



THE GREAT NORTH™ **PROPERTY AUCTION**



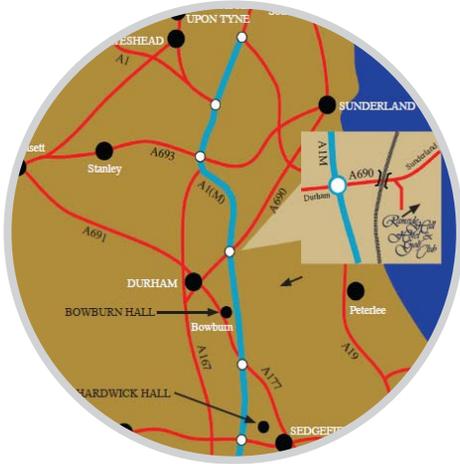
Property Auction Event

Ramside Hall Hotel, Co. Durham, DH1 1TD

Wednesday 6th February 2013 at 6.30pm

Auction Venue

Ramside Hall Hotel



Ramside Hall Hotel
Co Durham
DH1 1TD

T: 0191 386 5282
E: mail@ramsidehallhotel.co.uk
www.ramsidehallhotel.co.uk

Registration at 6.30pm
Auction begins at 7.00pm

Hotel Information

Ramside Hall Hotel is one of the finest luxury hotels in County Durham. The hotel houses 80 individually decorated bedrooms including two presidential suites and a number of deluxe rooms featuring four poster beds. All deluxe rooms have a luxury bathroom.

Parking

Hotel car parking is free to all auction attendees.

Directions from the North

Take A1/A1M to the South, Gateshead & City (West)
Stay on A1 for 10 miles. Continue on A1M for a further 8.6 miles towards The South & Durham. Exit at Junction 62 (A690, A691, Sunderland, Durham and Consett) and take A690 (Junction 62) towards Sunderland, straight through the traffic lights, under the railway bridge and we are immediately on the right.

Directions from the South

Take A1M North towards Durham, Gateshead & Newcastle upon Tyne. Exit at Junction 62 (A690, A691, Sunderland, Durham & Consett) and take A690 (Junction 62) towards Sunderland straight through the traffic lights, under the railway bridge and we are immediately on the right.

The Great North Property Auction

Wednesday 6th February 2013

Welcome to the first of 8 Great North Property Auctions being held in 2013

2012 saw the GNPA go from strength to strength. We successfully sold over 85% of the properties offered in our auction events and helped more than 400 vendors sell quickly and securely.

On the 6th of February we will offer just under 70 properties for sale by auction from across the region. As ever we have a fantastic mix of property types providing interesting options for all buyers. Our network is continually growing and this month we have joined forces with Clarke Holland of Blyth, Ashington and Newcastle plus Cooke & Co of Whitley bay. We now have over 95 branches in our network made up of the region's best estate agents providing full coverage of the North East and maximum exposure to all of our properties.

You do not need to be a cash buyer or an investor to purchase a property at our auction!

We operate the Modern Method of Auction as the norm which allows buyers and sellers a longer time frame to exchange and complete thus providing ample time for arranging finance and the necessary due diligence. We also offer traditional unconditional sales for properties where this method of sale is more appropriate. Most of the properties we offer for sale come with the benefit of an exchange ready legal pack. This provides more information for clients looking to purchase properties from the auction and provides more flexibility for those who wish to exchange sooner than the allotted 28 day time frames.

Bid online 24/7 at www.GNPA.co.uk

In addition to the properties found in this brochure we have an online auction with over 100 realistically priced properties available to buy immediately. Don't forget to register interest early to avoid disappointment.

For any agents, vendors or buyers that would like discuss our auction facilities please don't hesitate to call and see how we can help you.



Regards,
Jamie Cooke

Auction Director
The Great North Property Auction

Auction Day Procedure

Before placing a bid we strongly advise that you carry out market research and due diligence on any property you are interested in bidding on. Make sure to review any legal documents we may have for the subject property. We recommend that before bidding you visually inspect the property internally and are completely happy with what's on offer.

Registration You will require photographic I.D. to obtain a bidding paddle to enable you to bid at a property auction. If you intend to bid please remember to bring with you your catalogue, debit/credit card or bankers draft for your reservation and some form of identification – such as drivers licence, passport, credit card etc. Please also bring the contact details of the solicitor you intend to use, or there may be a solicitor present.

Timing The lots will be sold in order as catalogued. Allow approximately 3 minutes per lot as a guide. Therefore lot ten should be offered for sale at approximately 7.30pm

Bidding For Your Lot When the auctioneer announces your lot he will also bring to your attention any last minute items which you should be aware of. He will also read the full address of the property, so please double check before bidding that this is the lot that you are interested in. The current lot number is usually displayed with a photograph on screens at the front of the room. The auctioneer will invite bids at a particular level and you can make this bid by raising your paddle, hand or catalogue. If you wish to make a bid other than the auctioneer calls for, please shout out your bid and the auctioneer may or may not accept it. The property will be 'knocked down' to the highest bidder – but not until the auctioneer warns you by saying 'going, going, gone'. Never delay until the last second with your bid – you may lose it. Remember, there may be 300+ people in the room and unless your bid is clear the auctioneer may not see you.

On The Fall Of The Hammer If you are the successful bidder a member of the auction team will approach you and ask you to follow them to the sales room. You will then be asked to provide a reservation fee or deposit. We will then prepare the acknowledgement of reservation form for you to sign using the details provided. Exchange will usually take place a maximum of 28 days later under the supervision of your solicitor. Please do not leave the auction room without paying your deposit and signing the contract.

What If The Lot I Want Is Unsold? If a lot fails to reach its reserve in the room and you wish to buy it, ensure you register your highest bid with us before you leave the room. We will contact the vendor and ask them for their instructions and contact you if we think that a sale after the auction is negotiable. Alternatively call us in the office after the sale.

The Verdict Whilst the Traditional Auction is useful for disposing of investment stock to the investment market quickly and efficiently, the residential market requires more than this. The Modern Method offers the ability to maximise the level of interest from a broad range of buyers, in turn creating the best sales price in the current market but still benefiting from the security of a non refundable reservation fee or deposit and a fixed date to move and sell.

Is my property suitable for Auction? Any type of property is suitable for sale by auction. Lots range from traditional residential properties from all price ranges, style and condition, new-build development, tenanted investments, developments sites and all sectors of commercial property. Selling through auction is the preferred method of sale in the USA, Canada, and in main land Europe.

Traditional Method of Auction This is an Unconditional Auction where on acceptance of an offer or on the fall of the hammer the buyer will pay up to a 10% deposit and exchange of contracts is immediate. Both parties are then legally bound to buy and sell. Traditional Auctions are mainly used by the investment market for properties that attract significant interest from professional investors. The residential sector can find it harder to buy through a traditional auction because there is a limited amount of time to put finance in place, meaning many purchases through a traditional auction are generally cash based.

Modern Method of Auction The Modern Method of Auction is different to traditional auction procedures in the UK, in that it is conditional. This means that the sale is not legally binding once a bid is accepted. Once a bid is accepted the buyer is allowed a 28 day period of reservation in which to achieve exchange of contracts, at which point the sale becomes legally binding, (i.e. the buyer is bound to buy and the vendor is bound to sell). A further 28 day period is authorised to achieve completion of contracts, and at this point legal transfer of title takes place and keys and monies change hands.

Glossary of Terms

Addendum The document published on the day of the auction containing all of the corrections, changes and additions to the details within the catalogue. It is important that you read this document before bidding to see if there is anything significant listed against your lot. We will be compiling these amendments right up until the auction day. The most up to date copy is always available from our auction department. The Addendum forms part of the contract of sale.

Reserve Price This is the minimum price that a seller is willing to accept for a subject property. This is a figure that the property will not be sold for less than. Reserve prices are not published; this is a private agreement between the vendor and the auctioneer.

Reservation Fee Unless otherwise stated, each property is sold subject to a reservation fee. If you are interested in a particular lot please speak to a member of the team before you bid and clearly read the terms and conditions attached to the property. Please note that the reservation fee is in addition to the final negotiated selling price, and is received on a non-refundable basis. It is held as a reservation against the subject property until such time that exchange of contracts take place. If the sale falls through due to the vendor breaching the terms of the agreement the reservation fee or deposit becomes repayable to the buyer in full.

Part Payment Deposit Under this method of sale the buyer will be required pay a part payment deposit. The part payment deposit is calculated against the final negotiated selling price at 3.5% subject to a minimum of £4,200. The deposit is taken as a part payment of the final negotiated selling price and will be deducted from the balance of the final selling price upon completion of contracts. The deposit is taken on a non-refundable basis. The deposit is held as a reservation against the subject property. If the sale falls through due to an act or action of the vendor, the deposit becomes repayable to the buyer in full.

Exchange of Contracts Here, the buyer signs the contract for sale and sends it to the seller, who also signs it. This is the point at which both parties are legally obliged to complete the transaction, and usually takes place a maximum of 28 days after the fall of the hammer. The purchase is not actually complete at this point, but there is a legal obligation for the purchaser to buy and the vendor to sell.

Completion of Contracts This is when the purchase becomes final. The purchase price is paid in full by the buyer's conveyancer and received by the seller's conveyancer. Completion can take place at the same time as the exchange of contracts (see above) but is usually a week or so later. The seller must move out of the property on this date and release the keys to the buyer, who may move into the property.

Special Conditions Of Sale Each lot is sold subject to the Notices and General Conditions of Sale printed in the catalogue. In addition to these 'general' conditions applicable to each lot the vendor's solicitor may draft additional terms applicable to their individual lot – these are the Special Conditions. These are not printed in the catalogue and are available for free from the auction department if applicable. They form part of the Contract of Sale. It is important that you satisfy all of your legal enquiries and are aware of all conditions (including any Addendum) before you bid at auction.

Pre-Auction Offers We anticipate that the lots in this catalogue will be offered, as advertised, on the day of sale. There may be circumstances where the acceptance of an offer prior to auction may be considered. Parties interested in particular lots are advised to register their interest with the auctioneers at the earliest opportunity.

Energy Performance Certificate (EPCs) EPCs contain information on your home's energy use and typical energy costs, with recommendations on how to reduce energy use and save money.

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

The Catalogue Details of the property and land to be sold are set out in this catalogue. All lots are sold subject to Special Conditions of Sale. It is important that prospective purchasers satisfy themselves as to the location, boundaries, condition and state of the lots before the auction.

Plans, Maps and Photographs The plans, maps and photographs published in the catalogue are to aid identification of the property only. The plans are not to scale.

Starting Bids Every property is advertised with a start bid, which is the recommended level at which the bidding should open. It must not be relied upon by potential buyers as a valuation, as in most cases the reserve is above this level.

Insurance Unless indicated to the contrary, the seller will continue to be responsible for insuring the property until completion.

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

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

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

Proof of Identification

All successful bidders must provide proof of identity and address in order for us to comply with money laundering regulations.

Original documents must be provided. Photocopies are not accepted.

You must supply at least one document from each list to proceed with the sale.

To Prove Identity

- Current signed passport
- Current full UK/EU Photo card driving licence*
- Current full UK Driving Licence* (old style)* (a provisional licence will not be accepted).
- Resident permit issued by the home office to EU Nationals
- Inland Revenue Tax Notification
- Firearms Certificate

To prove evidence of address

- Current full UK Driving Licence* (old style)* (a provisional licence will not be accepted).
- A utility bill issued in the last three months (not a mobile phone bill)
- Local Authority tax bill (valid for the current year)
- Bank, building society or credit union statement containing a current address
- The most recent original mortgage statement from a UK lender

Deposits

Deposits will be accepted by one of the following methods:

Personal Cheque, Company Cheque, Switch, Delta, Banker's Draft, Credit & Debit Card

Order of Sale

Commencing 7pm

Lot	Property	Starting Bid	Agent
1	3 King Albert Place, Crook, County Durham	£29,950	Robinsons
2	5 Dent Street, Hartlepool, Cleveland	£14,950	Dowen Estate Agency
3	68 Falmer Road, Darlington, County Durham	£52,000	Robinsons
4	78 Raby Gardens, Hartlepool, Cleveland	£19,950	Robinsons
5	1 Yew Lodge, Greystones Drive, Darlington, County Durham	£99,950	Carver Residential
6	2 Scarborough Street, Hartlepool, Cleveland	£19,950	Dowen Estate Agency
7	28 Carville Terrace, Willington Crook, County Durham	£29,950	Robinsons
8	19 Hartside Gardens, Hartlepool, Cleveland	£129,950	Dowen Estate Agency
9	3 Benton Close, Billingham, Cleveland	£59,950	Robinsons
10	2 Pasture Lane, Lazenby, Cleveland	£59,950	Williams and Co
11	79 South Street, Spennymoor, County Durham	£19,950	Dowen Estate Agency
12	7 Peartree Terrace, Burnhope Durham, County Durham	£34,950	YM Chris Stonock
13	13 Collingwood Street, Bishop Auckland, County Durham	£39,950	Robinsons
14	16 White Hart Crescent, Darlington, County Durham	£29,950	YM Scott-Collier Taylor
15	43 Temperance Terrace, Ushaw Moor, County Durham	£19,950	Dowen Estate Agency
16	36 Station Road West , Trimdon, County Durham	£12,500	Robinsons
17	24 Park Road, Stockton-on-Tees, Cleveland	£35,000	Browns Estate Agency
18	19 Harvey Court, Dormanstown, Redcar, Cleveland	£39,950	Williams and Co
19	1 St. Michaels Avenue, Whitley Bay, Northumberland	£125,000	ML Estates
20	West View Dunstan Village, Dunstan, Alnwick, Northumberland	£130,000	George F White
21	71 Belmont Gardens, Hartlepool, Cleveland	£99,950	Dowen Estate Agency
22	9 Cairo Street, Sunderland, Tyne and Wear	£29,950	Paul Airey
23	40 Stephen Street, Hartlepool, Cleveland	£18,500	Dowen Estate Agency
24	50 Southdean Drive, Hemlington, Middlesbrough, Cleveland	£89,950	Robinsons
25	4 Eden Terrace, Spennymoor, County Durham	£49,950	Robinsons
26	48 King Georges Road, Newbiggin-by-the-Sea, Northumberland	£24,950	Clarke Holland
27	47 Parton Street, Hartlepool, Cleveland	£35,000	Dowen Estate Agency
28	35 Roseberry Road, Trimdon Village, County Durham	£35,000	Dowen Estate Agency
29	Flat 32 Gilpin House, Claymond Court, Norton, Cleveland	£40,000	Robinsons
30	2 Railway Court, Darlington, County Durham	£79,950	Carver Residential
31	34 Aclet Close, Bishop Auckland, County Durham	£49,950	Dowen Estate Agency
32	93 Manor Road, Bishop Auckland, County Durham	£34,950	Robinsons
33	26 Kingston Street, Darlington, Cleveland	£35,000	Robinsons
34	14 Heslop Street, Close House, Bishop Auckland, County Durham	£17,000	Robinsons
35	7 Alpine Terrace, Evenwood, County Durham	£19,950	Robinsons
36	24A Woods Terrace, Murton Seaham, County Durham	£19,950	Dowen Estate Agency

Lot	Property	Starting Bid	Agent
37	26 Co-operative Terrace, Coxhoe, County Durham	£49,950	Downen Estate Agency
38	33 Noble Street, Sunderland, Tyne and Wear	£27,500	Paul Airey
39	49 Marine Drive, Hartlepool, Cleveland	£39,950	Downen Estate Agency
40	Starks DIY & Builders Yard, Hunter Street, Houghton le Spring	£125,000	Paul Airey
41	10 Burnville Road, Sunderland, Tyne and Wear	£19,950	Paul Airey
42	3 & 4 Stotsfieldburn, Rookhope, Bishop Aucland	£99,950	George F White
43	4 Chesham Grove, Stockton-on-Tees, Cleveland	£44,950	Browns Estate Agency
44	6 St. Johns Grove, Redcar, Cleveland	£69,950	Williams and Co
45	12 Harrow Street, Hartlepool, Cleveland	£14,950	Downen Estate Agency
46	36 Brunnel Street, Ferryhill, County Durham	£17,000	Robinsons
47	40 Bailey Rise, Peterlee, County Durham	£39,950	Downen Estate Agency
48	78 Brookfield Road, Stockton-on-Tees, Cleveland	£64,950	Robinsons
49	St Albans Villa East, Crowhall Lane, Gateshead, Tyne and Wear	£289,950	YM Chris Stonock
50	69 Manor Wood, Middlesbrough, Cleveland	£49,950	Gowland White
51	5 Crookhall Walk, Stockton-on-Tees, Cleveland	£39,950	Browns Estate Agency
52	118 Brankin Road, Darlington, County Durham	£64,950	Robinsons
53	19 York Terrace, Willington Crook, County Durham	£19,950	Downen Estate Agency
54	42 Zetland Street, Darlington, County Durham	£34,950	Robinsons
55	8 Princess Street, Shildon, County Durham	£9,950	Downen Estate Agency
56	7 Cartington Road, Durham, County Durham	£119,950	YM Chris Stonock
57	8 Stirling Grove, Darlington, County Durham	£189,950	Robinsons
58	6 South Parade, Thornley, County Durham	£19,950	Robinsons
59	85 Lyne Road, Spennymoor, County Durham	£59,950	Downen Estate Agency
60	59 Waterville Road, North Shields, Tyne and Wear	£54,950	Brannen & Partners
61	18 Saddleston Close, Hartlepool, Cleveland	£126,950	Downen Estate Agency
62	49 Eden Terrace, Lynemouth, Northumberland	£24,950	Clarke Holland
63	1 Sea View, Blackhall Colliery, County Durham	£24,950	Downen Estate Agency
64	36 Wilberforce Street, Jarrow, Tyne and Wear	£29,950	Chase Holmes
65	39 Drake Road, Norton, County Durham	£14,950	Browns Estate Agency
66	11 Granville Avenue, Hartlepool, Cleveland	£129,950	Robinsons
67	14 Egremont Drive, Gateshead, Tyne and Wear	£119,950	YM Chris Stonock

HOME SWEET HOME



A wide range of properties are available on our website. Bidding is easy from the comfort of your own home - online, by phone or in person.

Ask about auction

0191 2390 802

Visit www.gnpa.co.uk or ask in branch for details



THE GREAT NORTH™
PROPERTY AUCTION

LOT 1



3 King Albert Place
Crook
County Durham
DL15 9DQ



Reservation Fee

This terraced house benefits from double glazing and night storage heating and briefly comprises of entrance, lounge, dining room, kitchen, rear lobby, three first floor bedrooms and a family bathroom.

Starting Bid: **£29,950**
Previous List Price: **£65,000**
Crook: **01388 763477**

Three Bedrooms · Terraced House · Rear Yard · No Onward Chain · EPC Rating E

LOT 2



5 Dent Street
Hartlepool
Cleveland
TS26 8AY



Reservation Fee

An ideal investment portfolio addition (£4800 pa possible rent = circa 13% yield). Briefly comprising entrance vestibule, lounge, fitted kitchen, rear lobby, white bathroom suite and two first floor bedrooms. Externally there is a courtyard.

Starting Bid: **£14,950**
Previous List Price: **new to market**
Hartlepool: **01429 860806**

Two Bedrooms · Terraced House · Courtyard · Ready to Rent · EPC Rating D

LOT 3



68 Falmer Road
Darlington
County Durham
DL1 4AZ



Reservation Fee

This semi detached house benefits from three bedrooms, gas central heating, a conservatory and off street parking. This would make an ideal first time buy and is in need of modernisation.



Starting Bid: **£52,000**
Previous List Price: **new to market**
Darlington: **01325 484440**

Three Bedrooms · Semi-Detached House · Ideal First Time Buy · Requires Modernisation · EPC Rating E

LOT 4



78 Raby Gardens
Hartlepool
Cleveland
TS24 8HS



Reservation Fee

This property is in need of some modernisation but briefly comprises entrance vestibule, lounge, kitchen and a ground floor bathroom/w.c. To the first floor there are three bedrooms and externally there are front and rear gardens.

Starting Bid: **£19,950**
Previous List Price: **new to market**
Hartlepool: **01429 891100**

Three Bedrooms · End Terrace House · Front & Rear Gardens · EPC Rating E

LOT 5



1 Yew Lodge Greystones
Drive
Darlington
County Durham
DL3 9TN



Reservation Fee

This impressive two bedroom ground floor apartment is offered for sale with no onward chain and benefits from gas fired central heating, double glazing, fitted kitchen and a master bedroom having quality fitted wardrobes and en-suite shower room/WC.



Starting Bid: **£99,950**
Previous List Price: **new to market**
Darlington: **01325 357807**

Two Bedrooms · Apartment · Communal Established Gardens · Allocated Parking Bay · EPC Rating C

LOT 6



2 Scarborough Street
Hartlepool
Cleveland
TS24 7DA



Reservation Fee

A great investment opportunity with the likely rent of £6,000pa. Situated off Church Street being within close proximity to the yacht basin with its bars & restaurants, within a few minutes walk to the town centre & Anchor Retail Park.

Starting Bid: **£19,950**
Previous List Price: **new to market**
Hartlepool: **01429 860806**

Commercial Property · Three Floors · Ideal Investment Property · EPC Rating G

LOT 7



28 Carville Terrace
Willington Crook
County Durham
DL15 0HQ



Reservation Fee

This terraced home briefly comprises partial double glazing, gas central heating, entrance vestibule, large lounge, dining room, kitchen, ground floor bathroom & two first floor bedrooms. Externally there is on street parking, a rear yard & an outhouse.

Starting Bid: **£29,950**

Previous List Price: **£55,000**

Crook: **01388 763477**

Two Bedrooms · Terraced Home · Street Parking · Rear Enclosed Yard · EPC Rating D

LOT 8



19 Hartside Gardens
Hartlepool
Cleveland
TS26 0XU



Reservation Fee

This modern three bedroom detached house briefly comprises entrance porch, hallway, cloaks/wc off, lounge, fitted kitchen/dining room, conservatory, three first floor bedrooms with fitted robes and ensuite from main bedroom and a family bathroom.



Starting Bid: **£129,950**

Previous List Price: **new to market**

Hartlepool: **01429 860806**

Three Bedrooms · Detached House · Front Garden · Driveway & Garage · EPC Rating D

LOT 9



3 Benton Close
Billingham
Cleveland
TS23 3XL



Reservation Fee

This detached bungalow briefly comprises entrance hallway, lounge, kitchen, two bedrooms, bathroom/w.c & conservatory. It benefits from gas ducted warm air heating, front & rear gardens, a driveway & garage. The property requires some refurbishment.



Starting Bid: **£59,950**
Previous List Price: **new to market**
Stockton: **01642 607555**

Two Bedrooms · Detached Bungalow · Front & Rear Gardens · Driveway & Single Garage · EPC Rating D

LOT 10



2 Pasture Lane
Lazenby
Cleveland
TS6 8EG



Reservation Fee

This semi-detached house benefits from gas central heating, uPVC double glazing, burglar alarm system, lounge, dining room, kitchen, utility room with ground floor WC, three first floor bedrooms and bathroom / WC.



Starting Bid: **£59,950**
Previous List Price: **£89,995**
Guisborough: **01287 630733**

Three Bedrooms · Semi Detached House · Gardens · Street Parking · EPC Rating D

LOT 11



79 South Street
Spennymoor
County Durham
DL16 7TX



Reservation Fee

This terraced house is within easy walking distance of local amenities & briefly comprises gas central heating, double glazing, lounge, second reception room, kitchen, two first floor bedrooms & family bathroom. Externally there is an enclosed rear yard.



Starting Bid: **£19,950**
Previous List Price: **new to market**
Spennymoor: **01388 819900**

Two Bedrooms · Terraced House · Rear Yard · EPC Rating D

LOT 12



7 Peartree Terrace
Burnhope Durham
County Durham
DH7 0DY



Reservation Fee

A two bedroom mid terraced cottage briefly comprises of entrance hall, lounge, kitchen, landing, two first floor bedrooms and modern refitted shower room with double shower cubicle. Externally there is a garden to front and yard to rear.



Starting Bid: **£34,950**
Previous List Price: **£89,950**
Durham: **01913 862070**

Two Bedrooms · Mid Terraced Property · Garden To Front · Yard to Rear · EPC Rating D

LOT 13



13 Collingwood Street
Bishop Auckland
County Durham
DL14 8LG



Reservation Fee

The property benefits from part double glazing, multi fuel fired central heating, entrance vestibule & hallway, lounge, dining room, fitted kitchen, four bedrooms, bathroom/w.c. & separate w.c. Externally there is on street parking and a rear yard.



Starting Bid: **£39,950**
Previous List Price: **£74,950**
Bishop Auckland: **01388 458111**

Four Bedrooms · End Terrace Property · Enclosed Yard · On Street Parking · EPC Rating G

LOT 14



16 White Hart Crescent
Darlington
County Durham
DL1 2SX



Reservation Fee

This mid-terraced house briefly comprises of entrance hall, separate WC, lounge / dining room, rear porch, kitchen, landing, three first floor bedrooms and family bathroom. Externally there are front and rear garden and a single garage.



Starting Bid: **£29,950**
Previous List Price: **new to market**
Darlington: **01325 384633**

Three Bedrooms · Mid Terraced House · Gas Central Heating · Double glazing · EPC Rating C

LOT 15



43 Temperance Terrace
Ushaw Moor
County Durham
DH7 7PQ



Reservation Fee

This mid terraced property benefits from uPVC double glazing, gas central heating and briefly comprises entrance hall, lounge, kitchen, utility room, bathroom whilst to the first floor are 3 bedrooms. Externally to the rear is a yard and car port.



Starting Bid: **£19,950**

Previous List Price: **£41,950**

Durham: **0191 3757599**

Three Bedrooms · Terraced House · uPVC Double Glazing · Ideal FTB or Investment · EPC Rating D

LOT 16



36 Station Road West
Trimdon
County Durham
TS29 6BP



Reservation Fee

This mid terrace property requires some modernisation, but this is certainly reflected in the asking price. The property is fully double glazed and warmed via gas central heating. An ideal purchase for an investor.

Starting Bid: **£12,500**

Previous List Price: **new to market**

Sedgefield: **01740 621777**

Three Bedrooms · Mid Terraced Property · Ideal Investment · No Chain · EPC Rating E

LOT 17



24 Park Road
Stockton-on-Tees
Cleveland
TS18 3HY



Reservation Fee

This mid terraced property is an ideal investment that briefly comprises uPVC double glazing, gas central heating system, entrance hall, lounge, dining room, kitchen, two bedrooms and a bathroom. Externally there is a rear yard.



Starting Bid: **£35,000**
Previous List Price: **new to market**
Stockton: **01642 677411**

Two Bedrooms · Mid Terrace Property · Rear Yard · Ideal Investment · EPC Rating D

LOT 18



19 Harvey Court
Dormanstown Redcar
Cleveland
TS10 5NE



Reservation Fee

This semi-detached house having the benefit of gas central heating, uPVC double glazing and offers accommodation that briefly comprises entrance hall, lounge, dining area, kitchen, two bedrooms and bathroom / WC.



Starting Bid: **£39,950**
Previous List Price: **new to market**
Redcar: **01642 488833**

Two Bedrooms · Semi Detached House · Front & Rear Gardens · Ideal FTB · EPC Rating C

LOT 19



1 St. Michaels Avenue
Whitley Bay
Northumberland
NE25 0RP



Deposit

This newly refurbished semi-detached house briefly comprises entrance hallway, downstairs wc, lounge, open plan to kitchen dining room, four bedrooms & family bathroom. Externally there is a garden to the front and large garden to the rear.



Starting Bid: **£125,000**
Previous List Price: **£169,950**
Seaton Delaval Branch: **0191 237 6060**

Four Bedrooms · Semi-Detached House · Large Gardens · No Upper Chain · EPC Rating C

LOT 20



West View Dunstan Village
Dunstan Alnwick
Northumberland
NE66 3TB



Reservation Fee

This semi detached property benefits from two double bedrooms, lounge, dining kitchen, front and rear gardens and an outhouse. The property is in need of refurbishment however it is situated in an excellent location.



Starting Bid: **£130,000**
Previous List Price: **£195,000**
Alnwick Branch: **01665 603231**

Two Bedrooms · Semi Detached House · Front & Rear Gardens · Outhouses · EPC Rating F

LOT 21



71 Belmont Gardens
Hartlepool
Cleveland
TS26 9LT



Reservation Fee

This spacious semi detached home is offered with no upper chain and briefly comprises entrance hall, cloaks/w.c, two reception rooms, fitted kitchen, four bedrooms & bathroom suite. Externally there is a palisade, a rear garden, shared driveway & a garage.



Starting Bid: **£99,950**
Previous List Price: **new to market**
Hartlepool: **01429 860806**

Four Bedrooms · Semi Detached House · Rear Garden · Driveway & Garage · Double Glazing & Gas Central Heating

LOT 22



9 Cairo Street
Sunderland
Tyne And Wear
SR2 8QH



Reservation Fee

This four bedroom cottage requires repairs and improvements hence offered at realistic asking price. Ideal for first time buyer or investor. Situated within an improving residential area close to everyday amenities.

Starting Bid: **£29,950**
Previous List Price: **new to market**
Sunderland: **0191 5145777**

Four Bedrooms · Terraced · Close To City Centre · Requires Repairs · EPC Rating D

LOT 23



40 Stephen Street
Hartlepool
Cleveland
TS26 8QB



Reservation Fee

This mid terrace house benefits from uPVC windows, gas central heating & briefly comprises entrance vestibule, lounge, fitted kitchen, rear lobby, ground floor bathroom & two first floor bedrooms. Externally there is a courtyard to the rear.



Starting Bid: **£18,500**

Previous List Price: **£39,950**

Hartlepool: **01429 868086**

Two Bedrooms · Mid Terrace House · Gas Central Heating · Rear Courtyard · EPC Rating D

LOT 24



50 Southdean Drive
Hemlington Middlesbrough
Cleveland
TS8 9HJ



Reservation Fee

This semi-detached bungalow briefly comprises of reception lobby, reception hall, living room, fitted kitchen, two bedrooms, bathroom/WC. Externally there are lovely gardens to the front and a 'sunny' rear, as well as extensive off street parking.



Starting Bid: **£89,950**

Previous List Price: **new to market**

Middlesbrough: **01642 313666**

Two Bedrooms · Semi-Detached Bungalow · uPVC Double Glazing · No Forward Chain · EPC Rating D

LOT 25



4 Eden Terrace
Spennymoor
County Durham
DL16 7JP



Reservation Fee

This mid terraced house comprises of uPVC double glazing, gas central heating, entrance hallway, lounge, fitted kitchen, bathroom/w.c & two first floor bedrooms. There is a front garden and rear yard with an allotment located across the rear access lane.

Starting Bid: **£49,950**

Previous List Price: **new to market**

Spennymoor: **01388 420444**

Two Bedrooms · Mid Terraced House · Front Garden & Rear Enclosed Yard · Auction Pack Available · EPC Rating D

LOT 26



48 King Georges Road
Newbiggin-by-the-Sea
Northumberland
NE64 6HS



Reservation Fee

This end terraced house on King George Road in Newbiggin is an excellent investment, however needs work carried out on it, which is reflected in the starting bid.



Starting Bid: **£24,950**

Previous List Price: **new to market**

Ashington: **01670 855050**

Three Bedrooms · End Terraced House · Garden · Requires Work · EPC Rating D

LOT 27



47 Parton Street
Hartlepool
Cleveland
TS24 8NJ



Reservation Fee

This end terraced house briefly comprises entrance, lounge, dining area, utility area and fitted kitchen. To the first floor there are two bedrooms and bathroom/wc. Externally there is a palisade to front, driveway to side and courtyard to the the rear.

Starting Bid: **£35,000**

Previous List Price: **£54,950**

Hartlepool: **01429 860806**

Two Bedrooms · Terraced House · Rear Courtyard · Ideal First Time Buy · EPC Rating D

LOT 28



35 Rosebery Road
Trimdon Village
County Durham
TS29 6JB



Deposit

This semi-detached family home briefly comprises two reception rooms, kitchen, utility/outhouse, three bedrooms & bathroom with separate WC. Externally there are gardens to the rear plus paved frontage with provision for off road parking.



Starting Bid: **£35,000**

Previous List Price: **new to market**

Sedgefield: **01740 623999**

Three Bedrooms · Semi-Detached · Gardens to Rear · In Need of Modernisation

LOT 29



Flat 32 Gilpin House
Claymond Court
Norton
Cleveland
TS20 1HS



Reservation Fee

A three bedroom fourth floor flat which briefly comprises entrance hallway, lounge, kitchen, three bedrooms and shower room/w.c. The property benefits from uPVC double glazing & is ideal for a rental investor or first time buyer.



Starting Bid: **£40,000**
Previous List Price: **new to market**
Stockton: **01642 607555**

Three Bedrooms · Apartment · uPVC Double Glazing · EPC Rating D

LOT 30



2 Railway Court
Darlington
County Durham
DL36TG



Reservation Fee

A rare investment opportunity to purchase these four self-contained apartments, each having their own access door. Benefiting from double glazing, electric storage heaters and offered for sale with no onward chain.



Starting Bid: **£79,950**
Previous List Price: **£140,000**
Darlington: **01325 357807**

Studio Flat · Four Apartments · Double Glazing · No Onward Chain · EPC Rating E

LOT 31



34 Aclet Close
Bishop Auckland
County Durham
DL14 6PX

D Property
Auction
DOWEN

Reservation Fee

This semi-detached house briefly comprises lounge, dining room, 3rd reception room, kitchen, cloakroom, to the first floor there are three good sized bedrooms and family bathroom. Externally there is a much larger than average garden with patio area.



Starting Bid: **£49,950**
Previous List Price: **£85,000**
Bishop Auckland: **01388 607889**

Three Bedrooms · Semi-Detached House · Extra Large Plot · Garden with Patio Area · EPC Rating E

LOT 32



93 Manor Road
Bishop Auckland
County Durham
DL14 9ER

ROBINSONS
AUCTIONS
www.robinsonsauctions.co.uk

Reservation Fee

This three bedroom mid terraced bay fronted property briefly comprises of entrance vestibule, hallway, lounge, dining room and kitchen, three first floor bedrooms, and family bathroom. Externally to the front is a small courtyard and a rear yard.



Starting Bid: **£34,950**
Previous List Price: **new to market**
Bishop Auckland: **01388 458111**

Three Bedrooms · Mid Terraced Property · uPVC Double Glazing · Gas Central Heating

LOT 33



26 Kingston Street
Darlington
Cleveland
DL3 6AT



Reservation Fee

This ideal first time buy benefits from gas central heating, double glazing, entrance vestibule, hall, lounge, dining room, kitchen, two first floor bedrooms, bathroom/w.c, converted roof space and a yard with car port to the rear of the property.

Starting Bid: **£35,000**
Previous List Price: **£34,950**
Darlington: **01325 484440**

Two Bedrooms · Terraced House · Rear Yard · Car Port · EPC Rating D

LOT 34



14 Heslop Street
Close House Bishop
Auckland
County Durham
DL14 8RU



Reservation Fee

This two bedroom mid terrace property benefits from being close to all its local amenities and is in need of some renovation. The property would be an ideal purchase for the property investor or the first time buyer.

Starting Bid: **£17,000**
Previous List Price: **new to market**
Bishop Auckland: **01388 458111**

Two Bedrooms · Mid Terrace Property · Ideal Investment · Enclosed Rear Yard

LOT 35



7 Alpine Terrace
Evenwood
County Durham
DL14 9QT



Reservation Fee

This two bedroom end terrace property would make an ideal purchase for an investor or a first time buyer. It briefly comprises entrance hallway, lounge, kitchen, two first floor bedrooms and bathroom w/c. Externally there is a garden and a garage.

Starting Bid: **£19,950**
Previous List Price: **£49,950**
Bishop Auckland: **01388 458111**

Two Bedrooms · Terraced House · Garden & Garage · Rear Yard · EPC Rating D

LOT 36



24A Woods Terrace
Murton Seaham
County Durham
SR7 9AG



Reservation Fee

Investment opportunity with spacious shop floor in busy parade of Murton briefly comprises kitchen, hallway, landing and three first floor rooms. A genuine chance to buy a building with potential and open a local business, offered at a realistic price.

Starting Bid: **£19,950**
Previous List Price: **£50,000**
Seaham: **0191 5813355**

Commercial Property · Shop Area · Office Area · Rear Yard · EPC Rating E

LOT 37



26 Co-Operative Terrace
Coxhoe
County Durham
DH6 4DQ



Deposit

This mid terraced house briefly comprises uPVC double glazing, gas central heating, entrance hall, lounge, dining room, kitchen, lobby, w.c & shower room, two first floor bedrooms & bathroom. There is a rear yard, enclosed garden & detached garage.



Starting Bid: **£49,950**
Previous List Price: **new to market**
Durham: **0191 3757599**

Two Bedrooms · Mid Terraced Property · Gardens & Garage · Ideal First Time Buy · EPC Rating D

LOT 38



33 Noble Street
Sunderland
Tyne And Wear
SR2 8LU



Reservation Fee

An ideal first time buy or investment property, benefiting from some double glazing and gas central heating, situated close to the city centre. The property has an attractive external appearance and benefits from kitchen extension and new roof.

Starting Bid: **£27,500**
Previous List Price: **new to market**
Sunderland: **0191 5145777**

Two Bedroom · Cottage · New Roof · Kitchen Extension · EPC Rating D

LOT 39



49 Marine Drive
Hartlepool
Cleveland
TS24 0DY



Reservation Fee

This mid terraced house is in need of some works & would make a great renovation project. The floor plan includes entrance hall, lounge, dining room and kitchen. To the first floor there is a half landing, bathroom/w.c. and two bedrooms.



Starting Bid: **£39,950**
Previous List Price: **new to market**
Hartlepool: **01429 860806**

Two Bedrooms · Terraced House · Courtyard To Rear · Small Forecourt Garden · EPC Rating D

LOT 40



Starks DIY & Builders Yard
Houghton le Spring
Tyne And Wear
DH4 4PB



Reservation Fee

For Sale Land & Buildings extending to 0.58 Hectares (1.27 Acres) with former approval having been granted to provide outline planning permission for residential development based upon 30-50 Dwellings per hectare.



Starting Bid: **£125,000**
Previous List Price: **new to market**
Sunderland: **0191 5145777**

Development Site · 0.58 Hectares (1.27 Acres) · Planning Permission Granted

LOT 41



10 Burnville Road
Sunderland
Tyne And Wear
SR4 7LY



Reservation Fee

This two bedroom first floor flat is situated within close proximity to the city centre. It requires full modernisation, offering the additional benefit of a possible roof void conversion which would turn this in to a healthy investment property.



Starting Bid: **£19,950**
Previous List Price: **new to market**
Sunderland: **0191 5145777**

Two Bedrooms · First Floor Flat · Ideal for Investors · Requires Modernisation · EPC Rating E

LOT 42



3 & 4 Stotsfieldburn
Bishop Auckland
County Durham
DL13 2AE



Reservation Fee

This Grade II Listed, semi detached property is rich in history and heritage. The property is constructed of stone under a stone slate roof requiring some attention. The property benefits from retained original features.



Starting Bid: **£99,950**
Previous List Price: **£200,000**
Wolsingham Branch: **01388 527966**

Renovation Project · Four Bedrooms · Stores & Outbuilding · Off Road Parking · EPC Rating F

LOT 43



4 Chesham Grove
Stockton-on-Tees
Cleveland
TS20 2UA



Reservation Fee

This semi detached bungalow is in need of some refurbishment but offers entrance hallway, living room, kitchen, two bedrooms, bathroom/w.c, gas fired central heating & uPVC double glazing. Externally there are front & rear gardens, a drive and a garage.

Starting Bid: **£44,950**

Previous List Price: **new to market**

Norton: **01642 363345**

Two Bedrooms · Semi Detached Bungalow · Drive, Garage & Gardens · EPC Rating E · Auction Pack Available

LOT 44



6 St. Johns Grove
Redcar
Cleveland
TS10 2DS



Reservation Fee

Beautifully presented for sale, a traditional style bay fronted 3 bedroom semi-detached home situated in a favoured cul-de-sac off Redcar Lane and being accessible to the town centre and required amenities, including good schooling.



Starting Bid: **£69,950**

Previous List Price: **£117,000**

Guisborough: **01287 630733**

Three Bedrooms · Semi-Detached · Detached Garage · Immediate Vacant Possession · EPC Rating D

LOT 45



12 Harrow Street
Hartlepool
Cleveland
TS25 5SE



Deposit

This mid terraced house is double glazed and has gas central heating. The property briefly comprises entrance vestibule, lounge, hallway, modern refitted kitchen, rear lobby, bathroom and two bedrooms. Externally there is a rear yard.

Starting Bid: **£14,950**
Previous List Price: **£47,950**
Hartlepool: **01429 860806**

Two Bedrooms · Mid Terraced House · Rear Yard · EPC Rating E

LOT 46



36 Brunnel Street
Ferryhill
County Durham
DL17 8NX



Reservation Fee

This three bedroom mid-terraced house benefits from gas central heating, uPVC gas central heating and uPVC double glazing. This property is ideally suited to the first time buyer or property investor.



Starting Bid: **£17,000**
Previous List Price: **£45,000**
Spennymoor: **01388 420444**

Three Bedrooms · Mid Terraced House · Rear Yard · Ideal First Time Buy · EPC Rating D

LOT 47



40 Bailey Rise
Peterlee
County Durham
SR8 5EA



Reservation Fee

This semi detached home is situated on a corner plot with attractive front & rear gardens, double glazing & gas central heating. It comprises lounge, dining room, fitted kitchen, utility, ground floor w.c, three bedrooms & a shower room.



Starting Bid: **£39,950**
Previous List Price: **£74,950**
Peterlee: **0191 5180181**

Three Bedrooms · Semi Detached House · Attractive Gardens · Situated on a Corner Plot · EPC Rating C

LOT 48



78 Brookfield Road
Stockton-on-Tees
Cleveland
TS19 7NS



Reservation Fee

An ideal opportunity for a young family/rental investor to purchase this well presented three bedroom mid terraced house. The property briefly comprises entrance hallway, lounge, kitchen/dining area, landing, three bedrooms and shower room/WC.

Starting Bid: **£64,950**
Previous List Price: **new to market**
Stockton: **01642 607555**

Three Bedrooms · Terraced House · Front & Rear Gardens · Additional Driveway · EPC Rating D

LOT 49



St. Albans Villa East,
Crowhall Lane
Gateshead
Tyne And Wear
NE10 9PX



Reservation Fee

This exceptionally presented villa boasts main entrance/porch, three reception rooms, dining room, living room, fitted kitchen, four double bedrooms, three with en suites & a loft room. There are secluded gardens, a driveway & a detached double garage.



Starting Bid: **£289,950**
Previous List Price: **£385,000**
Low Fell: **01914 876850**

Four Bedrooms · Semi Detached House · Gated Driveway & Gardens · Double Garage · EPC Rating E

LOT 50



69 Manor Wood
Middlesbrough
Cleveland
TS8 0RN



Reservation Fee

This modern flat would be ideally suited to a first time buyer or a professional individual looking for a low maintenance property. The accommodation is gas centrally heated, mostly uPVC double glazed and features a modern kitchen.



Starting Bid: **£49,950**
Previous List Price: **new to market**
Middlesbrough Office: **01642 248248**

Two Bedrooms · Ground Floor Flat · No Chain · Ideal First Purchase · EPC Rating D

LOT 51



5 Crookhall Walk
Stockton-on-Tees
Cleveland
TS19 8QQ



Reservation Fee

This well presented mid terraced property comprises uPVC double glazing, gas central heating, entrance hall, lounge, dining room, a modern kitchen, three bedrooms and a bathroom. Externally there are front & rear gardens with brick built outhouses.



Starting Bid: **£39,950**
Previous List Price: **new to market**
: **01642 607607**

Three Bedrooms · Mid Terraced Property · Front & Rear Gardens · Brick Built Outhouses · EPC Rating D

LOT 52



118 Brankin Road
Darlington
County Durham
DL1 4LJ



Reservation Fee

This two bedroom semi-detached house has been beautifully maintained and improved and would be an ideal home for a first time purchaser. The property includes gas central heating together with sealed unit double glazing.



Starting Bid: **£64,950**
Previous List Price: **£99,950**
Darlington: **01325 484440**

Two Bedrooms · Semi-Detached House · Front & Rear Gardens · Beautifully Maintained · EPC Rating C

LOT 53



19 York Terrace
Willington Crook
County Durham
DL15 0HT



Reservation Fee

This property is situated within easy reach of the local town with all amenities. It briefly comprises gas central heating, double glazing, lounge, kitchen, bathroom and two first floor bedrooms. Externally there is a front lawn & an enclosed rear yard.



Starting Bid: **£19,950**
Previous List Price: **new to market**
Spennymoor: **01388 819900**

Two Bedrooms · Terraced House · Front Lawned Area · Rear Enclosed Yard · EPC Rating C

LOT 54



42 Zetland Street
Darlington
County Durham
DL30NF



Reservation Fee

This mid terraced property briefly comprises of entrance vestibule, lounge, kitchen, two first floor bedrooms and bathroom. N.B. This property has a sitting tenant, who is under a six month assured short hold tenancy agreement paying £90 p/w.

Starting Bid: **£34,950**
Previous List Price: **new to market**
Darlington: **01325 484440**

Two Bedrooms · Mid-Terraced · Gas Central Heating · EPC Rating E

LOT 55



8 Princes Street
Shildon
County Durham
DL4 1AX



Reservation Fee

This terraced property briefly comprises lounge, dining room, kitchen, two double first floor bedrooms & family bathroom. Externally to the rear of the property there is an enclosed yard. Benefits include gas central heating & double glazing.



Starting Bid: **£9,950**
Previous List Price: **new to market**
Bishop Auckland: **01388 607889**

Two Bedrooms · Terraced House · Rear Yard · EPC Rating D

LOT 56



7 Cartington Road
Durham
County Durham
DH1 5YR



Reservation Fee

This semi-detached property briefly comprises of an open plan lounge, dining area, kitchen, utility room, three first floor bedrooms and bathroom. A brick block driveway offers parking as well as access to the integral garage.



Starting Bid: **£119,950**
Previous List Price: **£164,950**
Durham: **01913 862070**

Three Bedrooms · Semi-Detached · Garage And Parking · Generous Gardens · EPC Rating D

LOT 57



8 Stirling Grove
Darlington
County Durham
DL1 3TZ



Reservation Fee

This property briefly comprises lounge,dining room,a study/conservatory, utility & kitchen, four first floor bedrooms and bathroom. There are front & rear gardens, a large driveway and a double garage.



Starting Bid: **£189,950**
Previous List Price: **new to market**
Darlington: **01325 484440**

Four Bedrooms · Detached House · Front & Rear Gardens · Double Garage & Driveway · EPC Rating D

LOT 58



6 South Parade
Thornley
County Durham
DH6 3EG



Reservation Fee

This semi-detached house benefits from two bedrooms, gardens and potential parking to the rear.

Starting Bid: **£19,950**
Previous List Price: **new to market**
Durham Sales: **0191 3862777**

Two Bedrooms · Semi-Detached House · Gardens · Potential Parking to the Rear

LOT 59



85 Lyne Road
Spennymoor
County Durham
DL16 7AF



Reservation Fee

This two bedroom bungalow benefits from double glazing, gas central heating and comprises lounge, kitchen, rear lobby/dining area & shower room. There is a front lawn, side courtyard, rear block paved garden & gates providing off street parking.



Starting Bid: **£59,950**
Previous List Price: **£139,950**
Spennymoor: **01388 819900**

Two Bedrooms · Detached Bungalow · Rear Paved Garden · Off Road Parking · EPC Rating C

LOT 60



59 Waterville Road
North Shields
Tyne And Wear
NE29 6SL



Reservation Fee

In need of much updating and modernisation is this large four double bedroom mid terraced property that benefits from gas central heating, although there are only single glazed windows. There is a private rear yard with a detached single garage.



Starting Bid: **£54,950**
Previous List Price: **£115,000**
Tynemouth: **0191 257 8484**

Four Bedrooms · Terraced House · Would Suit Developer/Builder · No Chain · EPC Rating E

LOT 61



18 Saddleston Close
Hartlepool
Cleveland
TS26 0EZ



Reservation Fee

This detached house is offered with no upper chain. Improvements include a modern fitted kitchen & new bathroom suite & the property comprises lounge, dining room, three bedrooms & bathroom. There are front & rear gardens, driveway & a garage.



Starting Bid: **£129,950**
Previous List Price: **£154,950**
Hartlepool: **01429 860806**

Three Bedrooms · Detached House · Front & Rear Gardens · Driveway & Garage · EPC Rating D

LOT 62



49 Eden Terrace
Lynemouth
Northumberland
NE61 5TX



Reservation Fee

We have to offer to the sales market this terraced house on Eden Terrace, Lynemouth. The house is in need of some work but would make the ideal investment property or first time home for someone who would like a challenge.



Starting Bid: **£24,950**
Previous List Price: **new to market**
Ashington: **01670 855050**

Two Bedrooms · Terraced House · Spacious Back Yard · Gate and Shed · EPC Rating G

LOT 63



1 Sea View
Blackhall Colliery
County Durham
TS27 4AX



Reservation Fee

This two bedroom end terraced house offers double glazing, gas heating system, off street parking and gardens to three sides. The internal layout is in need of minor refurbishment which is reflected in the price.

Starting Bid: **£24,950**

Previous List Price: **new to market**

Peterlee: **0191 5180181**

Two Bedrooms · Terraced House · Off Street Parking · Gardens to Three Sides · EPC Rating E

LOT 64



36 Wilberforce Street
Jarrow
Tyne And Wear
NE32 3AR



Reservation Fee

This mid-terrace property briefly comprises entrance hallway, lounge, dining room and fitted kitchen. To the first floor there are three good sized bedrooms and a bathroom. Externally boasts a garden to the rear with off road parking.

Starting Bid: **£29,950**

Previous List Price: **new to market**

Jarrow Office: **0191 4245555**

Three Bedrooms · Mid Terraced · Garden to Rear · Off Road Parking · EPC Rating F

LOT 65



39 Drake Road
Norton
County Durham
TS20 2LA



Reservation Fee

This end terraced house briefly comprises of entrance lobby, living room, kitchen, dining area, two first floor bedrooms (with the potential for a third bedroom) and bathroom W/C. Externally there are front and rear gardens.

Starting Bid: **£14,950**
Previous List Price: **new to market**
Norton: **01642 363345**

Two Bedrooms · End-Terraced House · Front & Rear Gardens · Requires Refurbishment · EPC Rating D

LOT 66



11 Granville Avenue
Hartlepool
Cleveland
TS26 8ND



Reservation Fee

This property comprises entrance vestibule, hall, study, cloakroom/w.c, three reception rooms, kitchen, five bedrooms, bathroom/w.c & partial gas central heating. Externally there are front & rear gardens, a driveway and single garage.



Starting Bid: **£129,950**
Previous List Price: **£174,950**
Hartlepool: **01429 891100**

Five Bedrooms · Semi Detached House · Front & Rear Gardens · Single Garage · EPC Rating F

LOT 67



14 Egremont Drive
Gateshead
Tyne And Wear
NE9 5SE



Reservation Fee

This ground floor dance studio briefly comprises of entrance lobby, hallway, lounge/sitting room, kitchen, master bedroom, second bedroom and family bathroom. The ground floor boasts the dance studio, third bedroom, access to the gardens & utility area.



Starting Bid: **£119,950**
Previous List Price: **new to market**
Low Fell: **01914 876850**

Three Bedrooms · Ground Floor Dance Studio · Gardens And Patio Area · EPC Rating F · Auction Pack Available

Registration form for Proxy or Telephone Bidding

Reservation Fee

Bidding Method

Proxy

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Date of Auction ----- Lot Number----- Lot Address-----

Maximum Bid £ ----- (in words) -----

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Postal Address -----

----- Post Code-----

Telephone (for bids) -----

Email -----

Solicitor's Details (if appointed)/ if not please tick the box for a quote

Postal Address -----

----- Post Code-----

Telephone ----- Email -----

Buyer's Signature -----

I understand that if my bid is successful that a Buyer's Premium of 3.5% subject to a minimum of £5000 + Value Added Tax is payable. The Buyer's Premium is calculated against the final negotiated selling price and is not considered as part payment of the final negotiated selling price. The Buyer's Premium is received on a non-refundable basis and is held as a reservation for the subject property and will be forfeited if formal contracts are not exchanged with in 28 days. The buyers declare that the information and conditions held within the auction catalogue are understood and accepted. A 3% surcharge applies for credit card transactions taken as payments.

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Name on card ----- Card Type-----

Card Number ----- Security Number-----

Valid From ----- Expiry Date-----

Registration form for Proxy or Telephone Bidding

Part Payment Deposit

Bidding Method

Proxy

Telephone

Date of Auction ----- Lot Number ----- Lot Address -----

Maximum Bid £ ----- (in words) -----

I hear by authorise iam-sold Ltd to bid on my behalf for the subject property listed, be that by telephone, or by proxy. I confirm that I have read and understand the terms and conditions included in the auction catalogue. If you select the telephone as a method of bidding, and we are unable to contact you, the maximum of the proxy will be put forward on your behalf.

Buyer's Details

Full Name(s) -----

Postal Address -----

Post Code -----

Telephone (for bids) -----

Email -----

Solicitor's Details (if appointed)/ if not please tick the box for a quote

Postal Address -----

Post Code -----

Telephone ----- Email -----

Buyer's Signature

I understand that if my bid is successful that a part payment deposit of 3.5% subject to a minimum of £4200 is payable. This is a part payment deposit that will be deducted from the final negotiated selling price, leaving the balance payable upon completion. The part payment deposit is received on a non-refundable basis and is held as a reservation for the subject property and will be forfeited if formal contracts are not exchanged with in 28 days as detailed in the Terms and Conditions. The buyers declare that the information and conditions held within the auction catalogue are understood and accepted. A 3% surcharge applies for credit card transactions taken as payments.

I authorise a payment for the buyers premium to be taken from my bank account listed below:

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Valid From ----- Expiry Date -----

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marketing@iam-sold.co.uk



THE GREAT NORTH™
PROPERTY AUCTION

Conditional Terms and Conditions

Reservation Fee

On the Auctioneer receiving an acceptable bid or when an offer is accepted pre or post auction, the following terms and conditions apply:

1. The Buyer and Seller agree to use their best endeavours to proceed to a formal exchange of legal contracts within 28 days. The time limit will expire at 17.00 hours on the 28th day following the date that the seller's solicitor receives the memorandum of sale.

2. A non-refundable reservation fee of 3.5 % subject to a minimum of £5,000 plus VAT must be paid by the Buyer immediately following the conclusion of the auction or acceptance of an offer. This must be paid by cleared funds to the Auctioneer who will issue an Acknowledgement of Reservation.

3. The Seller agrees as follows.

(i) To immediately instruct Solicitors to issue the Contract for Sale and accompanying papers to the Buyer's Solicitors and to answer promptly all enquiries raised, respond promptly to any amendments to the Contract for Sale and to do all other work reasonably required to enable Contracts for the sale to be exchanged within the 28 day period.

(ii) To supply the Seller's Solicitors with all documentation, information and authority to enable the Seller's Solicitors to draft and negotiate the Contract for Sale and do all the work necessary to enable Contracts to be exchanged within the 28 day period.

(iii) To give access to the Property as may reasonably be required by any surveyor or valuer appointed by the Buyer or the Mortgagee for the purpose of surveying and/or valuing the Property.

(iv) Not to send, instruct or allow anyone else to send any Sale Contract or details of the title of the Property to anyone other than the Buyer's Solicitors.

(v) Not to give access to any other person to view the Property nor to negotiate or agree with anyone other than the Buyer any terms for sale of the Property.

4. The Buyer undertakes within two days following the auction or acceptance of the offer.

(i) If the Buyer shall require a mortgage loan in connection with the purchase of the Property, he or she shall apply to such building society, bank or other prospective lender ("the Mortgagee") as may reasonably be expected to lend the required loan to the Buyer and the Buyer shall complete such application forms and pay such fees as the Mortgagee shall require in order to process the Buyer's application as soon as possible.

(ii) If the Buyer or Mortgagee shall require the Property to be surveyed and/or valued, the Buyer will use all reasonable endeavours to arrange for the survey and/or valuation inspection to take place as soon as reasonably practicable.

(iii) To instruct Solicitors to investigate title to the property, negotiate the draft Contract for Sale, raise enquiries of the Seller and any third parties about the Property and do any other work required to enable Contracts to be exchanged within the 28 day period.

5. It is hereby agreed between the parties as follows:

(i) The Seller has entered into the Agreement because the Buyer has given certain commitments as herein

mentioned, if the Buyer fails to comply with them strictly in accordance with the timetable this Agreement shall immediately lapse.

(ii) If the Buyer decides not to proceed with the transaction as negotiated he or she shall immediately inform the Seller whereupon this Agreement will lapse. In this event, any reservation fee is deemed non refundable.

(iii) If the Seller decides not to proceed with the transaction as negotiated, he or she shall immediately inform the Buyer whereupon this Agreement will lapse and any reservation fee or arrangement fee paid by the Buyer to the Auctioneer will be reimbursed to the Buyer. A penalty payment will be required to be paid by the Seller under this circumstance.

(iv) This Agreement is an independent Contract and does not bind the Seller or the Buyer to the transaction.

(v) The Seller and the Buyer are entering into this Agreement in good faith and relying on its terms.

Conditional Terms and Conditions

Part Payment

On the Auctioneer receiving an acceptable bid or when an offer is accepted pre or post auction, the following terms and conditions apply:

1. The Buyer and Seller agree to use their best endeavors to proceed to a formal and unconditional exchange of legal contracts within 28 days. The time limit will expire at 17.00 hours on the 28th day following the date of the auction or acceptance of an offer if sold pre or post auction.

2. A non-refundable deposit of 3.5 % subject to a minimum of £4,200 must be paid by the Buyer immediately following the conclusion of the auction or acceptance of an offer. This must be paid by cleared funds to the Auctioneer who will issue an Acknowledgement of Reservation and Purchase Agreement

3. In the 28 day period following the auction or the date of acceptance of the offer, the Seller agrees as follows:-

(i) To immediately instruct solicitors to issue the contract for sale and accompanying papers to the buyer's solicitors and to answer promptly all enquiries raised, respond promptly to any amendments to the contract for sale and to do all other work reasonably required to enable contracts for the sale to be unconditionally exchanged within the 28 day period.

(ii) To supply the seller's solicitors with all documentation, information and authority to enable the seller's solicitors to draft and negotiate the contract for sale and do all the work necessary to enable contracts to be unconditionally exchanged within the 28 day period.

(iii) To give access to the property as may reasonably be required by any surveyor or valuer appointed by the buyer or the mortgagee for the purpose of surveying and/or valuing the property.

(iv) Not to instruct or allow anyone else to send any sale contract or details of the title of the property to anyone other than the buyer's solicitors.

(v) Not to give access to any other person to view the property nor to negotiate or agree with anyone other than the buyer any terms for sale of the property.

(vi) The buyer undertakes within two days following the auction or acceptance of the offer:

a) If the buyer shall require a mortgage loan in connection with the purchase of the property, he or she shall

apply to such building society, bank or other prospective lender (“the mortgagee”) as may reasonably be expected to lend the required loan to the buyer and the buyer shall complete such application forms and pay such fees as the mortgagee shall require in order to process the buyer’s application as soon as possible.

b) If the buyer or mortgagee shall require the property to be surveyed and/or valued, the buyer will use all reasonable endeavors to arrange for the survey and/or valuation inspection to take place as soon as reasonably practicable.

c) To instruct solicitors to investigate title to the property, negotiate the draft contract for sale, raise enquiries of the seller and any third parties about the property and do any other work required to enable contracts to be exchanged within the 28 day period.

(vii) It is hereby agreed between the parties as follows:-

a) The Seller has entered into the Agreement because the Buyer has given certain commitments as herein mentioned, if the Buyer fails to comply with them strictly in accordance with the timetable this Agreement shall immediately lapse and any deposit paid is deemed non-refundable.

b) If the Buyer decides not to proceed with the transaction as negotiated he or she shall immediately inform the Seller whereupon this Agreement will lapse and any deposit paid is deemed non-refundable.

c) If the Seller decides not to proceed with the transaction as negotiated, he or she shall immediately inform the Buyer whereupon this Agreement will lapse and any deposit paid by the Buyer to the Auctioneer will be reimbursed to the Buyer.

d) This Agreement is an independent Contract and does not bind the Seller or the Buyer to the transaction.

e) The Seller and the Buyer are entering into this Agreement in good faith and relying on its terms.



Contact us today
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