

property auction

preview of 21 lots of
particular interest to
South West investors

Thursday 11 December 2025
2.00pm prompt

Registration closes promptly at
2pm on **Wednesday 10 December**
and you must be pre-registered
before this time in order to bid


Countrywide
Property Auctions

SuttonKersh

www.countrywidepropertyauctions.co.uk

Welcome



Welcome to our seventh auction of our 2025 series, which will be hosted live streamed online with auctioneer **Andrew Binstock on the rostrum**.

On offer in our December auction, we have a wide selection of properties to suit every budget, including a selection of refurbishment projects, holiday homes, mixed commercial and residential properties.

Please remember that registration to bid by telephone, proxy or via the internet closes 24 hours prior to the auction and you do need to be fully registered by that point to take part in the auction. Should you require any assistance with registration, please do call us and we will be more than happy to assist you.

Our in-house Countrywide network of estate agents will be facilitating viewings of the lots on offer and the legal packs for all lots can be downloaded free of charge from our website www.countrywidepropertyauctions.co.uk

We are now inviting early entries for our February 2026 catalogue, so if you would like a free, no obligation, auction appraisal on your property then please do send us an email auctions@countrywide.co.uk or call us on 01395 275691.

Kindest regards & happy bidding!

Wendy Alexander ANAVA

Head of South West Property Auctions
wendy.alexander@countrywide.co.uk

Countrywide Property Auctions is a trading name of Countrywide Estate Agents Limited, Registered in England Number 00789476.
Registered Office Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN.

96

 lots available

60+

vacant
residential

20+

residential
investment

4

mixed
use

4

development
opportunities

2

commercial
investment

1

vacant
commercial

Highlights



LOT 75
70 Warbro Road & The Garden Flat, Torquay TQ1 3PS



LOT 77
151 Queen Street, Newton Abbot, Devon TQ12 2BS



LOT 83
2 Drew Street, Brixham, Devon TQ5 9JU



LOT 85
36 Meredith Road, Plymouth PL2 3QJ



LOT 87
187 Bodmin Road, Truro, Cornwall TR1 1RA



LOT 93
21 Garth-an-creet, St. Ives, Cornwall TR26 2ER

Remote bidding guide for live streamed closed door auction

For the foreseeable future our auctions will be held online with a live auctioneer conducting the proceedings.

We offer three ways to bid at our auction:

1. **Telephone Bidding** A member of the auctions team will telephone you shortly before the lot is offered in the auction room and bid on your behalf subject to your specific instructions.
2. **Proxy Bidding** You authorise the auctioneer to bid on your behalf in line with the bidding in the auction room up to your specified maximum amount.
3. **Internet Bidding** You can bid remotely by using our internet bidding service. Upon successful registration you will be given permission to access the online bidding system. On the day of the auction please follow the auction 'live' (by clicking the link from the relevant auction page on our website) and place your bids accordingly.

To register to bid at the auction you simply have to complete the following steps. Registration closes 24 hours before the start of the auction.

1. **Create an account** Creating an account makes it the easiest way to register and bid at our auction.
2. **Complete identity check** We will require you to pass our verification process and will automatically send you a link to our partners Credas in order for you to complete the check via their app on your phone or tablet. See our Anti-Money Laundering Regulations guide towards the rear of this catalogue.
3. **Complete the bidding form and agree to terms and conditions** You can bid on multiple lots but we do require one form per lot.
4. **Submit your payment** We will require valid debit card details prior to you being able to bid and will contact you in advance of the auction by telephone to obtain these details.

If you are the successful bidder you will be legally bound to pay a 10% deposit subject to a minimum of £3,000, whichever is the greater.

You will also pay a Buyer's Administration Charge, to the auctioneers of 1.35% of the purchase price plus VAT subject to a minimum fee of £1,800 plus VAT (unless otherwise stated in the property description in the catalogue). Payments can be made by debit card or bank transfer.

5. **Confirmation** You are ready to bid.

If your bid is successful, we will take payment, sign the memorandum of sale on your behalf and send the contract to both party's solicitors ready for completion.

If your bid is unsuccessful, we will destroy your card details or refund your payment to the account detailed on your bidding form.

Terms & conditions for proxy, telephone or internet bidders

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

1. A proxy/telephone/internet form must be used to submit your bid to the auctioneers 48 hours before the day of the auction. 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 proxy, telephone or internet bidding form in the catalogue or on the auctioneers website and should ensure that all sections are completed. Failure to complete any part of the appropriate form may render the instructions ineffective.

Telephone bidding 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 the form submitted.

Internet bidding Upon successful registration you will be issued with a unique bidding number to access our online bidding system. If connection is made then the bidder may compete in the bidding through the bidding system. If it is impossible to obtain connection or the link breaks down, the auctioneer is authorised to continue to bid on behalf of the internet bidder up to the maximum bid stated on the form submitted.
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, telephone or internet 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. All bidders must provide a Bank or Building Society Draft or valid debit card details to cover the sum of 10% of the maximum bid or £3,000 whichever is the greater, and the buyers administration charge, to the auctioneer 48 hours prior to the auction to validate the proxy, telephone or internet bidding form. Proof of funds for a 10% deposit must also be provided. **We will not bid on your behalf or accept your bid unless we hold payment details.** Please note we do not accept cash or cheques.

Buyer's Administration Charge The successful buyer will be required to pay the Auctioneers a Buyer's Administration Charge of 1.35% of the purchase price plus VAT subject to a minimum fee of £1,800 plus VAT (unless stated otherwise within the property description in the catalogue) upon exchange of contracts for each property purchased.

A separate proxy, telephone or internet 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, telephone or internet bid or withdrawal must be in writing and be received in writing 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. The auctioneer accepts no responsibility for failure of telecommunications in respect of a telephone or internet bid, or any delays in the postal system if a proxy bidding form is sent through the post.
8. Prospective bidders should check our website by 10am on the day of the auction and prior to bidding at the auction to ensure there are no changes to the published terms and conditions and to find out whether any addenda apply to the property for which they have authorised the Auctioneer to bid on their behalf.
9. 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.
10. Should the property be knocked down to the proxy, telephone or internet 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.
11. Should the telephone or internet bid exceed the bidding price stated on the form, the balance of the deposit must be forwarded to the auctioneers promptly. The deposit can be a bank transfer to our client account, bankers draft, solicitors' client account cheque, or by debit card. We do not accept personal cheques or cash.
12. Proxy, telephone or internet 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 auctioneers pre-sale announcements and are aware of any additional costs and fees payable by the buyer detailed therein.
13. Proxy, telephone or internet bidders are also deemed to have knowledge of any Addendum sheet which may be issued prior to or at the auction sale. Proxy, telephone or internet bidders are advised to telephone the Auctioneer's offices or check the auctioneers website 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.
14. The proxy, telephone or internet 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.
15. Please note we must hold 2 forms of certified ID prior to auction, typically this will be: 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 Credas Technologies Ltd.
16. Proxy, telephone or internet bidding forms should be sent to auctions@suttonkersh.co.uk. 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.

Auctioneer's pre-sale announcements

You are required to pre-register if you are intending to bid on any lot at auction to comply with money laundering regulations (full details can be found at the rear of the current catalogue). You can pre-register by completing the Bidders Registration and Identification Form – full details of which can be found on our website.

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 suttonkersh.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 are available on our website and legal pack portal.
3. This addendum is an important document providing updates and corrections to the auction catalogue.
4. Sutton Kersh 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 query in respect of any of the lots within the catalogue please email your enquiry to auctions@suttonkersh.co.uk or call 0151 207 6315 prior to submitting your bid and we will endeavour to answer your query.
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 bid clearly if bidding by telephone and do not delay.
14. At the fall of the hammer the successful bidder will be in a binding contract of sale. We will then sign the Memorandum or Contract of Sale on your behalf and a 10% deposit subject to a minimum of £3,000 whichever is the greater will become payable and taken from the funds supplied. Should your telephone/internet bid exceed this amount, the balance of the deposit must be forwarded to the auctioneers promptly. The deposit can be a bank transfer to our client account, bankers draft, solicitor's client account cheque or by debit card. We do not accept personal cheques or cash.
15. A successful purchaser will also be required to pay a Buyer's Administration Charge of 1.35% of the purchase price plus VAT subject to a minimum fee of £1,800 plus VAT (unless stated otherwise within the property description in the catalogue) by debit card or bank transfer.
16. Where a deposit is paid to us as stakeholder we are at liberty to transfer all or part of it prior to completion to the Seller's solicitors (net of any fees and commission that will be due to us from the Seller) for them to hold as stakeholder in our place.
17. 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.
18. Unless otherwise stated all property is sold subject to a reserve price whether declared or not (see definition of Reserve Prices below).
19. 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.
20. Sutton Kersh hold regular property auctions throughout the year.
21. Sutton Kersh operate a substantial dedicated mailing list free of charge to applicants. If you wish to be placed on the mailing list, please give your details to one of our representatives.

Guide Prices, Reserve Prices and Buyer's Fees

Guide Price

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

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

Reserve Price

The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

Buyer's Fees

Should your bid be successful you will be liable to pay a Buyer's Administration Charge of 1.35% of the purchase price plus VAT subject to a minimum fee of £1,800 plus VAT (unless stated otherwise within the property description in the catalogue) upon exchange of contracts to the Auctioneer. We strongly recommend all purchasers check the special conditions of sale as other fees may also apply to individual properties.

Order of sale **Thursday 11 December 2025**

For sale by public auction unless sold prior or withdrawn

1	230 Blackmoor Drive, Liverpool L12 3HD	£150,000+*
2	10 Fell Grove, St. Helens, Merseyside WA11 7DS	£100,000+*
3	43 Oxford Street, Warrington WA4 1HD	£90,000+*
4	31 Halsbury Road, Kensington, Liverpool L6 6DG	£85,000+*
5	1 Shropshire Close, Woolston, Warrington WA1 4DY	£185,000+*
6	42 Oriel Road, Birkenhead, Merseyside CH42 5PD	£65,000+*
7	Flat 2, 10 Livingston Avenue, Liverpool L17 4JA	£70,000+*
8	8 Woodchurch Road, Old Swan, Liverpool L13 3EB	£85,000+*
9	Flats B and C, 443 Stanley Road, Bootle, Merseyside L20 5DN	£145,000+*
10	Apartment 6, 12 York Street, Liverpool L1 5BN	£100,000+*
11	39 Ramilies Road, Allerton, Liverpool L18 1EE	TBA*
12	Bg05, Block B, 9 Duncan Street, Salford M5 3SQ	£190,000+*
13	173 Stanley Park Avenue South, Liverpool L4 7XE	£75,000+*
14	30 Mather Avenue, Allerton, Liverpool L18 5HT	£400,000+*
15	47 Wapshare Road, Liverpool L11 8LR	£90,000+*
16	City View 61, Netherfield Road South, Liverpool L5 4LS	£75,000+*
17	Unit Bs 11 Fox Village, 30 Fox Street, Liverpool L3 3BQ	£22,000+*
18	The Seaforth Arms, 26–30 Seaforth Road, Liverpool L21 3TA	£250,000+*
19	7 Gainford Road, Liverpool L14 8XU	£70,000+*
20	Apt 312, 15 Hatton Garden, Liverpool L3 2HB	£60,000+*
21	120 Lawrence Road, Liverpool L15 0EQ	£150,000+*
22	9 Auburn Road, Tuebrook, Liverpool L13 8BJ	£90,000+*
23	50 Fitzgerald Road, Old Swan, Liverpool L13 5XL	£85,000+*
24	23 Crosby Avenue, Warrington WA5 0DL	£70,000+*
25	625 West Derby Road, Tuebrook, Liverpool L13 8AG	£120,000+*
26	3 Bowling Green Close, Southport, Merseyside PR8 6ET	£150,000+*
27	67 Churchfield Road, Liverpool L25 3SD	£100,000+*
28	46 Ash Grove, Wavertree, Liverpool L15 1ET	£175,000+*
29	48 Ash Grove, Wavertree, Liverpool L15 1ET	£175,000+*
30	Flat 7, Delaford House, 13 Haigh Road, Liverpool L22 3XN	SOLD PRIOR
31	15 Holly Grove, Seaforth, Liverpool L21 1BN	£140,000+*
32	5 Graylands Place, Liverpool L4 9UH	£150,000+*
33	Flat 64 Oakhouse Park, Walton, Liverpool L9 1EP	£45,000+*
34	36 Cedar Street, Bootle, Merseyside L20 3HF	£65,000+*
35	Knightsbridge Court, 33a Holland Street, Liverpool L7 0JG	£60,000+*
36	164 Back Lane, Skelmersdale, Lancashire WN8 9BX	£100,000+*
37	60–62 Woodhead Road, Sheffield S2 4TD	£140,000+*
38	Apartment 10, National Bank Building, 24 Fenwick Street, Liverpool L2 7NE	£45,000+*
39	62 Earle Road, Liverpool L7 6HF	£60,000+*
40	98 Breck Road, Anfield, Liverpool L4 2RD	£85,000+*
41	34 Middleton Road, Fairfield, Liverpool L7 0JL	£85,000+*
42	56 Seafeld Avenue, Crosby, Liverpool L23 0TQ	£160,000+*
43	25 Greenheys Road, Liverpool L8 0SX	£185,000+*
44	12 Jacob Street, Liverpool L8 4TQ	£97,000+*
45	17 Raikes Way, Bolton BL3 1SU	£115,000+*
46	59 Holmes Street, Liverpool L8 0RH	£45,000+*
47	69 Holmes Street, Liverpool L8 0RH	£45,000+*
48	44 Holmes Street, Liverpool L8 0RJ	£45,000+*
49	151 Molyneux Road, Kensington, Liverpool L6 6AJ	£165,000+*
50	173 Glovers Lane, Bootle, Merseyside L30 3TJ	£85,000+*
51	46 Lonsdale Road, Ford, Liverpool L21 0DR	£80,000+*
52	44 Banner Street, Liverpool L15 0HQ	SOLD PRIOR
53	58a, b & c Hardshaw Street & 25/25a Tolver Street, St Helens, Merseyside WA10 1JN	£210,000+*
54	33 Quernmore Road, Liverpool L33 6UY	£80,000+*
55	29 Shirdley Avenue, Liverpool L32 7QG	£80,000+*
56	121 Roughwood Drive, Liverpool L33 9UG	£80,000+*
57	17 Roughwood Drive, Liverpool L33 9TY	£80,000+*
58	3 Ashburn Avenue, Liverpool L33 1WA	£80,000+*

59	11 Whalley Court, Bootle, Merseyside L30 0PQ	£80,000+*
60	118 Bowland Drive, Liverpool L21 0JJ	£80,000+*
61	14 Conifer Close, Kirkby, Liverpool L33 1US	£80,000+*
62	15 Frederick Banting Close, Bootle, Merseyside L30 5SL	£80,000+*
63	13 Kingsway Parade, Huyton, Liverpool L36 2QA	£90,000+*
64	Land at 19 Elm Grove, Birkenhead, Merseyside CH42 0LA	£60,000+*
65	8 Garston Old Road, Garston, Liverpool L19 9AF	SOLD PRIOR
66	46 Bull Bridge Lane, Liverpool L10 6LZ	£145,000+*
67	101 Methuen Street, Liverpool L15 1EQ	£50,000+*
68	Flat 3 James House, 31 South Drive, Wavertree, Liverpool L15 8JJ	£20,000+*
69	1 Holly Grove, Birkenhead, Merseyside CH42 5NA	£60,000+*
70	Apt 404, 15 Hatton Garden, Liverpool L3 2HB	£90,000+*
71	7 Paley Close, Liverpool L4 4QZ	£115,000+*
72	89 Western Avenue, Speke, Liverpool L24 3UW	SOLD PRIOR
73	12 Gable Mews, 75 Liverpool Road, Formby, Liverpool L37 6BU	SOLD PRIOR
74	10 Wendell Street, Liverpool L8 0RQ	£65,000+*
75	70 Warbro Road & The Garden Flat, Torquay TQ1 3PS	£135,000+*
76	3 York Cottages, York Road, Exeter EX4 6QT	£175,000–£200,000*
77	151 Queen Street, Newton Abbot, Devon TQ12 2BS	£100,000+*
78	Tythe Cottage Tea Rooms, Littleham Village, Littleham, Exmouth, Devon EX8 2RQ	£325,000+*
79	4 Avrack Close, Lower Drift, Buryas Bridge, Penzance TR19 6AH	£200,000+*
80	Duck Puddle House, Trevance, St. Issey, Wadebridge PL27 7QF	SOLD PRIOR
81	3 The Panney, Exeter EX4 8QT	£275,000+*
82	127 Newton Road, Torquay TQ2 7AJ	£135,000+*
83	2 Drew Street, Brixham, Devon TQ5 9JU	£55,000+*
84	Peddyr's Bake House, 4 Fore Street, Polperro, Looe PL13 2RR	£275,000+*
85	36 Meredith Road, Plymouth PL2 3QJ	£150,000+*
86	Nancys Place & Taste Buds, Little Laney, Polperro, Looe PL13 2QX	£250,000+*
87	187 Bodmin Road, Truro, Cornwall TR1 1RA	£350,000+*
88	27a Higher Market Street, Penryn, Cornwall TR10 8EF	£135,000+*
89	1 Warberry Road West, Torquay TQ1 1NT	£120,000+*
90	39 Vyvyan Street, Camborne, Cornwall TR14 8AS	£100,000+*
91	292 Union Street, Torquay TQ2 5QZ	£175,000+*
92	32 Holland Road, Exeter EX2 9BX	£150,000+*
93	21 Garth-an-creet, St. Ives, Cornwall TR26 2ER	£195,000+*
94	23 The Fradgan, Newlyn, Penzance, Cornwall TR18 5BE	£150,000+*
95	15b Atlantic Road, Newquay, Cornwall TR7 1QJ	£235,000+*
96	15 Reeds Avenue West, Wirral, Merseyside CH46 1RE	SOLD PRIOR

Next auction Thursday 12 February 2026

We're now taking entries for this auction.

If you are thinking of selling at auction, one of our Auction valuers will be happy to offer you a free market appraisal and advice.

For further information please call us now on
01395 275 691 or email auctions@countrywide.co.uk

www.countrywidepropertyauctions.co.uk


Countrywide
Property Auctions



Description

A vacant four bedroom semi-detached property, with an additional self-contained one bedroom ground floor flat which is currently let on a rolling assured shorthold tenancy at £300pcm/£3,600pae, enjoying a sizeable corner plot location between Warbro Road and Devons Road in Torquay.

Situated

The popular seaside town of Torquay offers a wide range of shopping, leisure and recreational facilities catering for all age groups, along with a marina and a selection of sandy beaches nearby.

Ground Floor – 70 Warbro Road

Entrance hall, inner hallway, kitchen, sitting room, dining room and cloakroom.

First Floor – 70 Warbro Road

Landing, master bedroom with en-suite bathroom, bedroom two, shower room.

Second Floor – 70 Warbro Road

Landing and two further bedrooms.

Ground Floor – Flat

Reception room, kitchen, bedroom and bathroom.

Outside

Lawned garden and on street parking.

Viewings

Block viewings only with Miller Countrywide Torquay 01803 291429. General enquiries Countrywide Property Auctions 01395 275691.

EPC Ratings

Garden Flat TBC. 70 Warbro Road TBC



Council Tax Band
70 Warbro Road D.
Garden Flat A

Note

The property is sold as seen. We have been made aware that the boundary wall in between this property and The Annexe has been disputed. Interested parties must make and rely upon their

own legal enquiries with regards to this prior to bidding.

Tenure

Freehold



Description

A vacant two-bedroom end of terrace character cottage, requiring refurbishment throughout, having the benefit of a walled courtyard style front garden with useful store/utility area and a car parking space. The cottage enjoys a quiet residential location, while being centrally located for Exeter city centre, along with both mainline and branch railway lines.

Situated

The cathedral city of Exeter offers a wide range of shopping, leisure and educational facilities catering for all age groups, along with excellent cafes and restaurants and universities. Exeter has excellent public transport links throughout the city and beyond, via the M5/A30/A38 road networks, mainline railway stations and Exeter Airport.

Ground Floor

Entrance hall with stairs to the first floor, sitting room, kitchen with utility/store off and stairs to first floor bedroom two.

First Floor

Landing, two bedrooms and bathroom.

Outside

Walled front garden with useful store and an adjacent car parking space.

Viewings

Strictly by prior appointment with Fulfords Paris Street 01392 252666. General enquiries Countrywide Property Auctions 01395 275691.

EPC Rating

D

Council Tax Band

B



Note

We are informed by the vendors that the property had a new roof in 2023.

Tenure

Freehold





Description

A vacant two storey, two-bedroom mid terrace property requiring refurbishment, enjoying a town centre location in the thriving market town of Newton Abbot. The property has a sitting room, kitchen and shower room to the ground floor, two double bedrooms to the first floor, gas central heating and double glazing, with a small front garden and a rear courtyard.

Situated

Queen Street sits just off the main town centre of Newton Abbot, with its farmers market, superstores, shopping, leisure and recreational facilities catering for all age groups. Newton Abbot has a mainline railway station and excellent road access to the A380/A38/M5 road networks.

Ground Floor

Entrance porch, hallway, sitting room, kitchen and shower room.

First Floor

Landing, two double bedrooms.

Outside

A small enclosed front garden, with a walled courtyard garden area to the rear of the property.

Viewings

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

EPC Rating

D

Council Tax Band

A

Tenure

Freehold





Description

A rare opportunity to acquire a freehold Grade II Listed quintessential former tea rooms with owner's accommodation above, coming to the market for the first time in 50 years, being prominently situated in the pretty Devon village of Littleham on the road to the popular seaside resort of Sandy Bay. The property, while in need of sympathetic upgrading, offers versatile accommodation previously utilised as a restaurant with bar/servery area, commercial kitchen, prep/washroom to the ground floor, owners sitting room, double bedroom, former owner's kitchen and a bathroom to the first floor. To the front of the property there is the former beer garden offering additional seating areas and storage areas, two customer WCs and car parking to the rear of the building.

Situated

The pretty Devon village of Littleham caters well for day to day needs, set on the rural fringes of the popular seaside destination of Exmouth and in close proximity of Sandy Bay. Exmouth offers a wide range of educational and recreational facilities catering for all age groups, with bespoke shops, cafes and restaurants, along with a branch railway line to the cathedral city of Exeter and excellent access to Exeter Airport and the M5/A38/A30 road networks.

Ground Floor Tea Rooms

Entrance hall, restaurant and bar area, commercial kitchen and prep/wash room.

First Floor

Landing, sitting room, former kitchen, double bedroom and bathroom.

Outside

Beer garden with picket fencing, covered seating area and enclosed storage areas, two WCs and a car park to the rear.

Viewings

Strictly by prior appointment with Fulfords Exmouth 01395 273757. General enquiries Countrywide Property Auctions 01395 275691.

EPC Rating

TBC

Council Tax Band/VOA Rating

Tythe Cottage Tea Rooms

£15,000

Owner's Accommodation A

Tenure

Freehold





Description

A three-bedroom link detached property set in the rural hamlet of Drift, having the benefit of an attached garage with additional on drive parking, along with front and rear gardens, double glazing and oil central heating. The property comprises an entrance hall, lounge/diner, kitchen/breakfast room, utility room and cloakroom to the ground floor, master bedroom with en-suite shower room, two further bedrooms and family bathroom to the first floor. **Cash buyers only.**

Situated

The pretty rural hamlet of Drift is situated circa 3 miles from Penzance and 6 miles from Lands End, in proximity of Drift Reservoir with an abundance of wildlife and rural walks. The thriving seaside town of Penzance offers a wide selection of bespoke shops, leisure and educational facilities catering for all age groups and is readily accessible to the A30.

Ground Floor

Entrance porch, hallway, lounge/diner with doors to the garden, kitchen/breakfast room, utility room and cloakroom.

First Floor

Landing, master bedroom with en-suite shower room, two further bedrooms and family bathroom.

Outside

Front and rear gardens, garage and additional on drive parking.

Viewings

Strictly by prior appointment with Miller Countrywide Penzance 01736 364260. General enquiries Countrywide Property Auctions 01395 275691.



EPC Rating
D

Council Tax Band
D

Note
Shared Borehole water supply. Due to an adverse mining survey, the property is suitable for cash buyers only. Detailed copies of

the mining investigation and a structural engineer's report are included within the legal pack.

Tenure
Freehold



Description

A sizeable four bedroom detached house with an attached one-bedroom self-contained single storey annexe, enjoying a peaceful setting adjacent to open farmland with gardens and grounds of circa 0.2 acres and on drive parking for several vehicles. The main dwelling offers a kitchen, galleried dining room, lounge and sunroom to the ground floor, master bedroom with ensuite shower and dressing room, bedroom two with en-suite shower room, two further bedrooms and family bathroom to the first floor. The annexe has a lounge, galley kitchen, bedroom and shower room. The property is likely to appeal to those looking for multi-generation occupancy, or a home with additional holiday/lettings income.

Situated

St Issey is a sought after traditional Cornish village, set between Padstow and Wadebridge, both offering a wide variety of shopping, leisure and educational facilities and excellent restaurants, along with access to both the Camel Trail and the Saints Way, with a selection of nearby beaches within a short drive from the property. St Issey offers two public houses, a primary school, church and a village hall.

Duck Puddle House – Ground Floor

Covered porch, entrance hall with cloakroom off, kitchen/breakfast room with rear porch off, dining room, lounge with feature fireplace and access to the rear garden with sun room off.

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

The Annexe – Ground Floor

Lounge with galley kitchen off, inner hallway, bedroom and shower room.

Outside

Mature gardens and grounds of circa 0.2 acres with areas of lawn, mature shrubs and trees,

with on drive parking for several vehicles.

Viewings

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

EPC Ratings

Duck Puddle House D. The Annexe C



Council Tax Band
F

Tenure
Freehold

First Floor

Galleried landing, master bedroom with en-suite shower room and dressing room,



Description

A versatile four/five bedroom detached property requiring modernisation, enjoying an end of cul-de-sac location, with front and rear low maintenance gardens, a double garage with additional on-drive and apron parking for multiple vehicles. Cash buyers only due to spray foam insulation.

Situated

The Panney is situated in the favoured Polsloe area of the cathedral city of Exeter, with a selection of local shops, supermarkets, recreational and educational facilities catering for all age groups, along with those of the city centre beyond. The property is in proximity of Polsloe Bridge railway station, along with excellent access to the M5/A30/A38 road networks and Exeter airport.

Ground Floor

Entrance porch, hallway, lounge/diner with conservatory off, kitchen/breakfast room with garden room off, cloakroom and bedroom four/dining room.

First Floor

Landing, master bedroom with en-suite shower room and dressing room (formerly bedroom five), two further bedrooms and family bathroom.

Outside

Low maintenance front and rear gardens with the potential for further enhancement, double garage with additional on-drive and apron parking.

Viewings

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



EPC Rating
B

Council Tax Band
E

Tenure
Freehold





Description

A vacant two bedroom cottage requiring refurbishment and roofing works, situated in a prime location in close proximity to Torbay hospital, local supermarkets and public transport links throughout Torbay, with the benefit of on drive parking spaces and a courtyard style garden area. The property is likely to appeal as a post works residential lettings venture or for onwards re-sale.

Situated

Newton Road enjoys a fabulous location on the outskirts of Torquay town centre and in close proximity of Torbay Hospital, retail parks and supermarkets, along with educational facilities catering for all age groups.

Ground Floor

Lounge/diner, galley style kitchen.

First Floor

Landing, two bedrooms and shower room with WC.

Outside

On drive parking for up to three vehicles and a private courtyard style garden area with storage shed.

Viewings

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

EPC Rating

D

Council Tax Band

B

Tenure

Freehold





Description

An interesting opportunity to acquire a former commercial ground floor premises, with the benefit of a Grant of Planning Permission already in place, for two x one bedroom flats, with associated sitting rooms, kitchens, bathrooms and bicycle/bin storage areas.

Situated

Drew Street is conveniently situated for both local independent shops, St Mary's Church and park, along with the facilities and amenities of Brixham town centre being in walking distance, with a working harbour, bespoke shops, public houses, restaurants and coastal walks.

Proposed Accommodation Flat 2B

Private entrance with bin/cycle storage area off, sitting room and kitchen area, bedroom, bathroom and storage cupboard.

Flat 2C

Private entrance with bicycle/bin storage area off, kitchen, sitting room, bedroom and bathroom.

Viewings

Strictly by prior appointment with Fulfords Paignton 01803 527523. General enquiries

Countrywide Property Auctions
01395 275691.

EPC Ratings
Previous Commercial EPC
Rating D

**Council Tax Band/VOA
Rating**
Previous VOA rating £7,400.

Planning
A Grant of Planning Permission was issued by Torbay Council under planning application P/2024/0692, on the 8th September 2025, for 'Change of



use of ground floor commercial unit to 2 No. one bedroom flats including alterations. Interested parties must make and rely upon their own planning enquiries of Torbay Planning Department.

Note

We understand that the property will be sold with the benefit of 999-year leases and a share of the Freehold.

Tenure

Leasehold



Description

Offered with vacant possession. A freehold three-storey mixed use property in the heart of the idyllic fishing village of Polperro, one of Cornwall's most popular tourist destinations. The property comprises a retail unit at ground floor level, having been upgraded to a high standard and with the benefit of a three-phase electricity supply. The upper floors comprise a two bedroom maisonette, with its own separate access, which was formerly a successful holiday lettings venture, having an open plan kitchen/living room, storeroom and shower room, together with a south-facing garden with stone patio and sea view.

Situated

Fore Street is situated in the heart of the beautiful fishing village of Polperro with its picturesque harbour and quaint cottages proving a popular year round tourist destination and film location on the Salt Path, along with a thriving local community. The village offers a wide range of bespoke shops, public houses, a doctor's surgery, primary school, village hall and museum.

Ground Floor – Retail Unit

Previously a bakery and formerly a leather goods shop. Retail area measuring circa 25 square metres, with good quality wall cladding and three-phase electrical sockets and a hot water supply. Former WC and washroom currently configured as a dry store.

The Maisonette – Ground Floor

Entrance hall with stairs rising to the upper floors.

First Floor

Open plan lounge/kitchen/diner, inner hallway and storage room/former bathroom.

Second Floor

Landing giving access to the rear garden, two double bedrooms and shower room with WC.

Outside

South-facing flower/shrub garden with a circa 19 square metre stone patio, newly built artisan dry stone wall, village and sea views.

Viewings

Strictly by prior appointment with Stratton Creber Looe 01503 262271. General enquiries Countrywide Property Auctions 01395 275691.

EPC Ratings

Commercial EPC D. Maisonette F

Council Tax Band/VOA Rating

**Retail unit VOA Rating £6,000
Maisonette B**



Tenure

Freehold



Description

A three-bedroom semi-detached property situated in the popular Beacon Park area of Peverell. The property comprises entrance hall, sitting room with doors through to the dining room, kitchen and utility porch to the ground floor, with three bedrooms and a bathroom to the first floor, walled front garden and enclosed low maintenance rear garden with storage facilities. The property has the benefit of gas central heating and double glazing, with the potential for further improvement/remedial works.

Situated

Meredith Road is a sought after and well-established residential area, in proximity of excellent educational facilities, Central Park and the Plymouth Life Centre. The property is readily commutable to the A38 and Plymouth city centre, offering a wide selection of shopping, leisure and recreational facilities catering for all age groups.

Ground Floor

Entrance porch, hallway, sitting rooms with doors through to the dining room, kitchen and utility porch.

First Floor

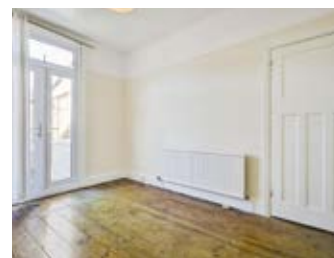
Landing, three bedrooms and a family bathroom.

Outside

Walled front garden, fully enclosed low maintenance rear garden with storage facilities.

Viewings

Strictly by prior appointment with Miller Countrywide Plymouth 01752 477104. General enquiries Countrywide Property Auctions 01395 275691.



EPC Rating

E

Council Tax Band

C

Tenure

Freehold





Description

A two-bedroom mixed use property enjoying a prominent setting close to the harbour and quay in the popular fishing village of Polperro. The property comprises a ground floor self-contained commercial premises, accessed from Lansallos Street and a well presented two-bedroom maisonette accessed from Little Laney, which will be sold furnished and ready to let. The property is likely to appeal to both owner occupiers as a live/work premises, or as a home with additional income stream, along with investor buyers as a combined commercial and holiday letting opportunity.

Situated

The sought after fishing village of Polperro retains a wealth of charm, with its working harbour and pretty fishermen cottages, proving to be a popular tourist destination. The village offers a range of bespoke shops, cafes and public houses, a doctors surgery, primary school, village hall and museum.

Ground Floor – Taste Buds, Lansallos Street, PL13 2QU

Self-contained lock-up retail premises with additional outside display/seating area, currently let on a rolling month by month basis at £600pcm/£7,200pae.

First Floor – Nancys Place, Little Laney, PL13 2QX

Entrance hall, lounge/diner and kitchen.

Second Floor

Landing, two bedrooms and a shower room.

Viewings

Strictly by prior appointment with Stratton Creber Looe 01503 262271. General enquiries Countrywide Property Auctions 01395 275691.



EPC Rating

Taste Buds TBC. Nancys Place TBC

Council Tax Band/VOA Rating

Taste Buds TBC. Nancys Place B

Tenure
Freehold





Description

A three bedroom detached property requiring modernisation, set within one mile from Truro city centre, in a highly sought after location. The property currently comprises two reception rooms, kitchen/breakfast room, two utility rooms and cloakroom to the ground floor, with three bedrooms and bathroom to the first floor, mature gardens of circa 0.18 acres, attached garage and additional on-drive parking for several vehicles. The property has gas central heating and double glazing, with the graphic potential for further extension, subject to any requisite consents, upon which interested parties must make and rely upon their own planning enquiries of Cornwall Council planning department.

Situated

Bodmin Road is a highly sought after location being within one mile of the cathedral city of Truro, with its wide range of bespoke shops, galleries, boutiques and restaurants and lies within the catchment area of the Archbishop Benson primary school. The property is readily commutable to the A30 providing excellent access throughout the whole of Cornwall, along with the mainline railway station in the city centre and Newquay airport.



Ground Floor

Entrance porch, hallway, lounge, dining room, kitchen/breakfast room, rear lobby with two utility rooms and a cloakroom.

Outside

Mature gardens of circa 0.18 acres, attached garage and additional on drive parking for multiple vehicles.

Viewings

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

Council Tax Band

E

Tenure

Freehold

First Floor

Landing, three bedrooms and bathroom.

EPC Rating

D



Description

A Grade II listed one bedroom character cottage, requiring refurbishment throughout, enjoying a quiet pedestrianised cul-de-sac location accessed from Higher Market Street in Penryn. The property comprises an entrance hall, galley style kitchen and sitting room to the ground floor, with a double bedroom and bathroom to the first floor.

Situated

Penryn is a thriving Cornish market town, with a selection of bespoke shops, cafes, convenience store and public houses, along with a branch line and regular bus services to Falmouth circa 2 miles, offering a wide selection of shops, supermarkets, recreational and educational facilities catering for all age groups and in turn the cathedral city of Truro.

Ground Floor

Entrance hall, sitting room and galley kitchen.

First Floor

Landing, double bedroom and bathroom.

Viewings

Strictly by prior appointment with Miller Countrywide Falmouth 01326 318181. General enquiries Countrywide Property Auctions 01395 275691.

EPC Rating

E

Council Tax Band

B

Note

The property currently has night storage heating but there is also a mains gas supply to the property.

Tenure

Freehold





Description

A vacant five bedroom, three storey, end of terrace property requiring refurbishment throughout with accommodation currently comprising two reception rooms, kitchen, bathroom and utility room to the ground floor, three bedrooms and bathroom to the first floor and two further bedrooms on the second floor. The property would lend itself for a variety of uses post works, with the potential for subdivision subject to any requisite consents, upon which interested parties must make and rely upon their own planning enquiries of Torbay Council planning department.

Situated

1 Warberry Road West is situated on the junction to Pembroke Road, in close proximity of Torquay town centre, offering a wide selection of shopping and leisure facilities, educational facilities catering for all age groups, along with the Marina and sandy beaches.

Ground Floor

Entrance hall, sitting room, dining room, kitchen, rear lobby with bathroom and utility room.

First Floor

Landing, three bedrooms, bathroom and separate WC.

Second Floor

Landing, two further bedrooms.

Outside

Rear gardens requiring formalisation.

Viewings

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



EPC Rating

E

Council Tax Band

C

Tenure

Freehold





Description

A vacant two-bedroom mid terrace property requiring refurbishment, situated in a popular and well-established residential area in the heart of Camborne town centre. The property offers two reception rooms and a kitchen to the ground floor, two bedrooms and bathroom to the first floor and a rear courtyard garden.

Situated

Located in Camborne town centre with its abundance of shops, coffee shops, restaurants and public houses, a range of supermarkets and educational facilities catering for all age groups. Transport links to London Paddington are accessed via Camborne railway station and the main trunk road of the A30 out of Cornwall is a short drive away.

Ground Floor

Entrance porch, sitting room, dining room, kitchen with door to the rear courtyard.

First Floor

Landing, two bedrooms and bathroom.

Outside

Rear courtyard with pedestrian gate to the rear.

Viewings

Strictly by prior appointment with Stratton Creber Camborne 01209 710303. General enquiries Countrywide Property Auctions 01395 275691.

EPC Rating

E

Council Tax Band

A



Note

The property is subject to a small flying freehold over the entrance porch of the property.

Tenure

Freehold





Description

An opportunity to acquire three storey mixed use premises, currently comprising a self-contained ground floor office and associated rest area, currently let on a rolling assured short hold tenancy, generating an income of £6,240pae on a rolling AST. A vacant one bedroom first floor flat and a vacant second floor two-bedroom flat, both accessed via a secure entry phone system, along with a large rear storage area with natural light offering the potential, subject to any requisite consents, for the provision of further accommodation. The properties are all individually metered for utilities, with the upper floors having the benefit of gas central heating and double glazing.

Situated

292 Union Street enjoys a prominent position within a thriving retail area, with both on street parking and nearby public car parking facilities. The seaside town of Torquay is a popular holiday destination, with a wide range of recreational facilities and amenities, a marina and multiplex cinema complex, sandy beaches and a selection of bespoke cafes and restaurants.

Ground Floor – Retail Unit

Open plan office space, rest room with kitchenette and a cloakroom.

Ground Floor – Residential Accommodation

Communal entrance hall with secure entry phone system, rear storage area with natural light, and stairs rising to the upper floors.

First Floor Flat

Entrance hall, kitchen/diner, sitting room, double bedroom and a shower room.

Second Floor Flat

Half landing with shower room, open plan lounge/kitchen/diner and two double bedrooms.

Viewings

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

EPC Ratings

All units are rated C

Council Tax Band/Voa Rating

Retail premises VOA Rating £2,475. First Floor Flat A. Second Floor Flat A

Tenure

Freehold





Description

A two-bedroom mid terraced property requiring updating situated in the popular St Thomas area of Exeter. The property offers a lounge/diner, kitchen, utility area and a WC to the ground floor, two bedrooms and bathroom to the first floor and a low maintenance enclosed garden to the rear. The property is largely double glazed and has electric storage heating, although we understand that there is a gas supply to the property.

Situated

St Thomas has a thriving shopping centre, primary and secondary schools, health centre and recreational facilities catering for all age groups. Public transport links operate throughout the cathedral city of Exeter, along with excellent access to the A30/A38/M5 road networks, mainline railway stations and Exeter Airport.

Ground Floor

Entrance hall, lounge/diner, kitchen, utility area and WC.

First Floor

Landing, two bedrooms and family bathroom with additional shower cubicle.

Outside

Walled frontage and enclosed low maintenance rear courtyard style garden.

Viewings

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

EPC Rating

E

Council Tax Band

B



Tenure
Freehold





Description

A vacant three-bedroom end of terrace property, situated in a popular and well-established residential location, in proximity of St Ives town centre. The property has the benefit of gas central heating, double glazing, rear low maintenance enclosed garden and on-drive parking, along with a garage in the neighbouring block. The property is likely to be of interest to both owner occupiers and the residential lettings fraternity in this popular location.

Situated

The favoured seaside town of St Ives offers a wide selection of bespoke shopping, art galleries and leisure facilities, along with education establishments catering for all age groups.

Ground Floor

Entrance porch, lounge and kitchen/diner.

First Floor

Landing, three bedrooms and bathroom.

Outside

Garage in the neighbouring block and additional on drive parking to the front of the property, with a paved, low maintenance, enclosed rear garden.

Viewings

Strictly by prior appointment with Miller Countrywide St Ives 01736 797331. General enquiries Countrywide Property Auctions 01395 275691.

EPC Rating

C

Council Tax Band

B

Tenure

Freehold





Description

A three-bedroom end of terrace cottage set in the heart of the popular fishing village of Newlyn, in proximity of the harbour. The property has had the benefit of recent re-roofing works and internal remedial works, now offering a blank canvas for someone to complete the project to their own personal taste. The property also has the benefit of a rear courtyard garden.

Situated

The Fradgan is situated in the heart of the popular fishing village of Newlyn, set back from The Strand and Newlyn's working harbour, cafes and restaurants, galleries and public houses, with further facilities and amenities in the nearby town of Penzance.

Ground Floor

Open plan lounge/kitchen/diner, lean to sun room with bathroom off.

First Floor

Landing and three bedrooms.

Outside

Enclosed rear courtyard garden.

Viewings

Strictly by prior appointment with Miller Countrywide Penzance 01736 364260. General enquiries Countrywide Property Auctions 01395 275691.

EPC Rating

G

Council Tax Band

B

Tenure

Freehold





Description

A four bedroom first and second floors maisonette, enjoying panoramic and uninterrupted sea views over Newquay Golf Course and the headlands towards Fistral Beach. The property offers three bedrooms, kitchen and bathroom to the first floor, with an open plan lounge/diner, further bedroom and a bathroom to the second floor. The property has proven to be a successful holiday lettings venture generating circa £34,000 per annum but would equally lend itself as a sizeable family home.

Situated

Atlantic Road is set circa 500 yards from Newquay town centre, with its wide selection of shops, cafes, restaurants and leisure facilities, with stunning sandy beaches and surfing opportunities.

Ground Floor

Entrance hall with storage cupboard and stairs rising to the first floor.

First Floor

Landing, kitchen, three bedrooms and bathroom.

Second Floor

Landing, open plan lounge/diner, bedroom four and bathroom.

Outside

Parking is available on street and in the grassed car park directly opposite the property.

Viewings

Strictly by prior appointment with Stratton Creber Newquay 01637 876275. General enquiries Countrywide Property Auctions 01395 275691.

EPC Rating

D



Council Tax Band

B

Tenure

Leasehold

Note

Lease length 999 years from 09/01/200

Service Charge £0

Ground Rent £0

The property also has a 50% share of the freehold.

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Due to Money Laundering Regulations for buying and selling at auction, we are now required by law to ID check everyone who intends to bid at auction. This information is in order for us to carry out customer due diligence in compliance with the regulations. There are no exceptions and Sutton Kersh takes its obligations very seriously.

IF YOU HAVE ANY QUERIES, PLEASE CONTACT US ON 0151 207 6315. Thank you for your understanding and helping us comply with these regulations.

ID can be approved as follows:

The quickest and easiest way for us to verify your identity and for you to become "bid ready" is via our online registration process. You will be invited to complete our process via your tablet or smartphone using our partners Credas verification app. Once you are verified you will be able to complete telephone, internet or proxy bidding forms through your user account.

Alternatively

If you are unable to complete our online registration process and will be sending us a hard copy of the remote bidding form, we will require certified ID that has been identified by a professionally recognised individual. A list of acceptable documents can be found below.

Registration must be completed in advance of the auction date, otherwise you will be unable to bid.

Solicitors, the bank, an accountant, or other professional body including ourselves can certify the relevant ID. <https://www.gov.uk/certifying-a-document>.

What the regulations mean for you as a bidder at the auction:

1. In the case of **an individual bidding at auction**, we require 3 forms of certified ID, one photographic and one proof of residence – a list of acceptable documents can be found below.
2. In the case of **an individual acting on behalf of a third party individual**, we require all parties to complete our Credas ID check or provide 3 forms of certified ID, together with authorisation to act for the third party – a list of acceptable documents can be found below.
3. In the case of **an individual acting on behalf of a UK registered limited company or Limited Liability Partnership (LLP)** we will require evidence of authorisation to act together with details about the company including:
 - Company Registration Number
 - Certificate of incorporation
 - Proof of Registered Office Address
 - Full names of Board of Directors
 - For an LLP, ID for 2 designated members
 - Proof of Registered Office Address
 - ID for the individual(s) controlling the transaction
 - ID for the individual(s) who (directly or indirectly) hold more than 25% of the capital, profits or voting rights
 - For LLPs we require ID for 2 designated members
4. In the case of **business partnerships**, we require all partners and any parties controlling the transaction to complete our Credas ID check or provide 3 forms of certified ID, together with authorisation to act for the third party – a list of acceptable documents can be found below.
5. In the case of **Trusts** we require a copy of the trust deed, ID for the trustees and ID for any beneficiary with an interest of more than 25% in the trust. All parties must complete our Credas ID check or provide 3 forms of certified ID, together with authorisation to act for the third party – a list of acceptable documents can be found below.
6. Funds for the deposit – The deposit must be paid form a UK bank or building society. We may ask for evidence of the source of funds and the link between the bidder or buyer and the provider of the funds.
7. Your ID will be kept on file in line with our group document retention policy and we will only require updated documents if your name or address changes. Any documents provided to us will be recorded and copied for audit purposes as part of our Anti Money Laundering obligations. We will also electronically verify your identity, Credas will undertake a search with Experian for the purposes of verifying your identity. To do so, Experian may check the details you supply against any particulars on any database (public or otherwise) to which they have access this is not a credit check but may leave a soft footprint on your records. Experian may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.
8. Pre-registration to bid remotely will need to be in place 24 hours before the date of the auction. In all cases we will require proof of funds.

Acceptable Identification Documents

We require **both** primary and secondary identification documents.

Please note, the same ID document(s) cannot be used more than once. We **do not** accept expired documents outside of their valid dates.

A Primary documents – individual's proof of ID

(**one** document from **List 1** or **one** document from **both List 2 and List 3**)

List 1:

- Valid passport with a full Machine Readable Zone (MRZ)
- Valid photo card driving licence (Full and Provisional)
- Valid full National Identity Card with MRZ (both sides)
- Valid Firearms certificate/shotgun licence.
- Valid UK Biometric Residence Permit (both sides)

or

List 2:

- Local authority council tax bill (for the current council tax year)
- Department of Work & Pensions letter within the last **12** months
- Her Majesty's Revenue and Customs (HMRC) notification dated within the last **12** months
- Disclosure and Barring Service (DBS) letter within the last **12** months
- Home Office Letter within the last **12** months
- Valid full UK driving licence (non-photo, paper) issued before 1998 (as long as the address is current)

and

List 3:

- Local authority council tax bill (for the current council tax year)
- Utility bill (such as electricity, gas, landline, satellite TV or water bill dated within the last **3** months (**accept internet printed**))
- Bank Letter within the last **3** months
- Credit card statement, dated within the last **3** months
- Bank/building society statements/summary, dated within the last **3** months including account number and sort code, as verifiable (**accept internet printed**)
- Court appointment letter within the last **12** months

B Secondary documentation – individual's proof of address

Secondary identification documents must show full name and current home address. We accept downloaded utility bills and bank statements printed from the internet, as identified below, however for all other documents, we must see/verify the originals.

Note: to avoid any delays please do not delete bank account numbers and sort codes, National Insurance numbers as we are able to verify these details.

Note: we do **not** accept expired documents outside of their valid dates.

- Valid full photo card driving licence (Full and Provisional)
- UK bank/building society statements/summary, dated within the last **3** months including account number and sort code, as verifiable (**accept internet printed**)
- Mortgage statement, (dated within the last **3** months) (**accept internet printed**)
- Utility bill (such as electricity, gas, landline, satellite TV or water bill dated within the last **3** months (**accept internet printed**))
- Local authority council tax bill (for the current council tax year)
- Local/State Benefit Letter within the last **12** months
- Her Majesty's Revenue and Customs (HMRC) notification dated within the last **12** months
- Royal Mail – mail redirection confirmation within the last **3** months
- TV Licence within the last **12** months
- Letter from a Solicitors Regulatory Authority authorised Solicitor within the last **3** months
- Current tenancy agreement issued by a solicitor, Housing Association, Council or reputable letting agent.

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Common Auction Conditions

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

Glossary

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

Auction Conduct Conditions

The Auction Conduct Conditions govern the relationship between the auctioneer and anyone who participates in the auction. They apply wherever the property is located, and cannot be changed without the auctioneer's agreement. We recommend that these conditions are set out in a two-part notice to bidders, part one containing advisory material – which auctioneers can tailor to their needs – and part two the auction conduct conditions and any extra auction conduct conditions.

Sale Conditions

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

Glossary

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

The laws of England and Wales apply to the CONDITIONS and YOU, WE, the SELLER and the BUYER all submit to the jurisdiction of the Courts of England and Wales.

Wherever it makes sense:

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

ACTUAL COMPLETION DATE

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

ADDENDUM

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

Agreed COMPLETION DATE

Subject to CONDITION G9.3:

- a) the date specified in the SPECIAL CONDITIONS; or
- b) if no date is specified, 20 BUSINESS DAYS after the CONTRACT DATE;

but if that date is not a BUSINESS DAY the first subsequent BUSINESS DAY.

Approved Financial Institution

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

ARREARS

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

ARREARS Schedule

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

AUCTION

The AUCTION advertised in the CATALOGUE.

AUCTION CONDUCT CONDITIONS

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

AUCTIONEERS

The AUCTIONEERS at the AUCTION.

BUSINESS DAY

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

BUYER

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

Catalogue

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

COMPLETION

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

Condition

One of the AUCTION CONDUCT CONDITIONS or SALE CONDITIONS.

CONTRACT

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

CONTRACT DATE

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

- a) the date of the SALE MEMORANDUM signed by both the SELLER and BUYER; or
- b) if CONTRACTs are exchanged, the date of exchange. If exchange is not effected in person or by an irrevocable agreement to exchange made by telephone, fax or electronic mail the date of exchange is the

date on which both parts have been signed and posted or otherwise placed beyond normal retrieval.

DOCUMENTS

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

EXTRA GENERAL CONDITIONS

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

Financial Charge

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

General Conditions

The SALE CONDITIONS headed 'GENERAL CONDITIONS OF SALE', including any EXTRA GENERAL CONDITIONS.

INTEREST RATE

If not specified in the SPECIAL CONDITIONS, the higher of 6% and 4% above the base rate from time to time of Barclays Bank plc. The INTEREST RATE will also apply to any judgment debt, unless the statutory rate is higher.

LOT

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

Old ARREARS

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

PARTICULARS

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

PRACTITIONER

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

PRICE

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

Ready To Complete

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

SALE CONDITIONS

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

SALE MEMORANDUM

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

SELLER

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

SPECIAL CONDITIONS

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

TENANCIES

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

TENANCY SCHEDULE

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

TRANSFER

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

TUPE

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

VAT

Value Added Tax or other tax of a similar nature.

VAT OPTION

An option to tax.

WE (and US and OUR)

The AUCTIONEERS.

YOU (and YOUR)

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

Auction Conduct Conditions

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

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

A1 Introduction

- A1.1 The AUCTION CONDUCT CONDITIONS apply wherever the LOT is located.
- A1.2 IF YOU make a bid for a LOT or otherwise participate in the AUCTION it is on the basis that YOU accept these AUCTION CONDUCT CONDITIONS. They govern OUR relationship with YOU. They can be varied only if WE agree.

A2 OUR role

- A2.1 As agents for each SELLER we have authority to
 - (a) prepare the CATALOGUE from information supplied by or on behalf of each SELLER;
 - (b) offer each LOT for sale;
 - (c) sell each LOT;
 - (d) receive and hold deposits;
 - (e) sign each SALE MEMORANDUM; and
 - (f) treat a CONTRACT as repudiated if the BUYER fails to sign a SALE MEMORANDUM or pay a deposit as required by

these AUCTION CONDUCT CONDITIONS or fails to provide identification as required by the AUCTIONEERS.

- A2.2 OUR decision on the conduct of the AUCTION is final.
- A2.3 WE may cancel the AUCTION, or alter the order in which LOTS are offered for sale. WE may also combine or divide LOTS. A LOT may be sold or withdrawn from sale prior to the AUCTION.
- A2.4 YOU acknowledge that to the extent permitted by law WE owe YOU no duty of care and YOU have no claim against US for any loss.
- A2.5 WE may refuse to admit one or more persons to the AUCTION without having to explain why.
- A2.6 YOU may not be allowed to bid unless YOU provide such evidence of YOUR identity and other information as WE reasonably require from all bidders.

A3 Bidding and reserve PRICES

- A3.1 All bids are to be made in pounds sterling exclusive of VAT.
- A3.2 WE may refuse to accept a bid. WE do not have to explain why.
- A3.3 If there is a dispute over bidding WE are entitled to resolve it, and OUR decision is final.
- A3.4 Unless stated otherwise each LOT is subject to a reserve PRICE (which may be fixed just before the LOT is offered for sale). If no bid equals or exceeds that reserve PRICE the LOT will be withdrawn from the AUCTION.
- A3.5 Where there is a reserve PRICE the SELLER may bid (or ask US or another agent to bid on the SELLER'S behalf) up to the reserve PRICE but may not make a bid equal to or exceeding the reserve PRICE. YOU accept that it is possible that all bids up to the reserve PRICE are bids made by or on behalf of the SELLER.

A4 The PARTICULARS and other information

- A4.1 WE have taken reasonable care to prepare PARTICULARS that correctly describe each LOT. THE PARTICULARS are based on information supplied by or on behalf of the SELLER. YOU need to check that the information in the PARTICULARS is correct. If the SPECIAL CONDITIONS do not contain a description of the LOT, or simply refer to the relevant LOT number, you take the risk that the description contained in the PARTICULARS is incomplete or inaccurate, as the PARTICULARS have not been prepared by a conveyancer and are not intended to form part of a legal CONTRACT.
- A4.3 THE PARTICULARS and the SALE CONDITIONS may change prior to the AUCTION and it is YOUR responsibility to check that YOU have the correct versions.
- A4.4 IF WE provide information, or a copy of a DOCUMENT, WE do so only on the basis that WE are not responsible for the accuracy of that information or DOCUMENT.

A5 The CONTRACT

- A5.1 A successful bid is one WE accept as such (normally on the fall of the hammer). THIS CONDITION A5 applies to YOU only if YOU make the successful bid for a LOT.
- A5.2 YOU are obliged to buy the LOT on the terms of the SALE MEMORANDUM at the PRICE YOU bid (plus VAT, if applicable).
- A5.3 YOU must before leaving the AUCTION
 - (a) provide all information WE reasonably need from YOU to enable US to complete the SALE MEMORANDUM (including proof of your identity if required by US);
 - (b) sign the completed SALE MEMORANDUM; and
 - (c) pay the deposit.
- A5.4 If YOU do not WE may either
 - (a) as agent for the SELLER treat that failure as YOUR repudiation of the CONTRACT and offer the LOT for sale again: the SELLER may then have a claim against YOU for breach of CONTRACT; or
 - (b) sign the SALE MEMORANDUM on YOUR behalf.
- A5.5 The deposit
 - (a) must be paid in pounds sterling by cheque or by bankers' draft made payable to US (or, at OUR option, the SELLER'S conveyancer) drawn on an APPROVED FINANCIAL INSTITUTION (CONDITION A6 may state if WE accept any other form of payment);
 - (b) may be declined by US unless drawn on YOUR account, or that of the BUYER, or of another person who (we are satisfied) would not expose US to a breach of money laundering regulations;
 - (c) is to be held by US (or, at OUR option, the SELLER'S conveyancer); and
 - (d) is to be held as stakeholder where VAT would be chargeable on the deposit were it to be held as agent for the SELLER, but otherwise is to be held as stakeholder unless the SALE CONDITIONS require it to be held as agent for the SELLER.
- A5.6 WE may retain the SALE MEMORANDUM signed by or on behalf of the SELLER until the deposit has been received in cleared funds.
- A5.7 Where WE hold the deposit as stakeholder WE are authorised to release it (and interest on it if applicable) to the SELLER on COMPLETION or, if COMPLETION does not take place, to the person entitled to it under the SALE CONDITIONS.
- A5.8 If the BUYER does not comply with its obligations under the CONTRACT then
 - (a) YOU are personally liable to buy the LOT even if YOU are acting as an agent; and
 - (b) YOU must indemnify the SELLER in respect of any loss the SELLER incurs as a result of the BUYER'S default.
- A5.9 Where the BUYER is a company YOU warrant that the BUYER is properly constituted and able to buy the LOT.

A6 Extra Auction Conduct Conditions

- A6.1 Despite any SPECIAL CONDITION to the contrary the minimum deposit WE accept is £3,000.00 (or the total PRICE, if less). A SPECIAL CONDITION may, however, require a higher minimum deposit.

General Conditions of Sale

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

The GENERAL CONDITIONS (as WE supplement or change them by any EXTRA GENERAL CONDITIONS or ADDENDUM) are compulsory but may be dispensed or changed in relation to one or more LOTS by SPECIAL CONDITIONS. The template form of SALE MEMORANDUM is not compulsory but is to be varied only if WE agree. The template forms of SPECIAL CONDITIONS and schedules are recommended, but are not compulsory and may be changed by the SELLER of a LOT.

G1 The LOT

- G1.1 The LOT (including any rights to be granted or reserved, and any exclusions from it) is described in the SPECIAL

	CONDITIONS, or if not so described is that referred to in the SALE MEMORANDUM.		made to the Land Registry and of the DOCUMENTS accompanying that application;		(a) use all reasonable endeavours to obtain the licence at the SELLER'S expense; and
G1.2	The LOT is sold subject to any TENANCIES disclosed by the SPECIAL CONDITIONS, but otherwise with vacant possession on COMPLETION.		(ii) evidence that all applicable stamp duty land tax relating to that application has been paid; and		(b) enter into any Authorised Guarantee Agreement ("AGA") properly required (procuring a guarantee of that AGA if lawfully required by the landlord).
G1.3	The LOT is sold subject to all matters contained or referred to in the DOCUMENTS. The SELLER must discharge FINANCIAL CHARGES on or before COMPLETION.		(iii) a letter under which the SELLER or its conveyancer agrees to use all reasonable endeavours to answer any requisitions raised by the Land Registry and to instruct the Land Registry to send the completed registration DOCUMENTS to the BUYER.	G9.5	The BUYER must promptly
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:		(d) The BUYER has no right to object to or make requisitions on any title information more than seven BUSINESS DAYS after that information has been given to the BUYER.	G9.6	(a) provide references and other relevant information; and
	(a) matters registered or capable of registration as local land charges;	G4.3	Unless otherwise stated in the SPECIAL CONDITIONS the SELLER sells with full title guarantee except that (and the TRANSFER shall so provide):		(b) comply with the landlord's lawful requirements.
	(b) matters registered or capable of registration by any competent authority or under the provisions of any statute;		(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		If within three months of the CONTRACT DATE (or such longer period as the SELLER and BUYER agree) the SELLER has not given licence notice to the BUYER the SELLER or the BUYER may (if not then in breach of any obligation under this CONDITION G9) by notice to the other terminate the CONTRACT at any time before the SELLER has given licence notice. That termination is without prejudice to the claims of either SELLER or BUYER for breach of this CONDITION G9.
	(c) notices, orders, demands, proposals and requirements of any competent authority;		(b) the covenant set out in section 4(1)(b) of the Law of Property (Miscellaneous Provisions) Act 1994 shall not extend to any condition or tenant's obligation relating to the state or condition of the LOT where the LOT is leasehold property.	G10	Interest and apportionments
	(d) charges, notices, orders, restrictions, agreements and other matters relating to town and country planning, highways or public health;	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.	G10.1	If the ACTUAL COMPLETION DATE is after the AGREED COMPLETION DATE for any reason other than the SELLER'S default the BUYER must pay interest at the INTEREST RATE on the money due from the BUYER at COMPLETION for the period starting on the AGREED COMPLETION DATE and ending on the ACTUAL COMPLETION DATE.
	(e) rights, easements, quasi-easements, and wayleaves;	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.	G10.2	Subject to CONDITION G11 the SELLER is not obliged to apportion or account for any sum at COMPLETION unless the SELLER has received that sum in cleared funds. The SELLER must promptly pay to the BUYER after COMPLETION any sum to which the BUYER is entitled that the SELLER subsequently receives in cleared funds.
	(f) outgoing and other liabilities;	G4.6	The SELLER (and, if relevant, the BUYER) must produce to each other such confirmation of, or evidence of, their identity and that of their mortgagees and attorneys (if any) as is necessary for the other to be able to comply with applicable Money Laundering Regulations and Land Registry Rules.	G10.3	Income and outgoing are to be apportioned at the ACTUAL COMPLETION DATE unless:
	(g) any interest which overrides, under the Land Registration Act 2002;				(a) the BUYER is liable to pay interest; and
	(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	G5	TRANSFER		(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;
	(i) anything the SELLER does not and could not reasonably know about.	G5.1	Unless a form of TRANSFER is prescribed by the SPECIAL CONDITIONS		in which event income and outgoing are to be apportioned on the date from which interest becomes payable by the BUYER.
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.		(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	G10.4	Apportionments are to be calculated on the basis that:
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.		(b) the SELLER must approve or revise the draft TRANSFER within five BUSINESS DAYS of receiving it from the BUYER.		(a) the SELLER receives income and is liable for outgoing for the whole of the day on which apportionment is to be made;
G1.7	The LOT does not include any tenant's or trade fixtures or fittings. The SPECIAL CONDITIONS state whether any chattels are included in the LOT, but if they are:	G5.2	If the SELLER has any liability (other than to the BUYER) in relation to the LOT or a TENANCY following COMPLETION, the BUYER is specifically to covenant in the TRANSFER to indemnify the SELLER against that liability.		(b) annual income and expenditure accrues at an equal daily rate assuming 365 days in a year (or 366 in a leap year), and income and expenditure relating to some other period accrues at an equal daily rate during the period to which it relates; and
	(a) the BUYER takes them as they are at COMPLETION and the SELLER is not liable if they are not fit for use, and	G5.3	The SELLER cannot be required to TRANSFER the LOT to anyone other than the BUYER, or by more than one TRANSFER.		(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.
	(b) the SELLER is to leave them at the LOT.	G5.4	Where the SPECIAL CONDITIONS state that the SELLER is to grant a new lease to the BUYER	G10.5	If a payment due from the BUYER to the SELLER on or after COMPLETION is not paid by the due date, the BUYER is to pay interest to the SELLER at the INTEREST RATE on that payment from the due date up to and including the date of payment.
G1.8	The BUYER buys with full knowledge of		(a) the CONDITIONS are to be read so that the TRANSFER refers to the new lease, the SELLER to the proposed landlord and the BUYER to the proposed tenant;	G11	ARREARS
	(a) the DOCUMENTS, whether or not the BUYER has read them; and		(b) the form of new lease is that described by the SPECIAL CONDITIONS; and	Part 1 – Current rent	
	(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.		(c) the SELLER is to produce, at least five BUSINESS DAYS before the AGREED COMPLETION DATE, the engrossed counterpart lease, which the BUYER is to sign and deliver to the SELLER on COMPLETION.	G11.1	"Current rent" means, in respect of each of the TENANCIES subject to which the LOT is sold, the instalment of rent and other sums payable by the tenant on the most recent rent payment date on or within four months preceding COMPLETION.
G1.9	The BUYER admits that it is not relying on the information contained in the PARTICULARS or on any representations made by or on behalf of the SELLER but the BUYER may rely on the SELLER'S conveyancer's written replies to written enquiries to the extent stated in those replies.	G6	COMPLETION	G11.2	If on COMPLETION there are any ARREARS of current rent the BUYER must pay them, whether or not details of those ARREARS are given in the SPECIAL CONDITIONS.
G2	Deposit	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.	G11.3	Parts 2 and 3 of this CONDITION G11 do not apply to ARREARS of current rent.
G2.1	The amount of the deposit is the greater of:			Part 2 – BUYER to pay for ARREARS	
	(a) any minimum deposit stated in the AUCTION CONDUCT CONDITIONS (or the total PRICE, if this is less than that minimum); and	G6.2	The amount payable on COMPLETION is the balance of the PRICE adjusted to take account of apportionments plus (if applicable) VAT and interest, but no other amounts unless specified in the SPECIAL CONDITIONS.	G11.4	Part 2 of this CONDITION G11 applies where the SPECIAL CONDITIONS give details of ARREARS.
G2.2	If a cheque for all or part of the deposit is not cleared on first presentation the SELLER may treat the CONTRACT as at an end and bring a claim against the BUYER for breach of CONTRACT.	G6.3	Payment is to be made in pounds sterling and only by	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.
G2.3	Interest earned on the deposit belongs to the SELLER unless the SALE CONDITIONS provide otherwise.		(a) direct TRANSFER from the BUYER'S conveyancer to the SELLER'S conveyancer; and	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.
G3	Between CONTRACT and COMPLETION		(b) the release of any deposit held by a stakeholder or in such other manner as the SELLER'S conveyancer may agree.	Part 3 – BUYER not to pay for ARREARS	
G3.1	From the CONTRACT DATE the SELLER has no obligation to insure the LOT and the BUYER bears all risks of loss or damage unless	G6.4	Unless the SELLER and the BUYER otherwise agree, COMPLETION cannot take place until both have complied with the obligations under the CONTRACT that they are obliged to comply with prior to COMPLETION, and the amount payable on COMPLETION is unconditionally received in the SELLER'S conveyancer's client account or as otherwise required by the terms of the CONTRACT.	G11.7	Part 3 of this CONDITION G11 applies where the SPECIAL CONDITIONS
	(a) the LOT is sold subject to a TENANCY that requires the SELLER to insure the LOT or				(a) so state; or
	(b) the SPECIAL CONDITIONS require the SELLER to insure the LOT.	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.		(b) give no details of any ARREARS.
G3.2	If the SELLER is required to insure the LOT then the SELLER	G6.6	Where applicable the CONTRACT remains in force following COMPLETION.	G11.8	While any ARREARS due to the SELLER remain unpaid the BUYER must:
	(a) must produce to the BUYER on request all relevant insurance details;				(a) try to collect them in the ordinary course of management but need not take legal proceedings or forfeit the TENANCY;
	(b) must use reasonable endeavours to maintain that or equivalent insurance and pay the premiums when due;	G7	Notice to complete		(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) gives no warranty as to the adequacy of the insurance;	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.		(c) on request, at the cost of the SELLER, assign to the SELLER or as the SELLER may direct the right to demand and sue for OLD ARREARS, such assignment to be in such form as the SELLER'S conveyancer may reasonably require;
	(d) must at the request of the BUYER use reasonable endeavours to have the BUYER'S interest noted on the policy if it does not cover a contracting purchaser;	G7.2	The person giving the notice must be READY TO COMPLETE.		(d) if reasonably required, allow the SELLER'S conveyancer to have on loan the counterpart of any TENANCY against an undertaking to hold it to the BUYER'S order;
	(e) must, unless otherwise agreed, cancel the insurance at COMPLETION, apply for a refund of premium and (subject to the rights of any tenant or other third party) pay that refund to the BUYER; and	G7.3	If the BUYER fails to comply with a notice to complete the SELLER may, without affecting any other remedy the SELLER has:		(e) not without the consent of the SELLER release any tenant or surety from liability to pay ARREARS or accept a surrender of or forfeit any TENANCY under which ARREARS are due; and
	(f) (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;		(a) terminate the CONTRACT;		(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.
	and the BUYER must on COMPLETION reimburse to the SELLER the cost of that insurance as from the CONTRACT DATE (to the extent not already paid by the BUYER or a tenant or other third party).		(b) claim the deposit and any interest on it if held by a stakeholder;	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.
G3.3	No damage to or destruction of the LOT, nor any deterioration in its condition, however caused, entitles the BUYER to any reduction in PRICE, or to delay COMPLETION, or to refuse to complete.		(c) forfeit the deposit and any interest on it;	G12	Management
G3.4	Section 47 of the Law of Property Act 1925 does not apply to the CONTRACT.		(d) resell the LOT; and	G12.1	This CONDITION G12 applies where the LOT is sold subject to TENANCIES.
G3.5	Unless the BUYER is already lawfully in occupation of the LOT the BUYER has no right to enter into occupation prior to COMPLETION.		(e) claim damages from the BUYER.	G12.2	The SELLER is to manage the LOT in accordance with its standard management policies pending COMPLETION.
G4	Title and identity	G7.4	If the SELLER fails to comply with a notice to complete the BUYER may, without affecting any other remedy the BUYER has:	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:
G4.1	Unless CONDITION G4.2 applies, the BUYER accepts the title of the SELLER to the LOT as at the CONTRACT DATE and may raise no requisition or objection to any of the DOCUMENTS that is made available before the AUCTION or any other matter, except one that occurs after the CONTRACT DATE.		(a) terminate the CONTRACT; 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;
	The following provisions apply only to any of the following DOCUMENTS that is not made available before the AUCTION:	G8	If the CONTRACT is brought to an end		(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) 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.		If the CONTRACT is lawfully brought to an end:		(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) If the LOT is not registered land the SELLER is to give to the BUYER within five BUSINESS DAYS of the CONTRACT DATE an abstract or epitome of title starting from the root of title mentioned in the SPECIAL CONDITIONS (or, if none is mentioned, a good root of title more than fifteen years old) and must produce to the BUYER the original or an examined copy of every relevant DOCUMENT.		(a) the BUYER must return all papers to the SELLER and appoints the SELLER its agent to cancel any registration of the CONTRACT; and		
	(c) If title is in the course of registration, title is to consist of:		(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
	(i) certified copies of the application for registration of title	G9.1	Where the LOT is or includes leasehold land and licence to assign or sublet is required this CONDITION G9 applies.	G9.2	The CONTRACT is conditional on that licence being obtained, by way of formal licence if that is what the landlord lawfully requires.
		G9.2	The AGREED COMPLETION DATE is not to be earlier than the date five BUSINESS DAYS after the SELLER has given notice to the BUYER that licence has been obtained ("licence notice").	G9.3	The SELLER must
		G9.3			
		G9.4			

G13 Rent deposits

- G13.1 Where any TENANCY is an assured shorthold TENANCY, the SELLER and the BUYER are to comply with their respective statutory duties in relation to the protection of tenants' deposits, and to demonstrate in writing to the other (before COMPLETION, so far as practicable) that they have complied.
- G13.2 The remainder of this CONDITION G13 applies where the SELLER is holding or otherwise entitled to money by way of rent deposit in respect of a TENANCY. In this CONDITION G13 "rent deposit deed" means the deed or other DOCUMENT under which the rent deposit is held.
- G13.3 If the rent deposit is not assignable the SELLER must on COMPLETION hold the rent deposit on trust for the BUYER and, subject to the terms of the rent deposit deed, comply at the cost of the BUYER with the BUYER's lawful instructions.
- G13.4 Otherwise the SELLER must on COMPLETION pay and assign its interest in the rent deposit to the BUYER under an assignment in which the BUYER covenants with the SELLER to:
- (a) observe and perform the SELLER's covenants and conditions in the rent deposit deed and indemnify the SELLER in respect of any breach;
 - (b) give notice of assignment to the tenant; and
 - (c) give such direct covenant to the tenant as may be required by the rent deposit deed.

G14 VAT

- G14.1 Where a SALE CONDITION requires money to be paid or other consideration to be given, the payer must also pay any VAT that is chargeable on that money or consideration, but only if given a valid VAT invoice.
- G14.2 Where the SPECIAL CONDITIONS state that no VAT OPTION has been made the SELLER confirms that none has been made by it or by any company in the same VAT group nor will be prior to COMPLETION.

G15 TRANSFER as a going concern

- G15.1 Where the SPECIAL CONDITIONS so state:
- (a) the SELLER and the BUYER intend, and will take all practicable steps (short of an appeal) to procure, that the sale is treated as a TRANSFER of a going concern; and
 - (b) this CONDITION G15 applies.
- G15.2 The SELLER confirms that the SELLER:
- (a) is registered for VAT, either in the SELLER's name or as a member of the same VAT group; and
 - (b) has (unless the sale is a standard-rated supply) made in relation to the LOT a VAT OPTION that remains valid and will not be revoked before COMPLETION.
- G15.3 The BUYER confirms that
- (a) it is registered for VAT, either in the BUYER'S name or as a member of a VAT group;
 - (b) it has made, or will make before COMPLETION, a VAT OPTION in relation to the LOT and will not revoke it before or within three months after COMPLETION;
 - (c) article 5(2B) of the Value Added Tax (Special Provisions) Order 1995 does not apply to it; and
 - (d) it is not buying the LOT as a nominee for another person.
- G15.4 The BUYER is to give to the SELLER as early as possible before the AGREED COMPLETION DATE evidence
- (a) of the BUYER'S VAT registration;
 - (b) that the BUYER has made a VAT OPTION; and
 - (c) that the VAT OPTION has been notified in writing to HM Revenue and Customs;
- and if it does not produce the relevant evidence at least two BUSINESS DAYS before the AGREED COMPLETION DATE, CONDITION G14.1 applies at COMPLETION.
- G15.5 The BUYER confirms that after COMPLETION the BUYER intends to
- (a) retain and manage the LOT for the BUYER'S own benefit as a continuing business as a going concern subject to and with the benefit of the TENANCIES; and
 - (b) collect the rents payable under the TENANCIES and charge VAT on them.
- G15.6 If, after COMPLETION, it is found that the sale of the LOT is not a TRANSFER of a going concern then:
- (a) the SELLER's conveyancer is to notify the BUYER's conveyancer of that finding and provide a VAT invoice in respect of the sale of the LOT;
 - (b) the BUYER must within five BUSINESS DAYS of receipt of the VAT invoice pay to the SELLER the VAT due; and
 - (c) if VAT is payable because the BUYER has not complied with this CONDITION G15, the BUYER must pay and indemnify the SELLER against all costs, interest, penalties or surcharges that the SELLER incurs as a result.

G16 Capital allowances

- G16.1 This CONDITION G16 applies where the SPECIAL CONDITIONS state that there are capital allowances available in respect of the LOT.
- G16.2 The SELLER is promptly to supply to the BUYER all information reasonably required by the BUYER in connection with the BUYER's claim for capital allowances.
- G16.3 The value to be attributed to those items on which capital allowances may be claimed is set out in the SPECIAL CONDITIONS.
- G16.4 The SELLER and BUYER agree:
- (a) to make an election on COMPLETION under Section 198 of the Capital Allowances Act 2001 to give effect to this CONDITION G16; and
 - (b) to submit the value specified in the SPECIAL CONDITIONS to HM Revenue and Customs for the purposes of their respective capital allowance computations.

G17 Maintenance agreements

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

G18 Landlord and Tenant Act 1987

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

G19 Sale by PRACTITIONER

- G19.1 This CONDITION G19 applies where the sale is by a PRACTITIONER either as SELLER or as agent of the SELLER.
- G19.2 The PRACTITIONER has been duly appointed and is empowered to sell the LOT.
- G19.3 Neither the PRACTITIONER nor the firm or any member of the firm to which the PRACTITIONER belongs has any personal liability in connection with the sale or the performance of the SELLER's obligations. The TRANSFER is to include a declaration excluding that personal liability.
- G19.4 The LOT is sold
- (a) in its condition at COMPLETION;
 - (b) for such title as the SELLER may have; and
 - (c) with no title guarantee;

and the BUYER has no right to terminate the CONTRACT or any other remedy if information provided about the LOT is inaccurate, incomplete or missing.

- G19.5 Where relevant:
- (a) the DOCUMENTS must include certified copies of those under which the PRACTITIONER is appointed, the DOCUMENT of appointment and the PRACTITIONER'S acceptance of appointment; and
 - (b) the SELLER may require the TRANSFER to be by the lender exercising its power of sale under the Law of Property Act 1925.
- G19.6 The BUYER understands this CONDITION G19 and agrees that it is fair in the circumstances of a sale by a PRACTITIONER.
- G20 TUPE**
- G20.1 If the SPECIAL CONDITIONS state "there are no employees to which TUPE applies", this is a warranty by the SELLER to this effect.
- G20.2 If the SPECIAL CONDITIONS do not state "there are no employees to which TUPE applies" the following paragraphs apply:
- (a) The SELLER must notify the BUYER of those employees whose CONTRACTS of employment will TRANSFER to the BUYER on COMPLETION (the "Transferring Employees"). This notification must be given to the BUYER not less than 14 days before COMPLETION.
 - (b) The BUYER confirms that it will comply with its obligations under TUPE and any SPECIAL CONDITIONS in respect of the TRANSFERRING Employees.
 - (c) The BUYER and the SELLER acknowledge that pursuant and subject to TUPE, the CONTRACTS of employment between the TRANSFERRING Employees and the SELLER will TRANSFER to the BUYER on COMPLETION.
 - (d) The BUYER is to keep the SELLER indemnified against all liability for the TRANSFERRING Employees after COMPLETION.

G21 Environmental

- G21.1 This CONDITION G21 only applies where the SPECIAL CONDITIONS so provide.
- G21.2 The SELLER has made available such reports as the SELLER has as to the environmental condition of the LOT and has given the BUYER the opportunity to carry out investigations (whether or not the BUYER has read those reports or carried out any investigation) and the BUYER admits that the PRICE takes into account the environmental condition of the LOT.
- G21.3 The BUYER agrees to indemnify the SELLER in respect of all liability for or resulting from the environmental condition of the LOT.

G22 Service Charge

- G22.1 This CONDITION G22 applies where the LOT is sold subject to TENANCIES that include service charge provisions.
- G22.2 No apportionment is to be made at COMPLETION in respect of service charges.
- G22.3 Within two months after COMPLETION the SELLER must provide to the BUYER a detailed service charge account for the service charge year current on COMPLETION showing:
- (a) service charge expenditure attributable to each TENANCY;
 - (b) payments on account of service charge received from each tenant;
 - (c) any amounts due from a tenant that have not been received;
 - (d) any service charge expenditure that is not attributable to any TENANCY and is for that reason irrecoverable.
- G22.4 In respect of each TENANCY, if the service charge account shows:
- (a) that payments that the tenant has made on account exceed attributable service charge expenditure, the SELLER must pay to the BUYER an amount equal to that excess when it provides the service charge account; or
 - (b) that attributable service charge expenditure exceeds payments made on account, the BUYER must use all reasonable endeavours to recover the shortfall from the tenant as soon as practicable and promptly pay the amount so recovered to the SELLER;
- but in respect of payments on account that are still due from a tenant CONDITION G11 (ARREARS) applies.
- G22.5 In respect of service charge expenditure that is not attributable to any TENANCY the SELLER must pay the expenditure incurred in respect of the period before ACTUAL COMPLETION DATE and the BUYER must pay the expenditure incurred in respect of the period after ACTUAL COMPLETION DATE. Any necessary monetary adjustment is to be made within five BUSINESS DAYS of the SELLER providing the service charge account to the BUYER.
- G22.6 If the SELLER holds any reserve or sinking fund on account of future service charge expenditure or a depreciation fund:
- (a) the SELLER must pay it (including any interest earned on it) to the BUYER on COMPLETION; and
 - (b) the BUYER must covenant with the SELLER to hold it in accordance with the terms of the TENANCIES and to indemnify the SELLER if it does not do so.

G23 Rent reviews

- G23.1 This CONDITION G23 applies where the LOT is sold subject to a TENANCY under which a rent review due on or before the ACTUAL COMPLETION DATE has not been agreed or determined.
- G23.2 The SELLER may continue negotiations or rent review proceedings up to the ACTUAL COMPLETION DATE but may not agree the level of the revised rent or commence rent review proceedings without the written consent of the BUYER, such consent not to be unreasonably withheld or delayed.
- G23.3 Following COMPLETION the BUYER must complete rent review negotiations or proceedings as soon as reasonably practicable but may not agree the level of the revised rent without the written consent of the SELLER, such consent not to be unreasonably withheld or delayed.
- G23.4 The SELLER must promptly:
- (a) give to the BUYER full details of all rent review negotiations and proceedings, including copies of all correspondence and other papers; and
 - (b) use all reasonable endeavours to substitute the BUYER for the SELLER in any rent review proceedings.
- G23.5 The SELLER and the BUYER are to keep each other informed of the progress of the rent review and have regard to any proposals the other makes in relation to it.
- G23.6 When the rent review has been agreed or determined the BUYER must account to the SELLER for any increased rent and interest recovered from the tenant that relates to the SELLER'S period of ownership within five BUSINESS DAYS of receipt of cleared funds.
- G23.7 If a rent review is agreed or determined before COMPLETION but the increased rent and any interest recoverable from the tenant has not been received by COMPLETION the increased rent and any interest recoverable is to be treated as ARREARS.
- G23.8 The SELLER and the BUYER are to bear their own costs in relation to rent review negotiations and proceedings.

G24 TENANCY renewals

- G24.1 This CONDITION G24 applies where the tenant under a TENANCY has the right to remain in occupation under part II of the Landlord and Tenant Act 1954 (as amended) and references to notices and proceedings are to notices and proceedings under that Act.
- G24.2 Where practicable, without exposing the SELLER to liability or penalty, the SELLER must not without the written consent of the

BUYER (which the BUYER must not unreasonably withhold or delay) serve or respond to any notice or begin or continue any proceedings.

- G24.3 If the SELLER receives a notice the SELLER must send a copy to the BUYER within five BUSINESS DAYS and act as the BUYER reasonably directs in relation to it.
- G24.4 Following COMPLETION the BUYER must:
- (a) with the co-operation of the SELLER take immediate steps to substitute itself as a party to any proceedings;
 - (b) use all reasonable endeavours to conclude any proceedings or negotiations for the renewal of the TENANCY and the determination of any interim rent as soon as reasonably practicable at the best rent or rents reasonably obtainable; and
 - (c) if any increased rent is recovered from the tenant (whether as interim rent or under the renewed TENANCY) account to the SELLER for the part of that increase that relates to the SELLER'S period of ownership of the LOT within five BUSINESS DAYS of receipt of cleared funds.
- G24.5 The SELLER and the BUYER are to bear their own costs in relation to the renewal of the TENANCY and any proceedings relating to this.
- G25 Warranties**
- G25.1 Available warranties are listed in the SPECIAL CONDITIONS.
- G25.2 Where a warranty is assignable the SELLER must:
- (a) on COMPLETION assign it to the BUYER and give notice of assignment to the person who gave the warranty; and
 - (b) apply for (and the SELLER and the BUYER must use all reasonable endeavours to obtain) any consent to assign that is required. If consent has not been obtained by COMPLETION the warranty must be assigned within five BUSINESS DAYS after the consent has been obtained.
- G25.3 If a warranty is not assignable the SELLER must after COMPLETION:
- (a) hold the warranty on trust for the BUYER; and
 - (b) at the BUYER'S cost comply with such of the lawful instructions of the BUYER in relation to the warranty as do not place the SELLER in breach of its terms or expose the SELLER to any liability or penalty.

G26 No assignment

The BUYER must not assign, mortgage or otherwise TRANSFER or part with the whole or any part of the BUYER'S interest under this CONTRACT.

G27 Registration at the Land Registry

- G27.1 This CONDITION G27.1 applies where the LOT is leasehold and its sale either triggers first registration or is a registrable disposition. The BUYER must at its own expense and as soon as practicable:
- (a) procure that it becomes registered at the Land Registry as proprietor of the LOT;
 - (b) procure that all rights granted and reserved by the lease under which the LOT is held are properly noted against the affected titles; and
 - (c) provide the SELLER with an official copy of the register relating to such lease showing itself registered as proprietor.
- G27.2 This CONDITION G27.2 applies where the LOT comprises part of a registered title. The BUYER must at its own expense and as soon as practicable:
- (a) apply for registration of the TRANSFER;
 - (b) provide the SELLER with an official copy and title plan for the BUYER'S new title; and
 - (c) join in any representations the SELLER may properly make to the Land Registry relating to the application.

G28 Notices and other communications

- G28.1 All communications, including notices, must be in writing. Communication to or by the SELLER or the BUYER may be given to or by their conveyancers.
- G28.2 A communication may be relied on if:
- (a) delivered by hand; or
 - (b) made electronically and personally acknowledged (automatic acknowledgement does not count); or
 - (c) there is proof that it was sent to the address of the person to whom it is to be given (as specified in the SALE MEMORANDUM) by a postal service that offers normally to deliver mail the next following BUSINESS DAY.
- G28.3 A communication is to be treated as received:
- (a) when delivered, if delivered by hand; or
 - (b) when personally acknowledged, if made electronically; but if delivered or made after 1700 hours on a BUSINESS DAY a communication is to be treated as received on the next BUSINESS DAY.
- G28.4 A communication sent by a postal service that offers normally to deliver mail the next following BUSINESS DAY will be treated as received on the second BUSINESS DAY after it has been posted.

G29 CONTRACTS (Rights of Third Parties) Act 1999

No one is intended to have any benefit under the CONTRACT pursuant to the CONTRACTS (Rights of Third Parties) Act 1999.

G30 EXTRA GENERAL CONDITIONS

Applicable for all lots where the Common Auction Conditions apply.

G30.1 The Deposit

- General Conditions A5.5a shall be deemed to be deleted and replaced by the following:
- A5.5a. The Deposit:
- (a) must be paid to the AUCTIONEERS by 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
 - (c) Where a deposit is paid to us as stakeholder we are at liberty to transfer all or part of it prior to completion to the Seller's solicitors (net of any fees and commission that will be due to us from the Seller) for them to hold as stakeholder in our place.

G30.2 Buyer's Administration Charge

Should your bid be successful you will be liable to pay a Buyer's Administration Charge of 1.35% of the purchase price plus VAT subject to a minimum fee of £1,800 plus VAT (unless stated otherwise within the property description in the catalogue) upon exchange of contracts to the Auctioneer.

G30.3 Extra Auction Conduct Conditions

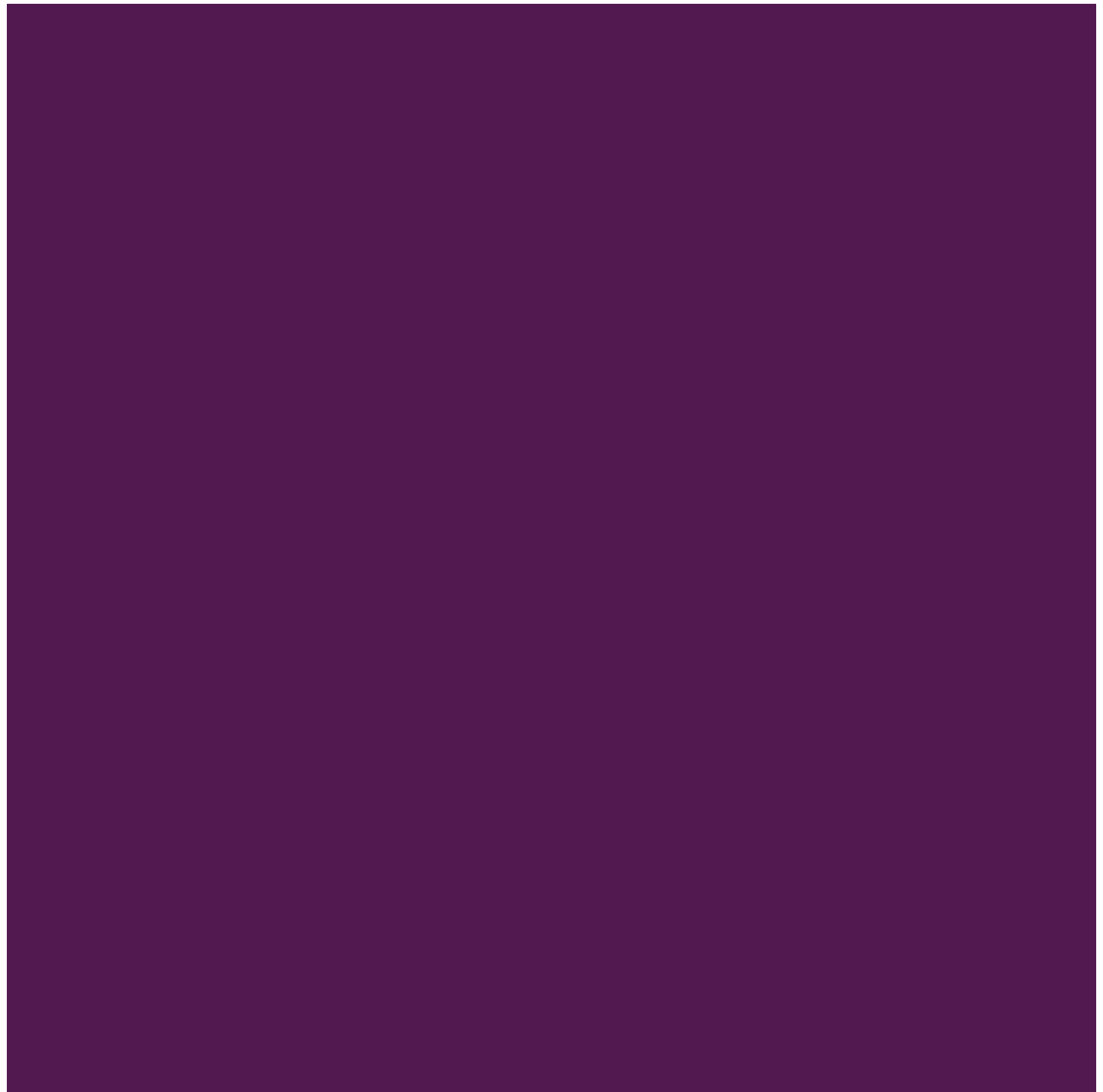
Despite any special condition to the contrary the minimum deposit we accept is £3,000 (or the total price, if less). A special condition may, however, require a higher minimum deposit.

G30.4 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.

G30.5 Tenancies and Possession

Where a property is marketed or stated in the legal pack to be tenanted or subject to occupation, the property shall be deemed to be sold subject to such tenancy or occupation, regardless of any notice given or expiry thereof, unless the Special Conditions expressly state that vacant possession will be provided. The buyer shall not be entitled to rely on General Condition G1.2 to claim vacant possession unless the Special Conditions so specify.



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