions 01395 275691.



LOT
21

Homestead, Fore Street, St. Day, Redruth, Cornwall TR16 5JU

*GUIDE PRICE £120,000–£140,000



A three bedroom terraced cottage in St. Day requiring some modernisation.

DESCRIPTION

A mature three bedroom cottage with the benefit of two reception rooms, kitchen, courtyard garden, three bedrooms and a shower room to the first floor. The property is located a short distance from the local convenience store and the market square. The property has historic use of a parking space located behind the courtyard garden.

LOCATION

St Day has lots to offer including a school, transport services, pubs and local shops. Redruth town centre is located approximately two miles away, offering shopping and further school facilities for all ages and a mainline railway station connecting with London Paddington. The historic mining town is situated within the vicinity of the coastal village of Portreath and country walks at Tehidy Country Park and Illogan woods.

ACCOMMODATION

Ground Floor Entrance porch leading to the dining room, which in turn leads to the lounge and separate kitchen.

First Floor Stairs rising from the ground floor, landing with doors to three bedrooms and a shower room.

Outside From the kitchen is a courtyard garden area which in turn leads to a further



courtyard, where the seller has had historical use of a parking space.

EPC

Energy Efficiency Rating – F

AUCTION VALUER

Lucy Fuller

VIEWING ARRANGEMENTS

Strictly by appointment only with Miller Countrywide Truro 01872 225225. General enquiries Countrywide Property Auctions 01395 275691.





General view of building

A one bedroom ground floor apartment generating £6,000pae, located in the Wellswood ward of Torquay.

DESCRIPTION

A one bedroom apartment located on the ground floor to the rear of the main building. The property is to be sold with the benefit of an assured shorthold tenancy, with the tenant in situ residing there for approximately five years, generating a rental income of £500pcm/£6,000pae. The attractive communal garden and a walkway to the side of the building are available for use with the property. The property previously had planning permission, under the reference P/2015/0291, to extend the apartment into the store area at the side. Please refer to the legal pack for further information.

LOCATION

Wellswood is set in Torquay, within easy distance of Babbacombe and the harbour. Local amenities include the famed Kents Caverns, a bowling alley and sandy beaches. The property is located within walking distance of the shops of Wellswood and the local pub The Kents. Torquay forms part of Torbay, which includes the towns of Paignton and Brixham.

ACCOMMODATION

Entrance Communal walkway leading to the front door for the apartment.

Apartment Lounge leading to a separate kitchen and inner hallway. From the hallway is a utility room, shower room and bedroom.

Communal Grounds

To the rear is a well-kept communal garden with patio and drying area, planted with colourful flowers and shrubs. A walkway set of steps leads to the side of the property and back to the front. A ground level patio area is also set along the side of this particular apartment which leads up to the main garden.

External Stores Two connected storage rooms with a cupboard, accessed externally only.

EPC

Energy Efficiency Rating – D

NOTE

Potential purchasers are to make and rely on their own enquiries with regards to the planning application under the reference P/2015/0291 by contacting Torbay Council Planning on 01803 201201. The application was granted for "proposed conversion of existing store into additional habitable space serving flat E; alteration of door to windows." Issued on the 1st of June 2015. For documents relating to the proposed work dated 2017, please refer to the legal pack.



AUCTION VALUER

Lucy Fuller.

VIEWING ARRANGEMENTS

Strictly by pre-arranged appointment only with Miller Countrywide Torquay 01803 291429. General enquiries Countrywide Property Auctions 01395 275691.

LOT
23

14 Ferndale Road, Exeter EX2 9BW

*GUIDE PRICE £145,000+



A two bedroom, two reception room Victorian terrace requiring modernisation.

DESCRIPTION

A two bedroom, two reception room mid terrace Victorian property set in the popular residential area of St Thomas being conveniently situated for the shopping parade, local amenities, educational facilities and the city centre beyond. The property has the benefit of a low maintenance enclosed courtyard style garden, with the potential for a loft conversion, subject to any requisite consents, upon which interested parties must make and rely upon their own planning enquiries of Exeter City Council.

LOCATION

St Thomas is a thriving suburb of the vibrant cathedral city of Exeter, with excellent public transport links, shopping and leisure facilities, University and RD&E Hospital. The city is readily commutable to the M5/A30/A38 road networks and in turn the mainline railway stations and Exeter airport.

ACCOMMODATION

Ground Floor Entrance hall, sitting room, dining room, kitchen/breakfast room.

First Floor Landing, two bedrooms, storage room and bathroom.

Outside Enclosed low maintenance rear courtyard garden with mature shrubs.

EPC

Energy Efficiency Rating – D

AUCTION VALUER

Wendy Alexander

VIEWING ARRANGEMENTS

Strictly by prior appointment with Fulfords St Thomas 01392 411255. General enquiries Countrywide Property Auctions 01395 275691.





A three bedroom mid terrace house requiring modernisation.

DESCRIPTION

An attractive three bedroom mid terrace house now requiring modernisation situated in the well thought of Chickerell Road, conveniently situated for the town centre, harbour, Rodwell trail and having excellent public transport links. The property is likely to appeal to builder/developers as a post works onwards resale opportunity, or for owner occupation/residential lettings venture in this popular location.

LOCATION

Weymouth offers a beautiful sandy beach, busy marina and attractive harbour. Weymouth is an attractive town with an array of popular shops, restaurants and cafes. The harbour offers some excellent local food, places to relax and socialise.

ACCOMMODATION

Ground Floor Entrance hall, lounge/diner, kitchen, rear lobby and bathroom.

First Floor Landing and three bedrooms.

Outside Front and rear gardens being well worthy of formalisation to fully enhance the property.

EPC

Energy Efficiency Rating – E



AUCTION VALUER

Wendy Alexander

VIEWING ARRANGEMENTS

Strictly by prior appointment with Palmer Snell Weymouth 01305 778679. General enquiries Countrywide Property Auctions 01395 275691.

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- 9 If the prospective buyer wishes to attend the auction and bid in person, he or she shall notify the auctioneer who will then no longer bid. Such notification must be in writing and received by the auctioneer prior to commencement of the auction.
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- 13 Proxy bidders are deemed to be making their bid with full knowledge of and in accordance with the Common Auction Conditions, Extra Conditions and Special Conditions of Sale, Addendum and the Important Notice for Prospective Buyers in the catalogue.
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- 15 The proxy bidder authorises the Auctioneer or any duly authorised partner or employee of Countrywide as the prospective purchaser's agent to sign the Memorandum of Sale or Sale Contract incorporating any addendum at or after the auction.
- 16 Please note we must hold 2 forms of certified ID prior to auction: 1 x Photo ID (Driving Licence or Passport) & Proof of Address (Utility Bill or Bank Statement). If you are the successful purchaser we will carry out an additional electronic verification check on your identity which will leave a "soft footprint" on your credit history but does not affect your credit score. This will be undertaken by The Lexis Nexis company (Lexis House, 30 Farringdon Street, London, EC4A 4HH).
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Proxy bidding form

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Purchaser Details

Full name(s)

Company

Address

Postcode

Business telephone Home telephone

Solicitors

Postcode

For the attention of

Telephone

I attach deposit for 10% (£3,000 minimum) of my maximum bid

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Signed by prospective purchaser

Date

or person signing on purchaser's behalf. The signatory warrants that authority has been given by the bidder.

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Date of signing

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Tick	Item	Ref No
	Valid Passport with MRZ (Machine Readable Zone – two alphanumeric lines on photo page as verifiable.)	
	Valid full UK photo driving licence.	
	Valid EU/EEA/Switzerland photo driving licence.	
	Valid EU/EEA/Switzerland national Identity Card.	
	Valid UK Armed Forces ID Card.	
	Valid UK Biometric Residence Permit (When copying include both sides.)	
	Valid Blue Badge scheme (disabled pass with photo)	
	Valid Freedom Pass	
	Valid Local Authority Bus pass	
	Valid full UK Driving licence (Non photo, paper) issued before 1998	
	Department for Works & Pensions letter confirming pension details including National insurance Number dated within the last 12 months	

List B – Evidence of Residence

Tick	Item	Ref No
	Valid full UK photo driving licence.	
	Valid full UK Driving licence (Non photo) issued before 1998	
	Local authority council tax bill (dated within the last 12 months).	
	UK Bank / Building societies statements/bills showing activity, dated within the last 6 mths. Including account number and sort code as verifiable.) (Accept internet printed.)	
	UK mortgage statement (dated within the last 12 months) (Accept internet printed.)	
	Utility bills dated within the last 6 months including – Electricity bill (with MPAN number – as verifiable.) Landline, Gas, Satellite TV, Water. (Accept internet printed.) (Not mobile phone bills.)	
	Her Majesty's Revenue and Customs (HMRC) Inland Revenue (IR) Coding / assessment / statement (dated within the last 12 months) with National Insurance number – as verifiable.	
	Department for Works & Pensions letter confirming pension details and NI Number – as verifiable. (Dated within the last 12 months).	

Signed on behalf of Countrywide Date

Telephone bidding form

Name

Address

..... Email

Telephone number where you can be contacted on the day of the auction

A member of staff will attempt to contact the bidder by telephone prior to the lot concerned being offered for sale. If contact is made then the bidder may compete in the bidding through the auctioneer's staff. If it is impossible to obtain telephone contact, or the link breaks down, the auctioneer is authorised to continue to bid on behalf of the telephone bidder up to the maximum bid stated on this form.

Lot No. of property to be bid on

Property known as

Maximum bid (Figures)

Cheque* bankers draft* bank transfer* debit card for 10% deposit (£3,000 minimum) £ enclosed herewith (made payable to Countrywide). **Please see Note 3 regarding cleared funds overleaf.** (In all cases we will require proof of funds). If the deposit has been transferred by bank transfer please provide the sort code and account number from where the money has been sent:

Sort Code Account Number

Buyer's Administration Charge – Should my bid be successful I agree to pay a Buyer's Administration Charge of £900 including VAT (unless stated otherwise in the property description in the catalogue) upon exchange of contracts to Countrywide, the auctioneers

Should the telephone bidder exceed the bidding price stated on this form, the balance of the deposit must be forwarded to the auctioneers promptly. The deposit cheque can be a personal cheque, bankers draft or solicitors client account cheque, no cash must be sent through the post. Your cheque will only be presented for payment should you be the successful bidder.

Solicitor address

Tel no Email

Person acting

I **attach deposit for 10% (£3,000 minimum) of my maximum bid**

I have read the Common Auction Conditions, Extra Conditions and Special Conditions of Sale. I accept that it is my responsibility to check for any amendments or addendum notes which may be read out by the auctioneer on the auction day. I authorise the auctioneer to sign the Memorandum of Sale on my behalf and I recognise that I will then be the fully bound purchaser of the property referred to above and must complete this transaction within the time specified in the Conditions of Sale.

Signed by prospective purchaser Date
or person signing on purchaser's behalf. The signatory warrants that authority has been given by the bidder.

Name and address of signatory if different from purchaser's details given above:

.....

Date of signing

**Once you have completed this form please send to:
Countrywide Property Auctions, 109 Union Street, Torquay TQ1 3DW.**

Please note we must hold 2 forms of certified ID prior to auction: 1 x Photo ID (Driving Licence or Passport) & Proof of Address (Utility Bill or Bank Statement)
Your information is being collected and processed by Countrywide. All information will be processed in accordance with the General Data Protection Regulation. Full details of how we process your information can be found on our website www.countrywide.co.uk/notices/PrivacyNotice.pdf. Print copies of our privacy notice are available on request. If you need to discuss how your information is being processed, please contact us a privacy@countrywide.co.uk.

FOR COUNTRYWIDE OFFICE USE ONLY: Identification documentation seen (one from each list)

List A – Photographic evidence of Identity

Tick	Item	Ref No
	Valid Passport with MRZ (Machine Readable Zone – two alphanumeric lines on photo page as verifiable.)	
	Valid full UK photo driving licence.	
	Valid EU/EEA/Switzerland photo driving licence.	
	Valid EU/EEA/Switzerland national Identity Card.	
	Valid UK Armed Forces ID Card.	
	Valid UK Biometric Residence Permit (When copying include both sides.)	
	Valid Blue Badge scheme (disabled pass with photo)	
	Valid Freedom Pass	
	Valid Local Authority Bus pass	
	Valid full UK Driving licence (Non photo, paper) issued before 1998	
	Department for Works & Pensions letter confirming pension details including National insurance Number dated within the last 12 months	

List B – Evidence of Residence

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	Valid full UK photo driving licence.	
	Valid full UK Driving licence (Non photo) issued before 1998	
	Local authority council tax bill (dated within the last 12 months).	
	UK Bank / Building societies statements/bills showing activity, dated within the last 6 mths. Including account number and sort code as verifiable.) (Accept internet printed.)	
	UK mortgage statement (dated within the last 12 months) (Accept internet printed.)	
	Utility bills dated within the last 6 months including – Electricity bill (with MPAN number – as verifiable.) Landline, Gas, Satellite TV, Water. (Accept internet printed.) (Not mobile phone bills.)	
	Her Majesty's Revenue and Customs (HMRC) Inland Revenue (IR) Coding / assessment / statement (dated within the last 12 months) with National Insurance number – as verifiable.	
	Department for Works & Pensions letter confirming pension details and NI Number – as verifiable. (Dated within the last 12 months).	

Signed on behalf of Countrywide Date

Common Auction Conditions

Common Auction Conditions (4th Edition 2018 – reproduced with the consent of the RICS).

The general conditions (including any extra general conditions) apply to the contract except to the extent that they are varied by special conditions or by an addendum.

The GENERAL CONDITIONS (including any extra GENERAL CONDITIONS) apply to the CONTRACT except to the extent that they are varied by SPECIAL CONDITIONS or by an ADDENDUM.

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 CAPITALS have special meanings, which are 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
(b) sign the SALE MEMORANDUM on YOUR behalf.
- A5.5 The deposit
(a) must be paid in pounds sterling by cheque or by bankers' draft made payable to US (or, at OUR option, the SELLER'S conveyancer) drawn on an APPROVED FINANCIAL INSTITUTION (CONDITION A6 may state if WE accept any other form of payment);
(b) may be declined by US unless drawn on YOUR account, or that of the BUYER, or of another person who (we are satisfied) would not expose US to a breach of money laundering regulations;
(c) is to be held by US (or, at OUR option, the SELLER'S conveyancer); and
(d) is to be held as stakeholder where VAT would be chargeable on the deposit were it to be held as agent for the SELLER, but otherwise is to be held as stakeholder unless the SALE CONDITIONS require it to be held as agent for the SELLER.
- A5.6 WE may retain the SALE MEMORANDUM signed by or on behalf of the SELLER until the deposit has been received in cleared funds.
- A5.7 Where WE hold the deposit as stakeholder WE are authorised to release it (and interest on it if applicable) to the SELLER on COMPLETION or, if COMPLETION does not take place, to the person entitled to it under the SALE CONDITIONS.
- A5.8 If the BUYER does not comply with its obligations under the CONTRACT then
(a) YOU are personally liable to buy the LOT even if YOU are acting as an agent; and
(b) YOU must indemnify the SELLER in respect of any loss the SELLER incurs as a result of the BUYER'S default.
- A5.9 Where the BUYER is a company YOU warrant that the BUYER is properly constituted and able to buy the LOT.
- A6 Extra Auction Conduct Conditions**
- A6.1 Despite any SPECIAL CONDITION to the contrary the minimum deposit WE accept is £3,000.00 (or the total PRICE, if less). A SPECIAL CONDITION may, however, require a higher minimum deposit.
- G1.6 The SELLER must notify the BUYER of any notices, orders, demands, proposals and requirements of any competent authority of which it learns after the CONTRACT DATE but the BUYER must comply with them and keep the SELLER indemnified.
- G1.7 The LOT does not include any tenant's or trade fixtures or fittings. The SPECIAL CONDITIONS state whether any chattels are included in the LOT, but if they are:
(a) the BUYER takes them as they are at COMPLETION and the SELLER is not liable if they are not fit for use, and
(b) the SELLER is to leave them at the LOT.
- G1.8 The BUYER buys with full knowledge of
(a) the DOCUMENTS, whether or not the BUYER has read them; and
(b) the physical condition of the LOT and what could reasonably be discovered on inspection of it, whether or not the BUYER has inspected it.
- G1.9 The BUYER admits that it is not relying on the information contained in the PARTICULARS or on any representations made by or on behalf of the SELLER but the BUYER may rely on the SELLER'S conveyancer's written replies to written enquiries to the extent stated in those replies.
- G2 Deposit**
- G2.1 The amount of the deposit is the greater of:
(a) any minimum deposit stated in the AUCTION CONDUCT CONDITIONS (or the total PRICE, if this is less than that minimum); and
(b) 10% of the PRICE (exclusive of any VAT on the PRICE).
If a cheque for all or part of the deposit is not cleared on first presentation the SELLER may treat the CONTRACT as at an end and bring a claim against the BUYER for breach of CONTRACT.
- G2.2 Interest earned on the deposit belongs to the SELLER unless the SALE CONDITIONS provide otherwise.
- G2.3 Interest earned on the deposit belongs to the SELLER unless the SALE CONDITIONS provide otherwise.
- G3 Between CONTRACT and COMPLETION**
- G3.1 From the CONTRACT DATE the SELLER has no obligation to insure the LOT and the BUYER bears all risks of loss or damage unless
(a) the LOT is sold subject to a TENANCY that requires the SELLER to insure the LOT or
(b) the SPECIAL CONDITIONS require the SELLER to insure the LOT.
- G3.2 If the SELLER is required to insure the LOT then the SELLER
(a) must produce to the BUYER on request all relevant insurance details;
(b) must use reasonable endeavours to maintain that or equivalent insurance and pay the premiums when due;
(c) gives no warranty as to the adequacy of the insurance;
(d) must at the request of the BUYER use reasonable endeavours to have the BUYER'S interest noted on the policy if it does not cover a contracting purchaser;
(e) must, unless otherwise agreed, cancel the insurance at COMPLETION, apply for a refund of premium and (subject to the rights of any tenant or other third party) pay that refund to the BUYER; and
(f) (subject to the rights of any tenant or other third party) hold on trust for the BUYER any insurance payments that the SELLER receives in respect of loss or damage arising after the CONTRACT DATE, or assign to the BUYER the benefit of any claim; and the BUYER must on COMPLETION reimburse to the SELLER the cost of that insurance as from the CONTRACT DATE (to the extent not already paid by the BUYER or a tenant or other third party).
- G3.3 No damage to or destruction of the LOT, nor any deterioration in its condition, however caused, entitles the BUYER to any reduction in PRICE, or to delay COMPLETION, or to refuse to complete.
- G3.4 Section 47 of the Law of Property Act 1925 does not apply to the CONTRACT.
- G3.5 Unless the BUYER is already lawfully in occupation of the LOT the BUYER has no right to enter into occupation prior to COMPLETION.
- G4 Title and identity**
- G4.1 Unless CONDITION G4.2 applies, the BUYER accepts the title of the SELLER to the LOT as at the CONTRACT DATE and may raise no requisition or objection to any of the DOCUMENTS that is made available before the AUCTION or any other matter, except one that occurs after the CONTRACT DATE.
- G4.2 The following provisions apply only to any of the following DOCUMENTS that is not made available before the AUCTION:
(a) If the LOT is registered land the SELLER is to give to the BUYER within five BUSINESS DAYS of the CONTRACT DATE an official copy of the entries on the register and title plan and, where noted on the register, of all DOCUMENTS subject to which the LOT is being sold.
(b) If the LOT is not registered land the SELLER is to give to the BUYER within five BUSINESS DAYS of the CONTRACT DATE an abstract or epitome of title starting from the root of title mentioned in the SPECIAL CONDITIONS (or, if none is mentioned, a good root of title more than fifteen years old) and must produce to the BUYER the original or an examined copy of every relevant DOCUMENT.
(c) If title is in the course of registration, title is to consist of:
(i) certified copies of the application for registration
- of title made to the Land Registry and of the DOCUMENTS accompanying that application;
(ii) evidence that all applicable stamp duty land tax relating to that application has been paid; and
(iii) a letter under which the SELLER or its conveyancer agrees to use all reasonable endeavours to answer any requisitions raised by the Land Registry and to instruct the Land Registry to send the completed registration DOCUMENTS to the BUYER.
(d) The BUYER has no right to object to or make requisitions on any title information more than seven BUSINESS DAYS after that information has been given to the BUYER.
- G4.3 Unless otherwise stated in the SPECIAL CONDITIONS the SELLER sells with full title guarantee except that (and the TRANSFER shall so provide):
(a) the covenant set out in section 3 of the Law of Property (Miscellaneous Provisions) Act 1994 shall not extend to matters recorded in registers open to public inspection; these are to be treated as within the actual knowledge of the BUYER; and
(b) the covenant set out in section 4(1)(b) of the Law of Property (Miscellaneous Provisions) Act 1994 shall not extend to any condition or tenant's obligation relating to the state or condition of the LOT where the LOT is leasehold property.
- G4.4 The TRANSFER is to have effect as if expressly subject to all matters subject to which the LOT is sold under the CONTRACT.
- G4.5 The SELLER does not have to produce, nor may the BUYER object to or make a requisition in relation to, any prior or superior title even if it is referred to in the DOCUMENTS.
- G4.6 The SELLER (and, if relevant, the BUYER) must produce to each other such confirmation of, or evidence of, their identity and that of their mortgagees and attorneys (if any) as is necessary for the other to be able to comply with applicable Money Laundering Regulations and Land Registry Rules.
- G5 TRANSFER**
- G5.1 Unless a form of TRANSFER is prescribed by the SPECIAL CONDITIONS
(a) the BUYER must supply a draft TRANSFER to the SELLER at least ten BUSINESS DAYS before the AGREED COMPLETION DATE and the engrossment (signed as a deed by the BUYER if CONDITION G5.2 applies) five BUSINESS DAYS before that date or (if later) two BUSINESS DAYS after the draft has been approved by the SELLER; and
(b) the SELLER must approve or revise the draft TRANSFER within five BUSINESS DAYS of receiving it from the BUYER.
- G5.2 If the SELLER has any liability (other than to the BUYER) in relation to the LOT or a TENANCY following COMPLETION, the BUYER is specifically to covenant in the TRANSFER to indemnify the SELLER against that liability.
- G5.3 The SELLER cannot be required to TRANSFER the LOT to anyone other than the BUYER, or by more than one TRANSFER.
- G5.4 Where the SPECIAL CONDITIONS state that the SELLER is to grant a new lease to the BUYER
(a) the CONDITIONS are to be read so that the TRANSFER refers to the new lease, the SELLER to the proposed landlord and the BUYER to the proposed tenant;
(b) the form of new lease is that described by the SPECIAL CONDITIONS; and
(c) the SELLER is to produce, at least five BUSINESS DAYS before the AGREED COMPLETION DATE, the engrossed counterpart lease, which the BUYER is to sign and deliver to the SELLER on COMPLETION.
- 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 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.

General Conditions of Sale

Words in CAPITALS have special meanings, which are 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

- G1.1 The LOT (including any rights to be granted or reserved, and any exclusions from it) is described in the SPECIAL CONDITIONS, or if not so described is that referred to in the SALE MEMORANDUM.
- G1.2 The LOT is sold subject to any TENANCIES disclosed by the SPECIAL CONDITIONS, but otherwise with vacant possession on COMPLETION.
- G1.3 The LOT is sold subject to all matters contained or referred to in the DOCUMENTS. The SELLER must discharge FINANCIAL CHARGES on or before COMPLETION.
- G1.4 The LOT is also sold subject to such of the following as may affect it, whether they arise before or after the CONTRACT DATE and whether or not they are disclosed by the SELLER or are apparent from inspection of the LOT or from the DOCUMENTS:
(a) matters registered or capable of registration as local land charges;
(b) matters registered or capable of registration by any competent authority or under the provisions of any statute;
(c) notices, orders, demands, proposals and requirements of any competent authority;
(d) charges, notices, orders, restrictions, agreements and other matters relating to town and country planning, highways or public health;
(e) rights, easements, quasi-easements, and wayleaves;
(f) outgoing and other liabilities;
(g) any interest which overrides, under the Land Registration Act 2002;
(h) matters that ought to be disclosed by the searches and enquiries a prudent BUYER would make, whether or not the BUYER has made them; and
(i) anything the SELLER does not and could not reasonably know about.
- G1.5 Where anything subject to which the LOT is sold would expose the SELLER to liability the BUYER is to comply with it and indemnify the SELLER against that liability.

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 connection with the BUYER'S claim for capital allowances.
- G16.3 The value to be attributed to those items on which capital allowances may be claimed is set out in the SPECIAL CONDITIONS.
- G16.4 The SELLER and BUYER agree:
- (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.

G17 Maintenance agreements

- G17.1 The SELLER agrees to use reasonable endeavours to TRANSFER to the BUYER, at the BUYER'S cost, the benefit of the maintenance agreements specified in the SPECIAL CONDITIONS.
- G17.2 The BUYER must assume, and indemnify the SELLER in respect of, all liability under such agreements from the ACTUAL COMPLETION DATE.

G18 Landlord and Tenant Act 1987

- G18.1 This CONDITION G18 applies where the sale is a relevant disposal for the purposes of part I of the Landlord and Tenant Act 1987.
- G18.2 The SELLER warrants that the SELLER has complied with sections 5B and 7 of that Act and that the requisite majority of qualifying tenants has not accepted the offer.

G19 Sale by PRACTITIONER

- G19.1 This CONDITION G19 applies where the sale is by a

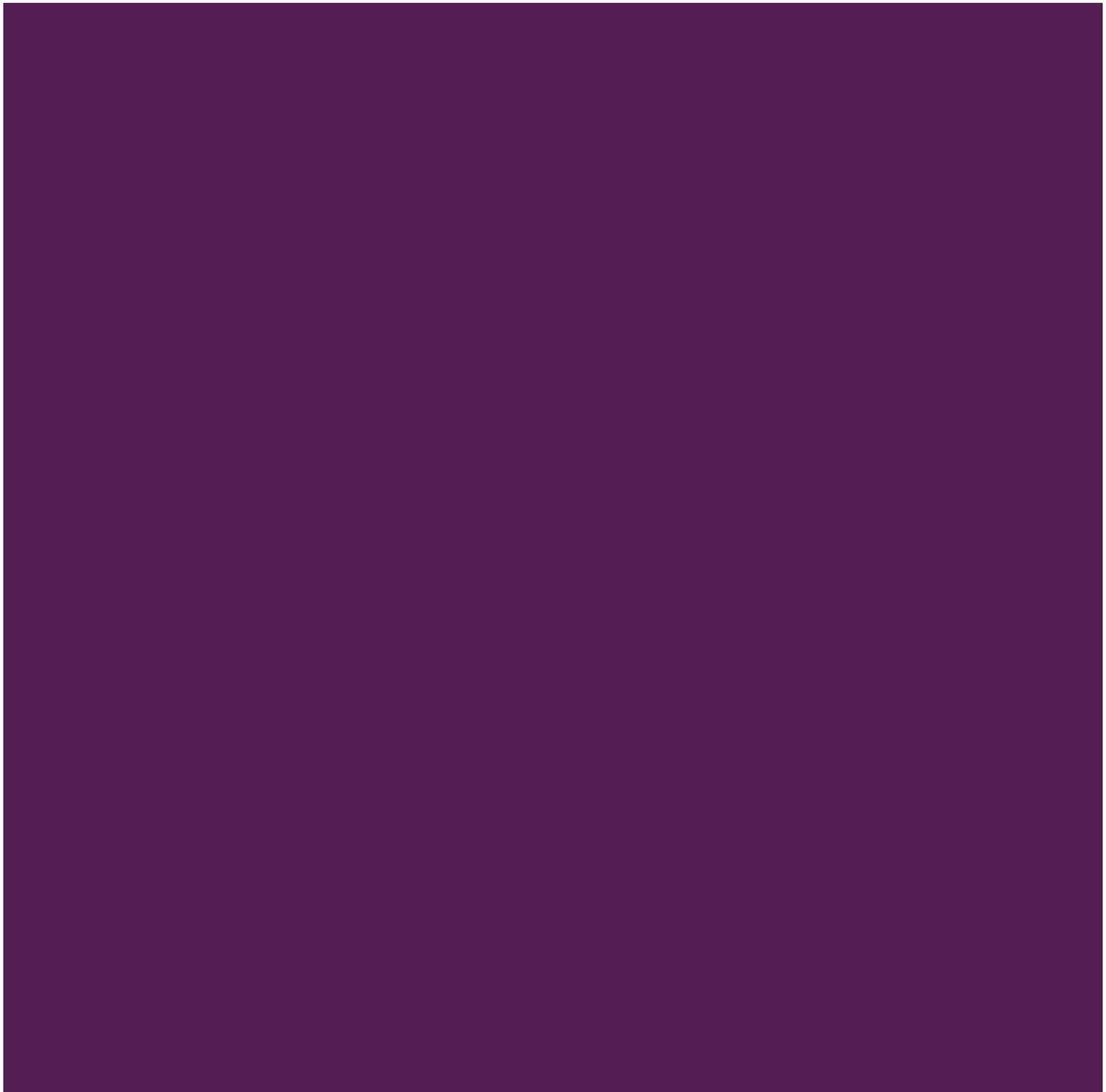
- PRACTITIONER either as SELLER or as agent of the SELLER.
- G19.2 The PRACTITIONER has been duly appointed and is empowered to sell the LOT.
- G19.3 Neither the PRACTITIONER nor the firm or any member of the firm to which the PRACTITIONER belongs has any personal liability in connection with the sale or the performance of the SELLER's obligations. The TRANSFER is to include a declaration excluding that personal liability.
- G19.4 The LOT is sold
(a) in its condition at COMPLETION;
(b) for such title as the SELLER may have; and
(c) with no title guarantee; and the BUYER has no right to terminate the CONTRACT or any other remedy if information provided about the LOT is inaccurate, incomplete or missing.
- G19.5 Where relevant:
(a) the DOCUMENTS must include certified copies of those under which the PRACTITIONER is appointed, the DOCUMENT of appointment and the PRACTITIONER'S acceptance of appointment; and
(b) the SELLER may require the TRANSFER to be by the lender exercising its power of sale under the Law of Property Act 1925.
- G19.6 The BUYER understands this CONDITION G19 and agrees that it is fair in the circumstances of a sale by a PRACTITIONER.
- G20 TUPE**
- G20.1 If the SPECIAL CONDITIONS state "there are no employees to which TUPE applies", this is a warranty by the SELLER to this effect.
- G20.2 If the SPECIAL CONDITIONS do not state "there are no employees to which TUPE applies" the following paragraphs apply:
(a) The SELLER must notify the BUYER of those employees whose CONTRACTS of employment will TRANSFER to the BUYER on COMPLETION (the "Transferring Employees"). This notification must be given to the BUYER not less than 14 days before COMPLETION.
(b) The BUYER confirms that 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.
- G21 Environmental**
- G21.1 This CONDITION G21 only applies where the SPECIAL CONDITIONS so provide.
- G21.2 The SELLER has made available such reports as the SELLER has as to the environmental condition of the LOT and has given the BUYER the opportunity to carry out investigations (whether or not the BUYER has read those reports or carried out any investigation) and the BUYER admits that the PRICE takes into account the environmental condition of the LOT
- G21.3 The BUYER agrees to indemnify the SELLER in respect of all liability for or resulting from the environmental condition of the LOT.
- G22 Service Charge**
- G22.1 This CONDITION G22 applies where the LOT is sold subject to TENANCIES that include service charge provisions.
- G22.2 No apportionment is to be made at COMPLETION in respect of service charges.
- G22.3 Within two months after COMPLETION the SELLER must provide to the BUYER a detailed service charge account for the service charge year current on COMPLETION showing:
(a) service charge expenditure attributable to each TENANCY;
(b) payments on account of service charge received from each tenant;
(c) any amounts due from a tenant that have not been received;
(d) any service charge expenditure that is not attributable to any TENANCY and is for that reason irrecoverable.
- G22.4 In respect of each TENANCY, if the service charge account shows:
(a) that payments that the tenant has made on account exceed attributable service charge expenditure, the SELLER must pay to the BUYER an amount equal to that excess when 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.
- 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.
- G22.6 If the SELLER holds any reserve or sinking fund on account of future service charge expenditure or a depreciation fund:
(a) the SELLER must pay it (including any interest earned on it) to the BUYER on COMPLETION; and
(b) the BUYER must covenant with the SELLER to hold it in accordance with the terms of the TENANCIES and to indemnify the SELLER if it does not do so.
- G23 Rent reviews**
- G23.1 This CONDITION G23 applies where the LOT is sold subject to a TENANCY under which a rent review due on or before the ACTUAL COMPLETION DATE has not been agreed or determined.
- G23.2 The SELLER may continue negotiations or rent review proceedings up to the ACTUAL COMPLETION DATE but may not agree the level of the revised rent or commence rent review proceedings without the written consent of the BUYER, such consent not to be unreasonably withheld or delayed.
- G23.3 Following COMPLETION the BUYER must complete rent review negotiations or proceedings as soon as reasonably practicable but may not agree the level of the revised rent without the written consent of the SELLER, such consent not to be unreasonably withheld or delayed.
- G23.4 The SELLER must promptly:
(a) give to the BUYER full details of all rent review negotiations and proceedings, including copies of all correspondence and other papers; and
(b) use all reasonable endeavours to substitute the BUYER for the SELLER in any rent review proceedings.
- G23.5 The SELLER and the BUYER are to keep each other informed of the progress of the rent review and have regard to any proposals the other makes in relation to it.
- G23.6 When the rent review has been agreed or determined the BUYER must account to the SELLER for any increased rent and interest recovered from the tenant that relates to the SELLER'S period of ownership within five BUSINESS DAYS of receipt of cleared funds.
- G23.7 If a rent review is agreed or determined before COMPLETION but the increased rent and any interest recoverable from the tenant has not been received by COMPLETION the increased rent and any interest recoverable is to be treated as ARREARS.
- G23.8 The SELLER and the BUYER are to bear their own costs in relation to rent review negotiations and proceedings.
- G24 TENANCY renewals**
- G24.1 This CONDITION G24 applies where the tenant under a TENANCY has the right to remain in occupation under part II of the Landlord and Tenant Act 1954 (as amended) and references to notices and proceedings are to notices and proceedings under that Act.
- G24.2 Where practicable, without exposing the SELLER to liability or penalty, the SELLER must not without the written consent of the BUYER (which the BUYER must not unreasonably withhold or delay) serve or respond to any notice or begin or continue any proceedings.
- G24.3 If the SELLER receives a notice the SELLER must send a copy to the BUYER within five BUSINESS DAYS and act as the BUYER reasonably directs in relation to it.
- G24.4 Following COMPLETION the BUYER must:
(a) with the co-operation of the SELLER take immediate steps to substitute itself as a party to any proceedings;
(b) use all reasonable endeavours to conclude any proceedings or negotiations for the renewal of the TENANCY and the determination of any interim rent as soon as reasonably practicable at the best rent or rents reasonably obtainable; and
(c) if any increased rent is recovered from the tenant (whether as interim rent or under the renewed TENANCY) account to the SELLER for the part of that increase that relates to the SELLER'S period of ownership of the LOT within five BUSINESS DAYS of receipt of cleared funds.
- G24.5 The SELLER and the BUYER are to bear their own costs in relation to the renewal of the TENANCY and any proceedings relating to this.
- G25 Warranties**
- G25.1 Available warranties are listed in the SPECIAL CONDITIONS.
- G25.2 Where a warranty is assignable the SELLER must:
(a) on COMPLETION assign it to the BUYER and give notice of assignment to the person who gave the warranty; and
(b) apply for (and the SELLER and the BUYER must use all reasonable endeavours to obtain) any consent to assign that is required. If consent has not been obtained by COMPLETION the warranty must be assigned within five BUSINESS DAYS after the consent has been obtained.
- G25.3 If a warranty is not assignable the SELLER must after COMPLETION:
(a) hold the warranty on trust for the BUYER; and
(b) at the BUYER'S cost comply with such of the lawful instructions of the BUYER in relation to the warranty as do not place the SELLER in breach of its terms or expose the SELLER to any liability or penalty.
- G26 No assignment**
- The BUYER must not assign, mortgage or otherwise TRANSFER or part with the whole or any part of the BUYER'S interest under this CONTRACT.
- G27 Registration at the Land Registry**
- G27.1 This CONDITION G27.1 applies where the LOT is leasehold and its sale either triggers first registration or is a registrable disposition. The BUYER must at 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.
- 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.
- G28 Notices and other communications**
- G28.1 All communications, including notices, must be in writing. Communication to or by the SELLER or the BUYER may be given to or by their conveyancers.
- G28.2 A communication may be relied on if:
(a) delivered by hand; or
(b) made electronically and personally acknowledged (automatic acknowledgement does not count); or
(c) there is proof that it was sent to the address of the person to whom it is to be given (as specified in the SALE MEMORANDUM) by a postal service that offers normally to deliver mail the next following BUSINESS DAY.
- G28.3 A communication is to be treated as received:
(a) when delivered, if delivered by hand; or
(b) when personally acknowledged, if made electronically; but if delivered or made after 1700 hours on a BUSINESS DAY a communication is to be treated as received on the next BUSINESS DAY.
- G28.4 A communication sent by a postal service that offers normally to deliver mail the next following BUSINESS DAY will be treated as received on the second BUSINESS DAY after it has been posted.
- G29 CONTRACTS (Rights of Third Parties) Act 1999**
- No one is intended to have any benefit under the CONTRACT pursuant to the CONTRACTS (Rights of Third Parties) Act 1999.

Extra General Conditions

Applicable for all lots where the Common Auction Conditions apply.

- The Deposit**
 - General Conditions A5.5a shall be deemed to be deleted and replaced by the following:
A5.5a. The Deposit:
a) must be paid to the AUCTIONEERS by cheque or bankers draft drawn on a UK clearing bank or building society (or by such other means of payment as they may accept)
b) is to be held as stakeholder save to the extent of the AUCTIONEERS' fees and expenses which part of the deposit shall be held as agents for the SELLER
- Buyer's Administration Charge**
 - Should your bid be successful you will be liable to pay a Buyer's Administration Charge of £900 including VAT (unless stated otherwise in the property description in the catalogue) upon exchange of contracts to the Auctioneer.
- Extra Auction Conduct Conditions**
 - Despite any special CONDITION to the contrary the minimum deposit we accept is £3,000 (or the total price, if less). A special CONDITION may, however, require a higher minimum deposit.
- Searches**

On completion the Buyer shall pay to the Seller, in addition to the purchase price, the cost incurred by the Seller in obtaining the Searches included in the Auction Pack.



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