

Property Auction

Commercial and residential property for sale

Working in partnership with



Thursday 6th December at 1.00pm

Sandy Park Conference Centre
Sandy Park Way
Exeter EX2 7NN


Countrywide
Property Auctions

Auction venue & calendar



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

Exeter Office

Tel: 01395 275691

Auction programme 2019

AUCTION DATES

28th February

25th April

27th June

5th September

24th October

11th December

CLOSING DATES

29th January

26th March

21st May

6th August

24th September

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
12 December	14 November
6th March 2019	1st February 2019
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
13th December	
14th February 2019	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



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 honored on first presentation.
- 17 A successful purchaser will also be required to pay a Buyer's Administration charge of £750+VAT (£900 including VAT @ 20%) (unless stated otherwise within 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.

Countrywide
Property Auctions

*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 £750+VAT (£900 including VAT @ 20%) 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.

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 5 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 at privacy@countrywide.co.uk.

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 Administration Team, 109 Union Street, Torquay TQ1 3DW

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 3 years and will we will only require updated documents if you change address.
6. Registration on the day of the auction opens from 10:30am 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.**

Upon a successful purchase you must provide 2 forms of ID, one photographic and one proof of residence that is dated within the last 3 months (a list of acceptable ID documents can be seen below):

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 **6th December**

1	26 Cambridge Road, Plymouth PL2 1PU	£80,000–£90,000
2	18 Trenowah Road, St. Austell, Cornwall PL25 3EB	£90,000+
3	Parking Space Adj To 1 Murtons Terrace, Lanner, Redruth, Cornwall TR16 6HW	£7,500–£10,000
4	20 Bar Terrace, Falmouth, Cornwall TR11 4BP	£325,000+
5	21 New Park Road, Lee Mill Bridge, Ivybridge, Devon PL21 9EB	£110,000+
6	110 Hengar Manor, St. Tudy, Bodmin, Cornwall PL30 3PL	£15,000–£20,000
7	Trevescan Farm, Sennen, Penzance, Cornwall TR19 7AQ	£300,000+
8	Flat 1 Seagull House, The Wharf, St. Ives, Cornwall TR26 1PU	£325,000+
9	2 Greenwich Cottages, Fore Street, St. Dennis, Cornwall PL26 8AD	£75,000+
10	1, Lessingham Avenue, Weymouth, Dorset DT4 9AP	£195,000+
11	Flat 3, 30 Fore Street, Okehampton, Devon EX20 1HB	£55,000+
12	12 Gostwyck Close, North Tawton, Devon EX20 2HR	£150,000+
13	Jetwells House, Camelford, Cornwall PL32 9RF	£225,000–£250,000
14	1 Hogshill Street, Beaminster, Dorset DT8 3AE	£200,000+
15	Flat 1, 26 Keyham Road, Plymouth PL2 1QX	£40,000–£45,000
16	371 New Road, Saltash, Cornwall PL12 6HL	£135,000+
17	31 Victoria Place, Budleigh Salterton, Devon EX9 6JP	£250,000+
18	105 Hengar Manor, St. Tudy, Bodmin, Cornwall PL30 3PL	£15,000–£20,000
19	Plot Adjacent To 1 Rosewarne Close, Camborne, Cornwall TR14 0AA	£80,000+
20	The Old Barn, Cotleigh, Honiton, Devon EX14 9HP	£250,000+
21	Kenwyn, Higher Road, Pensilva, Liskeard, Cornwall PL14 5NH	£190,000+
22	132 Buddle Lane, Exeter EX4 1JN	£175,000+
23	Haven Cottage, 5 High Street, Evercreech, Shepton Mallet, Somerset BA4 6HZ	£110,000+
24	2 Harts Close, Teignmouth, Devon TQ14 9HG	£160,000+
25	186 Atlantic Bays, St. Merryn, Padstow, Cornwall PL28 8PY	£15,000–£20,000
26	Gable Cottage, Newton Road, Totnes, Devon TQ9 6LS	£240,000+
27	Flat 3, 292 Teignmouth Road, Torquay TQ1 4RW	£100,000–£115,000
28	Northfield Cottage, Watergore, South Petherton, Somerset TA13 5LH	£235,000+
29	25 New Park Road, Lee Mill Bridge, Ivybridge, Devon PL21 9EB	£200,000+
30	7 Palmers Elm, Hewish, Weston-Super-Mare, Avon BS24 6RN	£125,000–£150,000
31	56 Bicton Street, Exmouth, Devon EX8 2RU	£130,000+
32	17b Clowance Street, Plymouth PL1 4LG	£35,000+
33	38 Carters Avenue, Poole, Dorset BH15 4JU	£195,000
34	10 Valletort Place, Stonehouse, Plymouth PL1 3SP	£70,000–£80,000

Now collecting for our next Auction

Thursday 28th February

Closing 29th January

Entries are also welcome from third parties and independent agents, please call us to see how auctions can work for you and your clients.

Tel: **01395 275691** auctions@countrywide.co.uk



A two bedroom mid terrace cottage set in the city of Plymouth, requiring modernisation.

LOCATION

Set is a popular residential area situated on the fringe of Plymouth city centre. Stoke Village can be found close by which offers an array of amenities including doctors, dentist, hair dressers, florist and many more. Regular bus service and easy access to the Dockyard and the Torpoint Ferry. Devonport park is within walking distance and also The Life Centre at Central Park.

DESCRIPTION

An ideal investment purchase, this terraced house requiring modernisation benefits from two reception rooms and two bedrooms. To the rear is an enclosed garden. The property benefits from being almost fully double glazed and is sold with vacant possession.

ACCOMMODATION

Ground Floor Entrance hallway, lounge, dining room and kitchen.

First Floor Two bedrooms and bathroom.

Outside To the front is a low walled small garden area. To the rear is an enclosed garden which also has an external storage shed and outdoor WC.

EPC

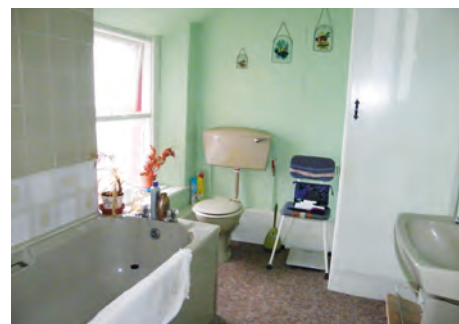
Energy Efficiency Rating - TBC

AUCTION VALUER

Lucy Fuller

VIEWING

Strictly by appointment only with Fulfords Drakes Circus 01752 223355. General enquiries Countrywide Property Auctions 01395 275691. The legal pack for this property will be available to download from our website www.countrywidepropertyauctions.co.uk





A two/three bedroom semi detached bungalow requiring modernisation, set in the town of St. Austell, Cornwall.

LOCATION

Situated on the South coastline of Cornwall, St Austell benefits from a bustling high street, primary and secondary schools, major supermarkets and leisure facilities. The town also benefits from a mainline train station and the nearby main A30 offers excellent links throughout the county.

DESCRIPTION

Requiring modernisation, this semi-detached bungalow offers a good degree of accommodation which includes two bedrooms and a dining room which could be used as a third bedroom. The property also benefits from a good sized garage and rear garden. Sold with vacant possession.

ACCOMMODATION

Entrance hallway, kitchen, dining room/ bedroom three, lounge with conservatory off, two bedrooms and bathroom.

Outside Front garden area with a detached utility room/workshop. Good sized rear garden.

Garage

Garage situated a short distance from the property.

EPC

Energy Efficiency Rating - E

AUCTION VALUER

Lucy Fuller

VIEWING

Strictly by appointment only with Stratton Creber St Austell 01726 73254. General enquiries Countrywide Property Auctions 01395 275691. The legal pack for this property will be available to download from our website www.countrywidepropertyauctions.co.uk





A single parking space for sale located in Lanner, Redruth.

LOCATION

Lanner and the neighbouring village of Carharrack are served with a range of day to day facilities including general stores/post office, public houses, churches and primary schooling at Lanner County Primary. The villages are served with bus services to the town of Redruth where there is a main line rail service from London to Penzance and access to the Cathedral city of Truro.

DESCRIPTION

A single parking space located in Murtons Terrace, Lanner, Redruth.

LOCATION AND INFORMATION

Located to the side of a garage adjacent to 1 Murtons Terrace. For boundary information, please refer to the legal pack.

EPC

Exempt

AUCTION VALUER

Lucy Fuller

VIEWING

At any reasonable time during daylight hours and at the viewers own risk. For directions, please contact our marketing branch Stratton Creber Redruth 01209 217201. General enquiries Countrywide Property Auctions 01395 275691. The legal pack for this property will be available to download from our website www.countrywidepropertyauctions.co.uk

LOT
4

20 Bar Terrace, Falmouth, Cornwall TR11 4BP

*GUIDE PRICE £325,000+



A five bedroom mid terrace house offering versatile accommodation in the sought after maritime town of Falmouth

LOCATION

Falmouth is a vibrant coastal town located in the South West of England. The area boasts a thriving working port, centuries of maritime history and heritage, award winning beaches, colourful parks and beautiful gardens. The bustling town centre offers a charming mix of shops, art galleries, cafes, pubs and restaurants.

DESCRIPTION

This large five bedroom home is located in the heart of Falmouth near the Maritime Museum. The property is very versatile with accommodation set over three floors and includes three kitchens, three bathrooms, storage and an attic. A front garden, side

courtyard and rear terraced garden is also included, with room at rear for two parking spaces.

ACCOMMODATION

Ground Floor Lounge, kitchen/diner, bedroom and bathroom.

First Floor Second kitchen, four bedrooms and bathroom.

Second Floor

Third kitchen, attic bedroom and shower room.

Outside Front and rear garden areas.

Parking for up to two cars.

EPC

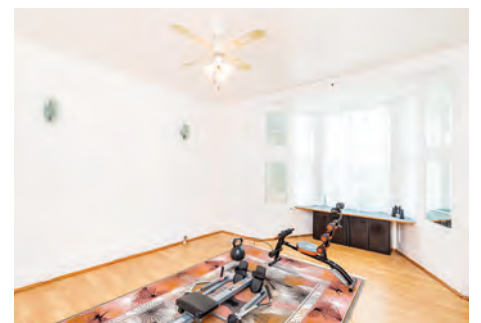
Energy Efficiency Rating - E

AUCTION VALUER

Lucy Fuller

VIEWING

Strictly by appointment only with Miller Countrywide Falmouth 01326 318181. General enquiries Countrywide Property Auctions 01395 275691. The legal pack for this property will be available to download from our website www.countrywidepropertyauctions.co.uk







A two bedroom character cottage with a good sized garden, suitable for owner occupation or as a letting investment opportunity.

LOCATION

Ivybridge is a small town and civil parish in the South Hams, in Devon, England. It lies circa 9 miles east of Plymouth. It is at the southern extremity of Dartmoor, a National Park of England and Wales. Lee Mill is situated just off the A38, giving great access routes into Plymouth itself and further afield towards Exeter.

DESCRIPTION

A two bedroom character cottage with a traditional country style kitchen, living room with exposed stonework, a downstairs cloakroom, with two bedrooms and a shower room to the first floor. To the rear of the property a porch gives access to a generous

sized rear garden. The property is likely to be of interest to owner occupiers and letting investors.

ACCOMMODATION

Ground Floor Entrance porch, lounge, kitchen and cloakroom.

First Floor Two bedrooms and a shower room.

Outside At the rear is a good sized garden with a lawned area and flagstone patio running to one side.

EPC

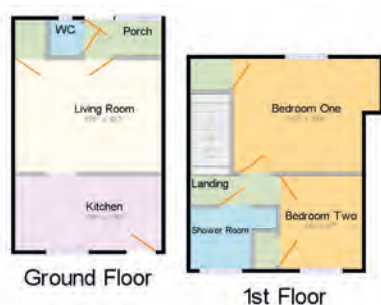
Energy Efficiency Rating - D

AUCTION VALUER

Lucy Fuller

VIEWING

Strictly by appointment only with Fulfords Plymstock 01752 403068. General enquiries Countrywide Property Auctions 01395 275691. The legal pack for this property will be available to download from our website www.countrywidepropertyauctions.co.uk





A three bedroom detached villa style lodge set in Hengar Manor Park in Bodmin.

LOCATION

Hengar Manor Holiday Park is located in St Tudy, North Cornwall which is situated in proximity to the North Cornwall Coastline. The site enjoys circa 35 acres of communal gardens and grounds, incorporating fishing lakes, parkland and woodlands. On site facilities include a golf course, tennis courts, indoor swimming pool with sauna and beauty treatment room, games room and restaurants.

DESCRIPTION

A villa style detached holiday home that's sleeps six to eight people, located in the ever popular Hengar Manor resort in St. Tudy, Bodmin. The property benefits from being set over two storeys, its own external patio area, first floor balcony area and comes with the use of the communal facilities in the park.

ACCOMMODATION

Ground Floor Open plan living room with kitchen, bedroom and shower room.

First Floor Two bedrooms, balcony and bathroom.

EPC

Energy Efficiency Rating - D

AUCTION VALUER

Lucy Fuller

VIEWING

Strictly by appointment only with Stratton Creber Bodmin 01208 74422. General enquiries Countrywide Property Auctions 01395 275691.





A spacious detached 4/5 bedroom farm house located close to Sennen and Lands End with access to beaches.

LOCATION

Trevescan Farm is situated in an Area of Outstanding Natural Beauty within the small hamlet of Trevescan, close to the very popular village of Sennen. Renowned for The First and Last Inn, the village also includes the church, primary school, convenience stores, village hall, cafe, take-away and post office. A short distance to the north is Sennen Cove where there is direct access to the beach and Whitesand Bay a very popular surfing destination. The larger town of St. Just is circa 5 miles to the north and Penzance with its variety of shops, attractions and beaches is circa 9 miles to the east. Penzance also has the rail line to London Paddington. Other popular locations are Porthcurno with a stunning cove, beach and the Minack Theatre, plus the fishing village of Mousehole a short drive.

DESCRIPTION

The property was the former farm house of Trevescan Farm set within a courtyard, surrounded by paddocks and farm land. As you enter the farm you will start to see the size of the property, also the land and the various outbuildings. From the front through the formal private garden you enter the granite farm house via a porch and into the

central hallway. The first room is a spacious family dining and kitchen room which has a country style kitchen, breakfast bar, range style oven and a walk in larder. From the kitchen is the adjacent utility room to one corner and access to a very useful cloak or boot room with a separate WC.

ACCOMMODATION

Ground Floor Entrance porch, inner hallway, living room, study/bedroom five, kitchen/diner, work room, utility room and storage room (accessed externally).

First Floor Four bedrooms with the master bedroom having en-suite shower room, dressing room accessed from the landing and also from the master bedroom giving access to the family bathroom.

Outside To the front of the property is a good size private walled garden with lawn, shrubs and trees. Attached to the side of the property is a single level stone barn, a small store and a separate wc. There are also other outbuildings for storage and parking for several cars.

EPC

Energy Efficiency Rating - E

AUCTION VALUER

Lucy Fuller

VIEWING

Strictly by appointment only with Country and Waterside Prestige 01872 240999. General enquiries Countrywide Property Auctions 01395 275691. The legal pack for this property will be available to download from our website www.countrywidepropertyauctions.co.uk





A two bedroom apartment located in the popular harbour area of St. Ives, Cornwall.

LOCATION

St Ives is a world famous harbour town and resort. The town has a range of shops, galleries, studios and restaurants centred around the pretty harbour. St Ives also has some of Cornwall's finest beaches including the famous surfing beach at Porthmeor. The popular town has great transport links including a railway station on the branch line which connects to the main Penzance to London Paddington line at St Erth.

DESCRIPTION

This first floor two bedroom apartment enjoys stunning views across the St Ives Harbour and town. The gas heated and double glazed accommodation comprises in brief of an open plan lounge/kitchen/diner with a wide bay

window to the front, directly overlooking the Wharf, offering delightful panoramic views of the harbour. The main bedroom also enjoys these views, whilst the second bedroom is located to the rear along with the bathroom and separate WC.

ACCOMMODATION

Open plan lounge/kitchen/diner, two bedrooms, shower room and cloakroom.

EPC

Energy Efficiency Rating - D

AUCTION VALUER

Lucy Fuller

VIEWING

Strictly by appointment only with Miller Countrywide St Ives 01736 797331. General enquiries Countrywide Property Auctions 01395 275691. The legal pack for this property will be available to download from our website www.countrywidepropertyauctions.co.uk





A two bedroom cottage requiring updating in the St. Dennis village of Cornwall.

LOCATION

St. Dennis is a small village situated within easy access of the A30 providing good travel links to the whole of Cornwall. St. Dennis offers a shop, post office, public house, doctors surgery and primary school. St Austell town centre is circa 8 miles from the property and Newquay Airport is approximately 8.6 miles away.

DESCRIPTION

A two bedroom cottage located in St. Dennis on the outskirts of St. Austell. The property requires some updating in places and would suit buy to let investors looking for a property with an income.

ACCOMMODATION

Ground Floor Lounge/diner, kitchen, rear porch and bathroom.

First Floor Two bedrooms.

Loft Useful attic room with storage and skylight window.

Outside Garden area to the rear.

EPC

Energy Efficiency Rating - E

AUCTION VALUER

Lucy Fuller

VIEWING

Strictly by appointment only with Miller Countrywide St Austell 01726 66435. General enquiries Countrywide Property Auctions 01395 275691. The legal pack for this property will be available to download from our website www.countrywidepropertyauctions.co.uk



A detached three bedroom property requiring modernisation with the clear potential for further extension subject to any requisite consents.

LOCATION

Wyke Regis is a favoured residential area situated to the south west of Weymouth with Portland Harbour to one side and Chesil Beach to the other, offering a range of educational, shopping and recreational facilities, with excellent public transport links to Weymouth town centre.

DESCRIPTION

A three bedroom detached house which would benefit from further modernisation, situated in the sought after residential area of Wyke Regis and has been in the same family ownership for circa 50 years. The property offers two reception rooms, kitchen, three bedrooms, bathroom and separate wc, with good sized gardens to the front, side and rear being mainly laid to lawn, with kitchen garden and greenhouse to the side elevation and a patio to the rear, garage and additional on drive parking, offering the clear potential for further extension subject to any requisite consents upon which interested parties must make and rely upon their own planning enquiries of Weymouth and Portland Borough Council Planning Department.

ACCOMMODATION

Ground Floor Entrance hall, living room, dining room and kitchen with under stairs cupboard.

First Floor Landing, three bedrooms, bathroom and separate WC.

Outside Enclosed gardens being mainly laid to lawn with a kitchen garden area, patio seating area, greenhouse, garage with power and lighting plus additional on drive parking.

EPC

Energy Efficiency Rating - TBC

AUCTION VALUER

Wendy Alexander

VIEWING

Strictly by appointment only with Palmer Snell Weymouth 01305 778679. General enquiries Countrywide Property Auctions 01395 275691. The legal pack for this property will be available to download from our website www.countrywidepropertyauctions.co.uk







A studio apartment set in the heart of Okehampton.

LOCATION

Okehampton is a small town on the edge of Dartmoor with easy access for picturesque walks. There are three supermarkets in town along with a range of local shops and cafes. The local schools offer excellent education for all ages with the secondary school rated by OFSTED as outstanding. There is a thriving community in the town with many sports clubs and activities and a lovely park to be enjoyed by everybody.

DESCRIPTION

A studio apartment offering an ideal investment opportunity. The property has had work carried out including new flooring, oak veneer doors and a modern kitchen and is ready to move in to. Sold with vacant possession.

ACCOMMODATION

Flat 3
Communal hallway. Stairs and landing to the apartment door. Inner hallway, studio lounge/bedroom, kitchen and bathroom.

EPC

Energy Efficiency Rating - G

AUCTION VALUER

Lucy Fuller

VIEWING

Strictly by appointment only with Fulfords Okehampton 01837 658560. General enquiries Countrywide Property Auctions 01395 275691. The legal pack for this property will be available to download from our website www.countrywidepropertyauctions.co.uk





A three bedroom detached bungalow requiring modernisation, located north of Dartmoor National Park in the town of North Tawton.

LOCATION

North Tawton is a small picturesque town which benefits from amenities including a doctors surgery, general store, Post Office, hairdressers and a public house. The town is located circa seven miles from the town of Okehampton where there are an array of shops, supermarkets and a cinema. The town is located not too distant from the main A30 road which links Devon and Cornwall.

DESCRIPTION

A three bedroom detached bungalow which now requires a series of works to bring it up to modern standards. The property benefits from a garage and parking, conservatory

and front and rear gardens. Sold with vacant possession.

ACCOMMODATION

Lounge, kitchen, conservatory, three bedrooms and bathroom.

Outside Front and rear gardens. Garage and parking.

EPC

Energy Efficiency Rating - E
Notes

We have been informed that at the time of instruction, there is work underway to treat the presence of Japanese Knotweed. The area of treatment is taped off and the work is on-going and pre-paid.

AUCTION VALUER

Lucy Fuller

VIEWING

Strictly by appointment only with Fulfords Okehampton 01837 658560. General enquiries Countrywide Property Auctions 01395 275691. The legal pack for this property will be available to download from our website www.countrywidepropertyauctions.co.uk





A rare opportunity to acquire a sizeable detached property set in 0.85 hectares/0.345 acres offering tremendous potential for a variety of uses.

LOCATION

The town of Camelford offers a selection of shopping and recreational facilities catering for day to day needs and is situated on the edge of Bodmin Moor, circa 6 miles inland from the North Cornwall coastline.

DESCRIPTION

A rare opportunity to acquire a sizeable detached Grade II Listed property set in 0.345 hectares/0.85 acres situated on the rural fringes of Camelford, opposite Bowood Park Golf Course and adjacent to Juliot Wells Holiday Park. This extremely versatile property retains a wealth of character features and is already loosely arranged as apartments and former offices, offering tremendous potential subject to any requisite consents for the creation of further units of accommodation utilising the existing access points, a bed and breakfast type venture, or for reinstatement into a truly enviable family home.

ACCOMMODATION

Ground Floor 7 separate access points to the front, rear and both sides of the property, a range of 27 rooms, inner hallways and entrance halls.

First Floor Studio apartment with en-suite shower room.

Cellar With original well and a range of storage areas.

Outside Formal gardens and grounds, outdoor swimming pool and associated pump house, various parking areas with the whole site measuring circa 0.85 hectares/0.345 acres.

EPC

Energy Efficiency Rating - Exempt



AUCTION VALUER

Wendy Alexander

VIEWING

Strictly by appointment only with Stratton Creber Padstow 01841 532230. General enquiries Countrywide Property Auctions 01395 275691. The legal pack for this property will be available to download from our website www.countrywidepropertyauctions.co.uk





A deceptively spacious and versatile four double bedroom - 2 en-suite, grade II listed character cottage situated in the heart of the town centre of Beaminster.

LOCATION

Beaminster is a picturesque and thriving small town situated circa 5 miles from Bridport. This thriving community has a good selection of shops, restaurants and pubs, many of which are centred around the town square conservation area which hosts an annual music/arts festival. Beaminster is surrounded by rolling countryside and in proximity of the superb Jurassic coastline which is designated a World Heritage Site. The larger towns of Bridport, Dorchester and Yeovil are readily commutable along with Crewkerne offering a main line railway service to London Waterloo.

DESCRIPTION

A deceptively spacious and extremely versatile Grade II Listed character cottage situated in the heart of the quintessential town centre of Beaminster. The property offers an excellent and well equipped bespoke kitchen/dining room complete with range cooker, two reception rooms and four double bedrooms, two with en-suite bathroom suites and a rear patio/car parking area. The property has enjoyed a variety of uses in recent years including operating as a successful B&B, a traditional sweet shop and café/take-away before being restored in recent years to a sizeable family home

suitable for multi-generation occupancy, a home with income potential and with some modest reconfiguration and subject to any requisite consents, for conversion into two apartments upon which interested parties must make and rely upon their own planning enquiries of West Dorset District Council planning department.

ACCOMMODATION

Ground Floor Entrance hall, kitchen/dining room, sitting room with feature fireplace, second reception room giving access to the rear of the property and utility room with wc.

First Floor Landing, bedroom one with views to the church and en-suite bathroom, half landing and steps down to bedroom two with en-suite bathroom, bedroom three with former en-suite which has been converted to a walk-in wardrobe/dressing area, bedroom four and a family bathroom.

Outside To the rear of the property is a small patio/parking area.

EPC

Energy Efficiency Rating - D

AUCTION VALUER

Wendy Alexander



VIEWING

Strictly by appointment only with Palmer Snell Bridport 01308 422929. General enquiries Countrywide Property Auctions 01395 275691. To register for the online legal pack for this property please visit our website www.countrywidepropertyauctions.co.uk



LOT
15

Flat 1, 26 Keyham Road, Plymouth PL2 1QX

*GUIDE PRICE £40,000-£45,000



A ground floor one bedroom apartment set in close proximity to Devonport Dock Yard, Plymouth.

LOCATION

Set in a popular residential area situated on the fringe of Plymouth city centre. Stoke Village can be found close by with offers an array of amenities including doctors, dentist, hair dressers, florist and many more. Regular bus service and easy access to the Dockyard and the Torpoint Ferry. Devonport park is within walking distance and also The Life Centre at Central Park.

DESCRIPTION

A self-contained one bedroom ground floor apartment in a converted house to be sold with vacant possession. The property benefits from double glazing, kitchen, bathroom and separate bedroom.

ACCOMMODATION

Flat 1 Communal entrance hallway. Door to inner hallway of the apartment, lounge, kitchen, bedroom and bathroom.

EPC

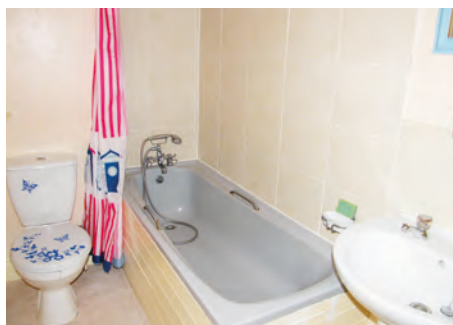
Energy Efficiency Rating - C

AUCTION VALUER

Lucy Fuller

VIEWING

Strictly by appointment only with Fulfords Drake Circus 01752 223355. General enquiries Countrywide Property Auctions 01395 275691. The legal pack for this property will be available to download from our website www.countrywidepropertyauctions.co.uk





A detached bungalow requiring the finishing of works to bring up to modern standards.

LOCATION

Saltash is a picturesque town that lies just across the River Tamar from Plymouth and is often referred to as the "Gateway to Cornwall". The town centre itself benefits from amenities to include doctors, dentists, library, leisure centre and a variety of shops. There are four primary schools, a college and secondary school, along with a local health centre.

DESCRIPTION

A detached two bedroom bungalow which has a series of works started on the property that require completing. The property features off road parking to the front and a garage to the rear, with far reaching views

over the valley. To be sold with vacant possession as an ideal project for an investor.

ACCOMMODATION

Lounge/diner leading through to the kitchen, rear porch, two bedrooms and bathroom.

Outside To the front is an off road parking area and raised garden. To the rear is a decked area which leads to a further part of the garden and the garage. The garage is accessed by the service lane to the side of the bungalow.

EPC

Energy Efficiency Rating - E

AUCTION VALUER

Lucy Fuller

VIEWING

Strictly by appointment only with Fulfords Drakes Circus 01752 223355. General enquiries Countrywide Property Auctions 01395 275691. The legal pack for this property will be available to download from our website www.countrywidepropertyauctions.co.uk





A multi faceted investment opportunity to acquire three linked units of accommodation in the heart of the ever popular seaside town of Budleigh Salterton.

LOCATION

The ever popular unspoilt and charming seaside town of Budleigh Salterton is situated on the World Heritage Jurassic Coast and in the East Devon Area of Outstanding Natural Beauty. The town offers a comprehensive selection of independent shops, boutiques, cafes and public houses, along with circa 2 miles of pebble beach and excellent road links to the M5, A30/A38 road networks, mainline railway stations and airport are available from the cathedral city of Exeter circa 12 miles.

DESCRIPTION

A multi-faceted residential investment opportunity enjoying an elevated position in the town centre of Budleigh Salterton with some sea views from the first floor apartment and the low maintenance patio style gardens with a summer house. The property comprises of a ground floor double garage with electronic door, a vacant studio apartment, a vacant first floor three bedroom apartment and a detached three bedroom prefabricated bungalow currently let on a rolling assured shorthold tenancy and generating £650 pcm/£7,800 pae. The property is likely to appeal for those seeking multi-generation occupancy, a home with

income potential, a continued residential lettings investment, or for a post works break up and resale opportunity subject to any requisite consents.

ACCOMMODATION

Ground Floor Entrance porch and communal entrance hall giving access to all units of accommodation. Studio Flat: Utility area, open plan lounge/kitchen/diner with steps up to the sleeping area and en-suite shower room, separate wc and under stairs storage area. Double garage with electronic door, power, lighting, water and courtesy door accessed from the hallway.

First Floor Landing with caretakers store room and loft access, giving access to the flat, rear patio gardens and bungalow. Flat: Entrance hall, kitchen with utility area off, sitting room with sea glimpses, three bedrooms and bathroom. Timbers Bungalow: Entrance porch, hallway, lounge/diner with kitchen off, bedroom one, rear hallway with door to garden, two further bedrooms and bathroom.

Outside Patio style gardens and a summerhouse.

EPC

Energy Efficiency Ratings

Studio Flat - E First Floor Flat - E Timbers Bungalow - E

AUCTION VALUER

Wendy Alexander

VIEWING

Strictly by appointment only with Fulfords Budleigh Salterton 01395 443758. General enquiries Countrywide Property Auctions 01395 275691. The legal pack for this property will be available to download from our website www.countrywidepropertyauctions.co.uk

NOTES

The accommodation units are individually rated for council tax and metered for gas and electricity, with a shared water supply.



A three bedroom detached holiday lodge set in Hengar Manor Park in Bodmin.

LOCATION

Hengar Manor Holiday Park is located in St Tudy, North Cornwall which is situated in proximity to the North Cornwall Coastline. The site enjoys circa 35 acres of communal gardens and grounds, incorporating fishing lakes, parkland and woodlands. On site facilities include a golf course, tennis courts, indoor swimming pool with sauna and beauty treatment room, games room and restaurants.

DESCRIPTION

A villa style detached holiday home that sleeps six, located in the ever popular Hengar Manor resort in St. Tudy, Bodmin. The property benefits from being set over two storeys, has its own external patio area and

comes with the use of the communal facilities in the park.

ACCOMMODATION

Ground Floor Open plan living room with kitchen, bedroom and shower room.

First Floor Two bedrooms and bathroom.

EPC

Energy Efficiency Rating - E

AUCTION VALUER

Lucy Fuller

VIEWING

Strictly by appointment only with Stratton Creber Bodmin 01208 74422. General enquiries Countrywide Property

Auctions 01395 275691. The legal pack for this property will be available to download from our website www.countrywidepropertyauctions.co.uk





A building plot located in Camborne, Cornwall with planning permission for a four bedroom detached dwelling.

LOCATION

Rosewarne Close is a small sought after cul de sac situated on the northern outskirts of Camborne. The town centre is located approximately half a mile distant and offers an extensive range of retail amenities, doctors surgeries, main bus station and mainline railway station offering a direct link to London Paddington. There are primary and secondary schools within walking distance and easy access to the main A30 is a short drive away.

DESCRIPTION

Planning permission approved with conditions on the 9th September 2016 under planning ref PA16/06385. Plans are available for inspection on the Cornwall Council planning website. This secluded plot is situated at the head of a cul-de-sac and has established gardens and parking, with open fields to the rear. The plans are for a detached dormer property with lounge, kitchen/diner, two bedrooms and cloakroom on the ground floor, with two further bedrooms and bathroom on the first floor.

PROPOSED ACCOMMODATION

Ground Floor Lounge, kitchen/diner, two bedrooms and cloakroom.

First Floor Two bedrooms and bathroom.

Outside Garden area with two parking spaces.

Planning Information

For information on developing the site and to make further enquiries of the planning already in place, please contact Cornwall Council Planning on 0300 1234 151. Documents relating to the application can be located on the planning website www.cornwall.gov.uk. All prospective purchasers should make an rely on their own investigations. The Pro Map shown is for approximate identification purposes only and is not to scale. Crown Copyright Reserved.

EPC

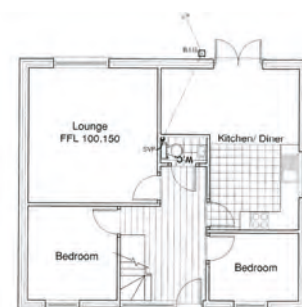
Exempt

AUCTION VALUER

Lucy Fuller

VIEWING

Strictly by appointment only with Stratton Creber Camborne 01209 717117. General enquiries Countrywide Property Auctions 01395 275691. The legal pack for this property will be available to download from our website www.countrywidepropertyauctions.co.uk





A deceptively spacious three bedroom detached barn conversion requiring modernisation, enjoying a rural location in this highly sought after location.

LOCATION

Cotleigh is a small rural village in East Devon, nestling on the southern edge of the Blackdown Hills, a designated Area of Outstanding Natural Beauty. Circa 4 miles from the market town of Honiton which offers a comprehensive range of educational, recreational and shopping facilities and having excellent access to the A303, A30 and A35 road networks.

DESCRIPTION

A three bedroom detached barn conversion requiring modernisation, set in the picturesque rural hamlet of Cotleigh and having the benefit of a large lawned garden backing on to open fields, garage, carport, courtyard garden and studio/workshop. The Old Barn offers spacious living accommodation with character features, two bedrooms on the ground floor and master bedroom on the first floor, offering tremendous potential to create an enviable family home in this highly sought after location.

ACCOMMODATION

Ground Floor Entrance hall, kitchen/ breakfast/family room with staircase rising to the first floor, lounge/diner with utility/ study area off, bedroom 2 with en-suite wc, bedroom three.

First Floor Master bedroom with en-suite wc.

Outside Double gates give access to the main on drive parking area, garage and carport, with mature lawned gardens beyond lying adjacent to open fields. To the side of the property is a veranda giving access to the rear courtyard garden with studio/workshop and further gated access to the lane.

EPC

Energy Efficiency Rating - G

AUCTION VALUER

Wendy Alexander

VIEWING

Strictly by appointment only with Fulfords Honiton 01404 44744. General enquiries Countrywide Property Auctions 01395 275691. The legal pack for this property will be available to download from our website www.countrywidepropertyauctions.co.uk







A three bedroom detached property in need of updating located in Pensilva, Liskeard.

LOCATION

Pensilva is located just off the moors in a beautiful location which benefits from village public transport, primary school, church, pub, car garage, village shop, farm shop, doctors surgery and village hall. Pensilva is circa a five minute drive from Liskeard which offers a hospital, mainline railway station, shops, pubs, and leisure centre.

DESCRIPTION

A three bedroom detached cottage requiring updating. The property benefits from ample gardens to the front and side, to the rear is a stone chipped area suitable for parking. The property also features a separate workshop to the side with its own entrance and is not currently connected internally to the main property.

ACCOMMODATION

Ground Floor Entrance porch, hallway with stairs to the first floor, lounge, kitchen and bathroom.

First Floor Three bedrooms.

Outside At the side of the property is a separate workshop room with mezzanine level inside. To the front is a large garden area. To the side of the property is a further large garden which may be suitable for further development subject to any requisite

consents upon which interested parties must make and rely upon their own planning enquiries of Cornwall Council Planning Department. To the rear is a stone chipped area which is useful for parking and could create further garden space for the property.

EPC

Energy Efficiency Rating - F

AUCTION VALUER

Lucy Fuller

VIEWING

Strictly by appointment with Stratton Creber Liskeard 01579 343561. General enquiries Countrywide Property Auctions 01395 275691. To register for the online legal pack for this property please visit our website www.countrywidepropertyauctions.co.uk





A two bedroom detached bungalow requiring modest updating situated in the popular residential area of St Thomas.

LOCATION

The property is located in the popular residential area of St Thomas which is within walking distance of the local shops and some of the best schools in the area. There is a nearby regular bus service that takes you directly into the city centre, where there are access links to all major transport links including the M5, a mainline railway station and Exeter airport.

DESCRIPTION

A two bedroom detached bungalow requiring modest modernisation and having the benefit of low maintenance enclosed gardens, with sun room, storage shed and greenhouse.

ACCOMMODATION

Ground Floor Entrance hall, sitting room, inner hallway, kitchen, two bedrooms and bathroom.

Outside Enclosed good sized low maintenance gardens with summer house, storage shed and greenhouse.

EPC

Energy Efficiency Rating - D

AUCTION VALUER

Wendy Alexander

VIEWING

Strictly by appointment only with Fulfords St Thomas 01392 411255. General enquiries Countrywide Property Auctions 01395 275691. The legal pack for this property will be available to download from our website www.countrywidepropertyauctions.co.uk



Ground Floor



A vacant two bedroom mid terrace house with garden situated in the popular village of Evercreech

LOCATION

The thriving village of Evercreech offers excellent day to day facilities including local shops, pre & primary schooling, doctors surgery, two public houses, the Church of St Peter and village hall, with many activity clubs and societies. Further facilities and amenities can be found at Shepton Mallet circa 3 miles and Castle Cary with its mainline railway station circa 5 miles.

DESCRIPTION

A charming two bedroom mid terrace character cottage situated in a conservation area, retaining a wealth of character features including flagstone floors and beamed ceilings, whilst having had the benefit of comprehensive modernisation with integrated appliances and a good sized low maintenance garden, offering the perfect opportunity for either a residential lettings venture, or as a second/holiday home in this picturesque and sought after village.

ACCOMMODATION

Ground Floor Entrance hall, sitting room with feature fire place, kitchen with integrated appliances.

First Floor Landing, two bedrooms and bathroom.

Outside Enclosed low maintenance rear gardens with decked seating areas and gravel borders.

EPC

Energy Efficiency Rating - D

AUCTION VALUER

Wendy Alexander

VIEWING

Strictly by appointment only with Palmer Snell Wells 01749 673974. General enquiries Countrywide Property Auctions 01395 275691. The legal pack will be available to download from our website www.countrywidepropertyauctions.co.uk







A three to four bedroom semi-detached house set over three storeys requiring modernisation, with generous sized gardens to the side and rear.

LOCATION

Teignmouth is located on the South Devon coastline, between Shaldon and Dawlish. The popular town features a long stretch of promenade with amusement pier and a level beach, a golf course and an array of shops, restaurants and bars. Bus routes and links by rail to London Paddington and Devon cities.

DESCRIPTION

A three/four bedroom property which will vastly benefit from an improvement programme and will most likely appeal to investors. Set on a corner plot is this semi-detached three storey house with views over the surrounding town of Teignmouth, the property also benefits from a garage and parking.

ACCOMMODATION

Ground Floor Split level entrance with a bathroom to the right and half stairs to the first and lower floors.

Lower **Ground Floor** Lounge diner, kitchen and side porch. Stairs lead from the lounge area to the basement floor. **BASEMENT** Bedroom four or garden room with en-suite facilities. Utility room with access to the garden.

First Floor Three bedrooms (one contains an en-suite washroom).

Outside To the side and rear of the property are generous sized gardens. Please refer to the land registry document within the legal pack for the boundaries due to parts of the garden being covered with a blanket of plants and trees. Notes: The Pro Map shown is for approximate identification purposes only and is not to scale. Crown Copyright Reserved. To enquire about the potential for planning on the garden, please make and rely on your own enquires to Teignbridge Council Planning on 01626 361101.

EPC

Energy Efficiency Rating - TBC

AUCTION VALUER

Lucy Fuller

VIEWING

Strictly by appointment with Fulfords Teignmouth 01626 770077. General enquiries Countrywide Property Auctions 01395 275691. The legal pack for this property will be available to download from our website www.countrywidepropertyauctions.co.uk



LOT
25

186 Atlantic Bays, St. Merryn, Padstow, Cornwall PL28 8PY
*GUIDE PRICE £15,000–£20,000



A two bedroom holiday home set in Atlantic Bay Holiday Park in St. Merryn.

LOCATION

Set on a favoured and popular holiday park, just 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, with Padstow circa 5 miles from the site.

DESCRIPTION

This light and airy chalet on the Atlantic Bays holiday park benefits from two double bedrooms, open plan kitchen/living area and good size family bathroom, with a decked seating area. The Chalet has the benefit of 10 months holiday use.

ACCOMMODATION

Open plan lounge/kitchen, two bedrooms and bathroom.

Outside Deck with balustrade surround to the front.

EPC

Energy Efficiency Rating - TBC

AUCTION VALUER

Lucy Fuller

VIEWING

Strictly by appointment only with Stratton Creber Padstow 01841 532230. General enquiries Countrywide Property Auctions 01395 275691. The legal pack for this property will be available to download from our website www.countrywidepropertyauctions.co.uk



Ground Floor



A three bed semi detached property with double garaging, set on the outskirts of Totnes in the South Hams.

LOCATION

Located within less than a mile outside of Totnes and within convenient access to the market town of Newton Abbot. Totnes itself, is a bustling market town full of historical interest and offers a great selection of unique shops and outlets, recreational facilities including a hospital, two supermarkets, galleries, riverside walks, churches, and its very own Norman castle. The town provides a range of restaurants and cafes and offers a mainline railway station with links to London Paddington.

DESCRIPTION

Gable Cottage features well-proportioned living space and bedrooms and ample storage and also features a generous sized garden to the rear. The property benefits from having a double garage with driveway, all within a short reach of Totnes town. When entering the property there are three double bedrooms, one with an en-suite and family bathroom on the lower level and large open plan living area, dining room and kitchen on the upper level.

ACCOMMODATION

Ground Floor Entrance porch, inner hallway, three bedrooms (master with en-suite facilities) and a family four piece bathroom.

First Floor Open lounge diner with vaulted ceiling and access to the garden, kitchen.

Outside To the front is a paved patio area leading to the entrance porch. At the rear of the property is a substantial garden which features a raised sun deck, generous lawns and a patio area.

Garages

Attached to the property is a set of two garages.

EPC

Energy Efficiency Rating - D

AUCTION VALUER

Lucy Fuller

VIEWING

Strictly by appointment only with Fulfords Totnes 01803 864112. General enquiries Countrywide Property Auctions 01395 275691. The legal pack for this property will be available to download from our website www.countrywidepropertyauctions.co.uk







A four/five bedroom maisonette set in close proximity to St. Marychurch Torquay, suitable for buy to let investors.

LOCATION

Torquay is one of three South Devon towns forming the sheltered Tor Bay; renowned for the warm climate, clear bathing waters and clean air. The local beaches form a golden arc around the bay with shingle coves scattered nearby. The town provides excellent facilities including waterside restaurants, a theatre and bars. Local transport links connect the major Devon cities to the town by rail or bus.

DESCRIPTION

A maisonette located in the South Devon coastal town of Torquay, having a pleasant outlook and being just a short distance from St. Marychurch. The accommodation has been extended by the current owner to include a living room, kitchen/breakfast room, dining room/bedroom five, four bedrooms, Jack and Jill bathroom, shower room, double glazing, central heating and communal garden. Ideal as an investment buy to let property.

ACCOMMODATION

Entrance
Ground floor access. Hallway with storage and stairs to first floor.

First Floor Lounge, dining room/bedroom five, kitchen, bedroom and shower room.

Second Floor

Three further bedrooms and bathroom.

Outside Gate with path leading to a communal garden area at the rear of the building.

EPC

Energy Efficiency Rating - C

AUCTION VALUER

Lucy Fuller

VIEWING

Strictly by appointment only with Miller Countrywide Torquay 01803 291429. General enquiries Countrywide Property Auctions 01395 275691. The legal pack for this property will be available to download from our website www.countrywidepropertyauctions.co.uk





A four bedroom semi detached cottage requiring some modernisation enjoying a rural location in the sought after area of Watergore.

LOCATION

Watergore is a sought after rural hamlet with local bus services to South Petherton and readily accessible to the A303. South Petherton offers a wide range of shopping facilities, two schools, library, inn, post office, doctors surgery and chemist, with further facilities and amenities available at Yeovil circa 10 miles.

DESCRIPTION

A four bedroom semi-detached cottage requiring some modernisation enjoying a rural setting in the sought after location of Watergore. The cottage enjoys a patio and raised garden to the rear, garage and

additional on drive parking for several vehicles.

ACCOMMODATION

Ground Floor Covered porch, sitting room, inner lobby with stairs to first floor, utility and WC, kitchen/diner.

First Floor Landing, four double bedrooms and bathroom.

Outside To the rear of the property is a patio seating area and raised garden with views over the surrounding countryside. Garage and on drive parking for several vehicles.

EPC

Energy Efficiency Rating - F

AUCTION VALUER

Wendy Alexander

VIEWING

Strictly by appointment only with Fulfords South Petherton 01460 241880. General enquiries Countrywide Property Auctions 01395 275691. The legal pack for this property will be available to download from our website www.countrywidepropertyauctions.co.uk





A modern three bedroom detached home set in the picturesque town of Ivybridge.

LOCATION

Ivybridge is a small town and civil parish in the South Hams, in Devon, England. It lies circa 9 miles east of Plymouth. It is at the southern extremity of Dartmoor, a National Park of England and Wales. Lee Mill is situated just off the A38, giving great access routes into Plymouth itself and further afield towards Exeter.

DESCRIPTION

A three bedroom detached house with off road parking and a separate games room with bar. The accommodation comprises of lounge, kitchen, dining room and cloakroom/utility on the ground floor. There are two bedrooms, a study and bathroom on the first floor. The master bedroom with en-suite is on the second floor. The property also features solar panels which provide a return income and under floor heating. The property is free of any onward chain.

ACCOMMODATION

Ground Floor Entrance hallway, lounge, kitchen/diner, conservatory and cloakroom.

First Floor Two bedrooms, bathroom and study.

Second Floor

Master bedroom with en-suite.

Outside Block paved driveway with parking for several vehicles. To the rear of the property lies the garden area with outbuilding housing a bar area and hobby room.



EPC

Energy Efficiency Rating - B

AUCTION VALUER

Lucy Fuller

VIEWING

Strictly by appointment only with Fulfords Plymstock 01752 403068. General enquiries Countrywide Property Auctions 01395 275691. To register for the online legal pack for this property please visit our website www.countrywidepropertyauctions.co.uk







A four bedroom mid terraced house requiring refurbishment situated in the rural hamlet of Hewish.

LOCATION

The rural hamlet of Hewish offers a public house, primary school, an Indian restaurant and is situated between Congresbury and the popular seaside town Weston Super Mare, offering a comprehensive range of shopping, recreation and educational facilities. Hewish is readily commutable to the M5 and has regular bus services to Bristol and the surrounding areas.

DESCRIPTION

A four bedroom mid terrace property requiring refurbishment situated in the popular rural hamlet of Hewish. The property has the benefit of two reception rooms, two

bathrooms, good sized garden requiring formalisation and on drive parking.

ACCOMMODATION

Ground Floor Entrance hall, living room with wet room off, dining room and kitchen.

First Floor Landing, four bedrooms and bathroom.

Outside To the front of the property is on drive parking and a low maintenance garden, with the main garden lying to the rear of the property, which would benefit from formalisation.

EPC

Energy Efficiency Rating - C

AUCTION VALUER

Wendy Alexander

VIEWING

Strictly by appointment only with Palmer Snell Weston Super Mare 01934 413735. General enquiries Countrywide Property Auctions 01395 275691. The legal pack for this property will be available to download from our website www.countrywidepropertyauctions.co.uk





A grade II listed two bedroom mid terrace cottage requiring refurbishment situated in the highly sought after seaside town of Exmouth

LOCATION

The ever popular seaside town of Exmouth offers a glorious 2 miles of sandy beaches and water sports, excellent shopping and recreational facilities, along with a comprehensive range of schools and colleges catering for all ages. The town centre has enjoyed recent regeneration works, with excellent public transport links to the Cathedral City of Exeter, the M5 and Exeter airport.

DESCRIPTION

A Grade II Listed two bedroom mid terrace cottage requiring refurbishment, situated in the highly sought after Bicton Street area of the ever popular seaside town of Exmouth.

The property offers deceptively spacious accommodation, set over three floors, with a courtyard style raised garden to the rear offering the potential subject to any requisite consents to create on drive parking.

ACCOMMODATION

Ground Floor Entrance hall, lounge/diner and kitchen.

First Floor Landing, bedroom one and bathroom.

Second Floor

Landing, bedroom two and an under eaves storage area.

Outside To the rear of the property is a raised courtyard style garden with access to the rear

service lane, offering the potential to create on drive parking.

EPC

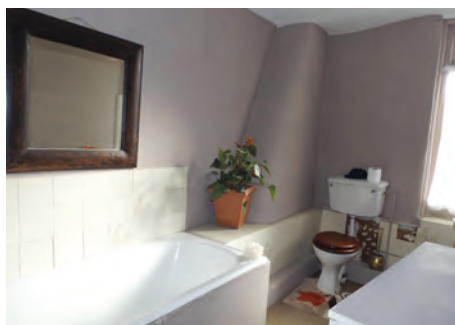
Energy Efficiency Rating - Exempt.

AUCTION VALUER

Wendy Alexander

VIEWING

Strictly by appointment only with Fulfords Exmouth 01395 273757. General enquiries Countrywide Property Auctions 01395 275691. The legal pack for this property will be available to download from our website www.countrywidepropertyauctions.co.uk



LOT
32

17b Clowance Street, Plymouth PL1 4LG

*GUIDE PRICE £35,000+



A two bedroom second floor apartment requiring modernisation.

LOCATION

Plymouth lies on the South Devon coast, bordering the picturesque county of Cornwall. The city benefits from a University and the popular harbourside area known as The Barbican and the up and coming area of the Royal William Yard, both of which boast several cafes, restaurants and bars. Locally, the apartment is in close proximity to Devonport Park and shopping facilities.

DESCRIPTION

A two bedroom apartment requiring modernisation, set in a residential area and to be sold with vacant possession. The purpose built apartment block features a communal entrance, with children's play facilities to the front of the building.

ACCOMMODATION

Communal entrance hallway. Door to inner hallway of the apartment, lounge, kitchen, two bedrooms, bathroom and cloakroom.

EPC

Energy Efficiency Rating - TBC

AUCTION VALUER

Lucy Fuller

VIEWING

Strictly by appointment only with Fulfords Drake Circus 01752 223355. General enquiries Countrywide Property Auctions 01395 275691. The legal pack for this property will be available

to download from our website www.countrywidepropertyauctions.co.uk





A two bedroom detached bungalow requiring modernisation situated in the sought after Hamworthy area of Poole.

LOCATION

Hamworthy is a sought after location with a selection of educational facilities, train station and in proximity of Cobbs Quay Marina and Upton Country Park, with further facilities and amenities available at Poole town centre circa 3 miles.

DESCRIPTION

A two bedroom detached bungalow requiring renovation situated in the popular Hamworthy area of Poole. The property has the benefit of front and rear gardens being mainly laid to lawn, garage and additional on drive parking.

ACCOMMODATION

Ground Floor Entrance hall, sitting room, kitchen, two bedrooms and shower room.

Outside Front and rear gardens being mainly laid to lawn, garage and additional on drive parking.

EPC

Energy Efficiency Rating - D

AUCTION VALUER

Wendy Alexander

VIEWING

Strictly by appointment only with Palmer Snell Upton 01202 622688. General enquiries Countrywide Property Auctions 01395 275691. The legal pack for this property will be available to download from our website www.countrywidepropertyauctions.co.uk



LOT
34

10 Valletort Place, Stonehouse, Plymouth PL1 3SP

*GUIDE PRICE £70,000-£80,000



A two/three bedroom end of terrace house requiring refurbishment situated in Plymouth on the south Devon coastline.

LOCATION

Valletort Place is centrally located with ease of access into Plymouth City Centre. The property is located near to local schools, parks and the popular Royal William Yard area. Close to amenities and also transport links.

DESCRIPTION

This property requires renovation throughout and would suit prospective investors or buy to let landlords. The spacious property offers living accommodation and an enclosed rear courtyard garden. Currently arranged as two bedrooms, two kitchens, bathroom and three reception rooms.

ACCOMMODATION

Ground Floor Lounge, dining room, breakfast room and kitchen

First Floor Two bedrooms, former second kitchen and bathroom.

Outside Rear enclosed courtyard garden area (unable to access at the time of instruction).

EPC

Energy Efficiency Rating - TBC

AUCTION VALUER

Lucy Fuller

VIEWING

Strictly by appointment only with Fulfords Drake Circus 01752 223355. General enquiries Countrywide Property Auctions 01395 275691. The legal pack for this property will be available to download from our website www.countrywidepropertyauctions.co.uk



PRELIMINARY ANNOUNCEMENT

To be offered in our February 2019 sale please note this lot will not be sold prior to auction



Tresahor Quarry, Constantine, Falmouth,
Cornwall TR11 5PL

*GUIDE PRICE £75,000–£100,000

A unique opportunity to purchase a former quarry which was discontinued in the 1960's. The quarry grounds are set in 2.617 acres/1.059 hectares and feature several derelict buildings used by the workers when it was an active quarry. The land to the right side of the service land measures circa 0.431 acres/0.175 hectares.

LOCATION

Constantine is a rural village tucked away between the Lizard Peninsula, Falmouth and the Helford River. This unique village includes many amenities such as a local supermarket, hair salon, primary school, football pitch, pubs and doctors surgery.

LAND

The Pro Map measurements provided equal a total land area (across the three split areas) of 3.048 acres/1.234 hectares.

Scrubland A service lane leads up to the entrance to the quarry site. Some of the land to the right of the service lane is included with the sale. Please refer to the legal pack for the land split.

Buildings Several derelict buildings are located around the land, which include a former work house and stores.

Quarry The dug out section of quarry is believed to be circa 80ft deep, and was filled with natural water many decades ago.

EPC

Exempt

NOTES

New title deeds were being drafted at the time of instruction. Please refer to the legal pack for further information. Measurements have been taken using the Promap measuring facility, interested parties must make and rely upon their own measurements. The Pro Map shown is for approximate identification purposes only and is not to scale, Crown Copyright reserved.



AUCTION VALUER

Lucy Fuller

VIEWING

Strictly by appointment only with Miller Countrywide Falmouth 01326 318181. General enquiries Countrywide Property Auctions 01395 275691. The legal pack for this property will be available to download from our website www.countrywidepropertyauctions.co.uk

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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
----------------------	---------------

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Notes

Terms & conditions for telephone/proxy bidders

The following terms and conditions apply to all intended buyers who wish bids to be made by proxy or by telephone

- 1 For those who are unable to attend the auction the proxy bidding form should be used in order to submit a maximum bid to the Auctioneer. This bid will not be called upon prior to the time of offering the particular lot for which the bid has been made.

A prospective buyer should fill in the appropriate telephone bidding form or proxy bidding form in the catalogue and should ensure that all sections are completed. Failure to complete any part of the appropriate form may render the instructions ineffective.
- 2 Maximum bids must be for an exact figure and any reference to a bid to be calculated by reference to other bids will not be acceptable. In the event of there being any confusion as to the maximum bid, the auctioneer reserves the right to refuse a bid on behalf of the prospective buyer.
- 3 All proxy and telephone bidding completed forms must be delivered to the auctioneer not less than 48 hours prior to the start of the auction at which the property, the subject of the bid, is to be sold. Funds to the sum of 10% of the maximum bid or £3,000 whichever is the greater, must be cleared and held with the auctioneer 48 hours prior to the auction to validate the proxy or telephone bidding form. Proof of funds for a 10% deposit must also be provided. We will not bid on your behalf or accept your telephone bid unless we hold cleared funds.

Funds can be paid by cheque made payable to Sutton Kersh (you should allow 4 working days for them to clear) bankers draft, bank transfer or debit card. Please note we do not accept cash.

Buyer's Administration Charge – The successful buyer will be required to pay the Auctioneers a Buyer's Administration Charge of £750+VAT (£900 including VAT @ 20%) (unless stated otherwise within the property description in the catalogue) upon exchange of contracts for each property purchased (cheques made payable to Sutton Kersh).

A separate proxy or telephone bidding form, deposit and buyer's administration charge should be supplied for each property upon which a bid is to be placed.
- 4 Any alteration to the proxy or telephone bid or withdrawal must be in writing and be received in writing and be received by the auctioneer prior to commencement of the auction.
- 5 The auctioneer, in accepting proxy bids, acts as agent for the prospective buyer and the prospective buyer shall be considered to have authorised the auctioneer on the basis of the terms and conditions set out in this auction catalogue, all relevant conditions of sale and any amendments to the auction catalogue. In the event of the prospective buyer's bid being successful, the auctioneer is authorised by the prospective buyer to sign any memorandum or contract relating to the property concerned.
- 6 The auctioneer accepts no liability for any bid not being made on behalf of the prospective buyer and reserves the right to bid himself or through an agent up to the reserve price for the particular property concerned.
- 7 In the event that another bidder makes a bid equal to the maximum bid the prospective buyer is prepared to make, the auctioneer reserves the right to accept the bid of any bidder attending the auction in person or through an agent.
- 8 The auctioneer accepts no responsibility for failure of telecommunications in respect of a telephone bid, or any delays in the postal system if a proxy bidding form is sent through the post.
- 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.
- 10 Prospective bidders should check with the auctioneer's office immediately prior to the auction to ensure there are no changes to the published terms and conditions.
- 11 In the case of unsuccessful bidders deposits, received by us into our clients' account, we will use best endeavours to return these to the originating bank account within 48 hours of the conclusion of the Sale. As part of this process our accounts team will contact you to ensure the funds are returned securely.
- 12 Should the property be knocked down to the proxy bidder by the Auctioneer at a figure which is less than the maximum bid price on the form, the whole of the deposit supplied with the form will still be cashed and will count towards the purchase price sold.
- 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.
- 14 Proxy bidders are also deemed to have knowledge of any Addendum sheet which may be issued prior to or at the auction sale. Proxy bidders are advised to telephone the Auctioneer's offices before 10am on the day of the sale in order to find out whether any addenda apply to the property for which they have authorised the Auctioneer to bid on their behalf.
- 15 The proxy bidder authorises the Auctioneer or any duly authorised partner or employee of Sutton Kersh 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).
- 17 Proxy or telephone bidding forms should be sent to Countrywide Property Auctions Administration Team, 109 Union Street, Torquay TQ1 3DW.

Proxy bidding form

Date of Auction Lot Number

I hereby instruct and authorise you to bid on my behalf in accordance with the terms and conditions attached hereto and I understand that should my bid be successful the offer will be binding upon me.

Address of Lot

Maximum bid price Words

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 £750+VAT (£900 including VAT @ 20%) (unless stated otherwise within the property description in the catalogue) upon exchange of contracts to Countrywide, the auctioneers

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

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

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 at 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

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 £750+VAT (£900 including VAT @ 20%) (unless stated otherwise within 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 Administration Team, 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

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

Common Auction Conditions

(3rd Edition August 2009 – 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.

INTRODUCTION

The Common Auction Conditions have been produced for real estate auctions in England and Wales to set a common standard across the industry. They are in three sections:

1. **Glossary** – The glossary gives special meanings to certain words used in both sets of conditions.
2. **Auction Conduct Conditions** – The Auction Conduct Conditions govern the relationship between the auctioneer and anyone who has a catalogue, or who attends or bids at the auction. They cannot be changed without the auctioneer's agreement. We recommend that these conditions are set out in a two-part notice to bidders in the auction catalogue, part one containing advisory material – which auctioneers can tailor to their needs – and part two the auction conduct conditions.
3. **Sale Conditions** – The Sale Conditions govern the agreement between each seller and buyer. They include general conditions of sale and template forms of special conditions of sale, tenancy and arrears schedules and a sale memorandum.

Important notice

A prudent buyer will, before bidding for a lot at an auction:

- Take professional advice from a conveyancer and, in appropriate cases, a chartered surveyor and an accountant;
- Read the conditions;
- Inspect the lot;
- Carry out usual searches and make usual enquiries;
- Check the content of all available leases and other documents relating to the lot;
- Check that what is said about the lot in the catalogue is accurate;
- Have finance available for the deposit and purchase price;
- Check whether VAT registration and election is advisable;

The conditions assume that the buyer has acted like a prudent buyer. If you choose to buy a lot without taking these normal precautions you do so at your own risk.

GLOSSARY

This glossary applies to the auction conduct conditions and the sale conditions. 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 printed in bold black type appear in bold blue type 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 has signed up to the Banking Code or Business Banking Code 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) a Saturday or a Sunday; (b) a bank holiday in England and Wales; or (c) Good Friday or Christmas Day.

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 to which the CONDITIONS refer including any supplement to it.

Completion Unless otherwise agreed between SELLER and BUYER (or their conveyancers) the occasion when both SELLER and BUYER have complied with their obligations under the CONTRACT and the balance of the PRICE is unconditionally received in the SELLER'S conveyancer's client account.

Condition One of the AUCTION CONDUCT CONDITIONS or SALES 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 not sold at 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.

Financial charge A charge to secure a loan or other financial indebtedness (not including a rentcharge).

General conditions That part of the SALE CONDITIONS so headed, including any extra GENERAL CONDITIONS.

Interest rate If not specified in the SPECIAL CONDITIONS, 4% above the base rate from time to time of Barclays Bank plc. (The INTEREST RATE will also apply to judgment debts, if applicable.)

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 CHATELLETS, 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, any similar official).

Price The PRICE 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 tenancy schedule (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 a copy of the CATALOGUE or who attends or bids at the AUCTION, whether or not a BUYER.

AUCTION CONDUCT CONDITIONS

A1 Introduction

A1.1 Words in bold blue type have special meanings, which are defined in the Glossary.

A1.2 The CATALOGUE is issued only on the basis that you accept these AUCTION CONDUCT CONDITIONS. They govern our relationship with you and cannot be disappplied or varied by the SALE CONDITIONS (even by a CONDITION purporting to replace the whole of the Common Auction Conditions). 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.

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.

A3 Bidding and reserve prices

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

A3.6 Where a guide price (or range of prices) is given that guide is the minimum price at which, or range of prices within which, the SELLER might be prepared to sell at the date of the guide price. But guide prices may change. The last published guide price will normally be at or above any reserve price, but not always – as the SELLER may fix the final reserve price just before bidding commences.

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, provided by others 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 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) 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 stated in the SALE CONDITIONS; and
- (b) must be paid in pounds sterling by cheque or by

	bankers' draft made payable to US on an APPROVED FINANCIAL INSTITUTION. The extra AUCTION CONDUCT CONDITIONS may state if we accept any other form of payment.		stakeholder they 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.		relating to the state or CONDITION of the LOT where the LOT is leasehold property.
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.	G2.4	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.	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.
A5.7	If the BUYER does not comply with its obligations under the CONTRACT then: <ul style="list-style-type: none"> • (a) you are personally liable to buy the LOT even if you are acting as an agent; and • (b) you must indemnify the SELLER in respect of any loss the SELLER incurs as a result of the BUYER'S default. 	G2.5	Interest earned on the deposit belongs to the SELLER unless the SALE CONDITIONS provide otherwise.	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.
A5.8	Where the BUYER is a company you warrant that the BUYER is properly constituted and able to buy the LOT.	G3.	Between contract and completion	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 Land Registry Rules when making application for registration of the transaction to which the CONDITIONS apply.
Words that are capitalised have special meanings, which are defined in the Glossary.					
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.					
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 the LOT is that referred to in the SALE MEMORANDUM.	G3.1	Unless the SPECIAL CONDITIONS state otherwise, the SELLER is to insure the LOT from and including the CONTRACT DATE to COMPLETION and: <ul style="list-style-type: none"> • (a) produce to the BUYER on request all relevant insurance details; • (b) pay the premiums when due; • (c) if the BUYER so requests, and pays any additional premium, use reasonable endeavours to increase the sum insured or make other changes to the policy; • (d) 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) 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 (to the extent not already paid by the BUYER or a tenant or other third party) for the period from and including the CONTRACT DATE to COMPLETION. 	G5.	Transfer
G1.2	The LOT is sold subject to any TENANCIES disclosed by the SPECIAL CONDITIONS, but otherwise with vacant possession on COMPLETION.	G3.2	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.	G5.1	Unless a form of TRANSFER is prescribed by the SPECIAL CONDITIONS: <ul style="list-style-type: none"> • (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.
G1.3	The LOT is sold subject to all matters contained or referred to in the DOCUMENTS, but excluding any FINANCIAL CHARGES: these the SELLER must discharge on or before COMPLETION.	G3.3	Section 47 of the Law of Property Act 1925 does not apply.	G5.2	If the SELLER remains liable in any respect 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.
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: <ul style="list-style-type: none"> • (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, within the meaning of the Land Registration Act 2002; • (h) matters that ought to be disclosed by the searches and enquiries a prudent BUYER would make, whether or not the BUYER has made them; and • (i) anything the SELLER does not and could not reasonably know about. 	G3.4	Unless the BUYER is already lawfully in occupation of the LOT the BUYER has no right to enter into occupation prior to COMPLETION.	G5.3	The SELLER cannot be required to TRANSFER the LOT to anyone other than the BUYER, or by more than one TRANSFER.
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.	G4.	Title and identity	G6.	Completion
G1.6	The SELLER must notify the BUYER of any notices, orders, demands, proposals and requirements of any competent authority of which it learns after the CONTRACT DATE but the BUYER must comply with them and keep the SELLER indemnified.	G4.1	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 except in relation to any matter that occurs after the CONTRACT DATE.	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.
G1.7	The LOT does not include any tenant's or trade fixtures or fittings.	G4.2	If any of the DOCUMENTS is not made available before the AUCTION the following provisions apply: <ul style="list-style-type: none"> • (a) The BUYER may raise no requisition or objection to any of the DOCUMENTS that is made available before the AUCTION. • (b) 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. • (c) If the LOT is not registered land the SELLER is to give to the BUYER within five BUSINESS DAYS 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. • (d) If title is in the course of registration, title is to consist of certified copies of: <ul style="list-style-type: none"> • (i) the application for registration of title made to the land registry; • (ii) the DOCUMENTS accompanying that application; • (iii) evidence that all applicable stamp duty land tax relating to that application has been paid; and • (iv) 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. • (e) 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. 	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.
G1.8	Where CHATTELS are included in the LOT the BUYER takes them as they are at COMPLETION and the SELLER is not liable if they are not fit for use.			G6.3	Payment is to be made in pounds sterling and only by: <ul style="list-style-type: none"> • (a) direct TRANSFER to the SELLER'S conveyancer's client account; and • (b) the release of any deposit held by a stakeholder.
G1.9	The BUYER buys with full knowledge of: <ul style="list-style-type: none"> • (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. 			G6.4	Unless the SELLER and the BUYER otherwise agree, COMPLETION cannot take place until both have complied with their obligations under the CONTRACT and the balance of the PRICE is unconditionally received in the SELLER'S conveyancer's client account.
G1.10	The BUYER is not to rely on the information contained in the PARTICULARS but may rely on the SELLER'S conveyancer's written replies to preliminary enquiries to the extent stated in those replies.			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.
G2. Deposit					
G2.1	The amount of the deposit is the greater of: <ul style="list-style-type: none"> • (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). 	G4.3	Unless otherwise stated in the SPECIAL CONDITIONS the SELLER sells with full title guarantee except that (and the TRANSFER shall so provide): <ul style="list-style-type: none"> • (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 of the Law of Property (Miscellaneous Provisions) Act 1994 shall not extend to any CONDITION or tenant's obligation 	G6.6	Where applicable the CONTRACT remains in force following COMPLETION.
G2.2	The deposit <ul style="list-style-type: none"> • (a) must be paid in pounds sterling by cheque or banker's draft drawn on an APPROVED FINANCIAL INSTITUTION (or by any other means of payment that the AUCTIONEERS may accept); and • (b) is to be held as stakeholder unless the AUCTION CONDUCT CONDITIONS provide that it is to be held as agent for the SELLER. 			G7.	Notice to complete
G2.3	Where the AUCTIONEERS hold the deposit as			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. The person giving the notice must be READY TO COMPLETE.
				G7.2	If the BUYER fails to comply with a notice to complete the SELLER may, without affecting any other remedy the SELLER has: <ul style="list-style-type: none"> • (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.
				G7.3	If the SELLER fails to comply with a notice to complete the BUYER may, without affecting any other remedy the BUYER has: <ul style="list-style-type: none"> • (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: <ul style="list-style-type: none"> • (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 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.	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) it is not buying the LOT as a nominee for another person.
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.	(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;	G15.4 The BUYER is to give to the SELLER as early as possible before the AGREED COMPLETION DATE evidence:
G9.4	The SELLER must:	(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	• (a) of the BUYER'S VAT registration;
	• (a) use all reasonable endeavours to obtain the licence at the SELLER'S expense; 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.	• (b) that the BUYER has made a VAT OPTION; and
	• (b) enter into any authorised guarantee agreement properly required.		• (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.
G9.5	The BUYER must:		G15.5 The BUYER confirms that after COMPLETION the BUYER intends to:
	• (a) promptly provide references and other relevant information; and		• (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) comply with the landlord's lawful requirements.		• (b) collect the rents payable under the TENANCIES and charge VAT on them
G9.6	If within three months of the CONTRACT DATE (or such longer period as the SELLER and BUYER agree) the licence has not been obtained 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 licence is obtained. That termination is without prejudice to the claims of either SELLER or BUYER for breach of this CONDITION G9.	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.	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.
G10. Interest and apportionments		G12. Management	G16. Capital allowances
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 PRICE (less any deposit paid) from the AGREED COMPLETION DATE up to and including the ACTUAL COMPLETION DATE.	G12.1 This CONDITION G12 applies where the LOT is sold subject to TENANCIES.	G16.1 This CONDITION G16 applies where the SPECIAL CONDITIONS state that there are capital allowances available in respect of the LOT.
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 pay to the BUYER after COMPLETION any sum to which the BUYER is entitled that the SELLER subsequently receives in cleared funds.	G12.2 The SELLER is to manage the LOT in accordance with its standard management policies pending COMPLETION.	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.
G10.3	Income and outgoings are to be apportioned at ACTUAL COMPLETION DATE unless:	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:	G16.3 The value to be attributed to those items on which capital allowances may be claimed is set out in the SPECIAL CONDITIONS.
	• (a) the BUYER is liable to pay interest; 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;	G16.4 The SELLER and BUYER agree:
	• (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;	• (b) if the SELLER gives the BUYER notice of the SELLER'S intended act and the BUYER does not object within five BUSINESS DAYS giving reasons for the objection the SELLER may act as the SELLER intends; and	• (a) to make an election on COMPLETION under Section 198 of the Capital Allowances Act 2001 to give effect to this CONDITION G16; and
	• in which event income and outgoings are to be apportioned on the date from which interest becomes payable by the BUYER.	• (c) the BUYER is to indemnify the SELLER against all loss or liability the SELLER incurs through acting as the BUYER requires, or by reason of delay caused by the BUYER.	• (b) to submit the value specified in the SPECIAL CONDITIONS to HM Revenue and Customs for the purposes of their respective capital allowance computations.
G10.4	Apportionments are to be calculated on the basis that:	G13. Rent deposits	G17. Maintenance agreements
	• (a) the SELLER receives income and is liable for outgoings for the whole of the day on which apportionment is to be made;	G13.1 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.	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.
	• (b) annual income and expenditure accrues at an equal daily rate assuming 365 days in a year, and income and expenditure relating to some other period accrues at an equal daily rate during the period to which it relates; and	G13.2 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.	G17.2 The BUYER must assume, and indemnify the SELLER in respect of, all liability under such CONTRACTS from the ACTUAL COMPLETION DATE.
	• (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.	G13.3 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:	G18. Landlord and Tenant Act 1987
		• (a) observe and perform the SELLER'S covenants and CONDITIONS in the rent deposit deed and indemnify the SELLER in respect of any breach;	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.
		• (b) give notice of assignment to the tenant; and	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.
		• (c) give such direct covenant to the tenant as may be required by the rent deposit deed.	G19. Sale by practitioner
G11. Arrears		G14. VAT	G19.1 This CONDITION G19 applies where the sale is by a PRACTITIONER either as SELLER or as agent of the SELLER.
Part 1 Current rent		G14.1 Where a SALE CONDITION requires money to be paid or other consideration to be given, the payer must also pay any VAT that is chargeable on that money or consideration, but only if given a valid VAT invoice.	G19.2 The PRACTITIONER has been duly appointed and is empowered to sell the LOT.
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 in advance on the most recent rent payment date on or within four months preceding COMPLETION.	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.	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.
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.	G15. Transfer as a going concern	G19.4 The LOT is sold:
G11.3	Parts 2 and 3 of this CONDITION G11 do not apply to arrears of current rent.	G15.1 Where the SPECIAL CONDITIONS so state:	• (a) in its condition at COMPLETION;
Part 2 Buyer to pay for arrears		• (a) the SELLER and the BUYER intend, and will take all practicable steps (short of an appeal) to procure, that the sale is treated as a TRANSFER of a going concern; and	• (b) for such title as the SELLER may have; and
G11.4	Part 2 of this CONDITION G11 applies where the SPECIAL CONDITIONS give details of arrears.	• (b) this CONDITION G15 applies.	• (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.
G11.5	The BUYER is on COMPLETION to pay, in addition to any other money then due, an amount equal to all arrears of which details are set out in the SPECIAL CONDITIONS.	G15.2 The SELLER confirms that the SELLER	G19.5 Where relevant:
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.	• (a) is registered for VAT, either in the SELLER'S name or as a member of the same VAT group; and	• (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
Part 3 Buyer not to pay for arrears		• (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.	• (b) the SELLER may require the TRANSFER to be by the lender exercising its power of sale under the Law of Property Act 1925.
G11.7	Part 3 of this CONDITION G11 applies where the SPECIAL CONDITIONS:	G15.3 The BUYER confirms that:	G19.6 The BUYER understands this CONDITION G19 and agrees that it is fair in the circumstances of a sale by a PRACTITIONER.
	• (a) so state; or	• (a) it is registered for VAT, either in the BUYER'S name or as a member of a VAT group;	G20. TUPE
	• (b) give no details of any arrears.	• (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;	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.
G11.8	While any arrears due to the SELLER remain unpaid the buyer must:	• (c) article 5(2B) of the Value Added Tax (Special Provisions) Order 1995 does not apply to it; and	
	(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		

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 that:

- (a) payments on account (whether received or still then due from a tenant) exceed attributable service charge expenditure, the SELLER must pay to the BUYER an amount equal to the excess when it provides the service charge account;
- (b) attributable service charge expenditure exceeds payments on account (whether those payments have been received or are still then due), the BUYER must use all reasonable endeavours to recover the shortfall from the tenant at the next service charge reconciliation date and pay the amount so recovered to the SELLER within five BUSINESS DAYS of receipt in cleared funds; 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 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 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 Contract (Rights of Third Parties) Act 1999.

Extra General Conditions

Applicable for all lots where the Common Auction Conditions apply.

1. The Deposit

- 1.1 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

2. Buyer's Administration Charge

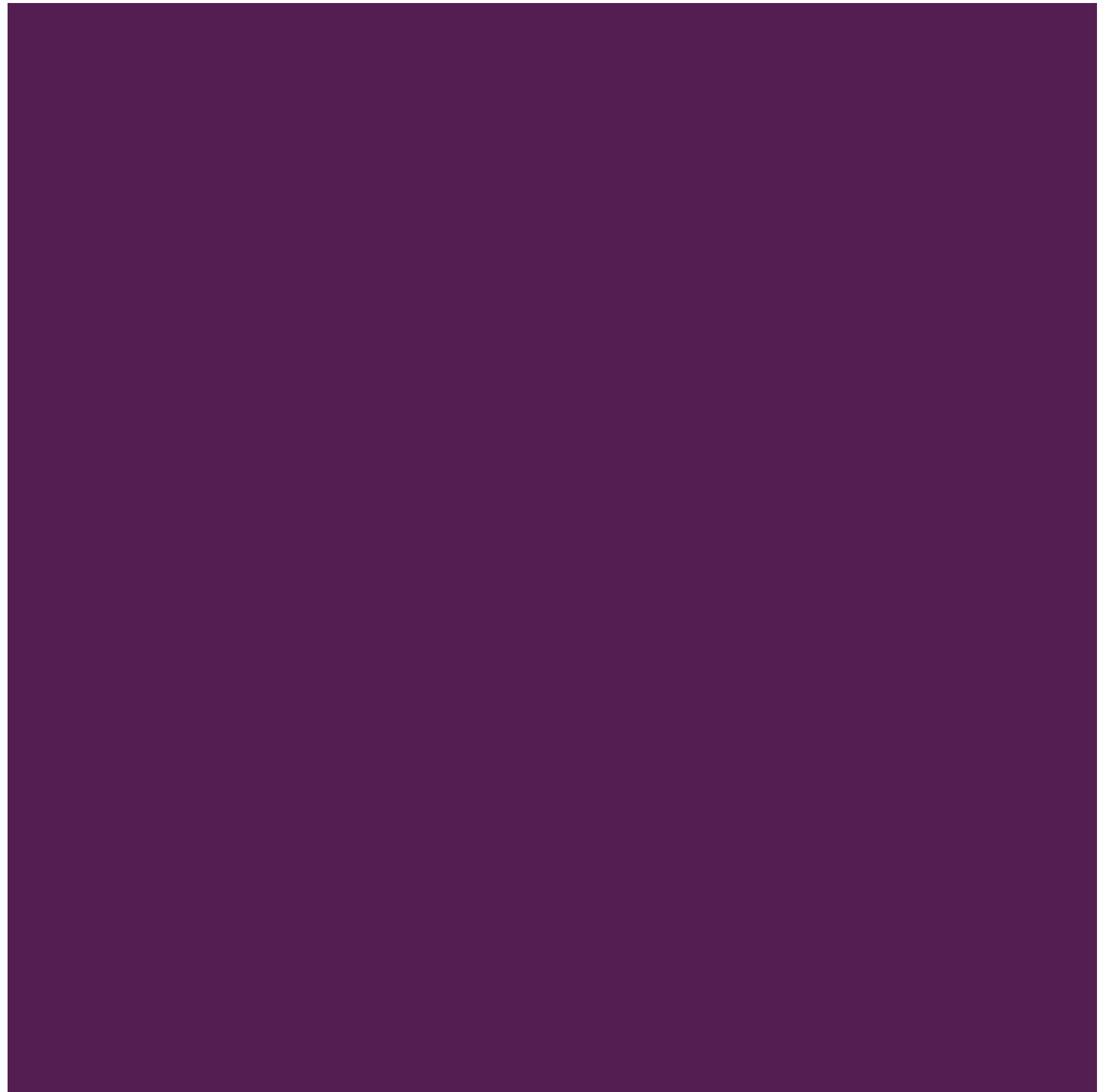
- 2.1 Should your bid be successful you will be liable to pay a Buyer's Administration Charge of £750+VAT (£900 including VAT @ 20%) (unless stated otherwise within the property description in the catalogue) upon exchange of contracts to the Auctioneer.

3. Extra Auction Conduct Conditions

- 3.1 Despite any special CONDITION to the contrary the minimum deposit we accept is £3,000 (or the total price, if less). A special CONDITION may, however, require a higher minimum deposit.

4. 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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