



STRETTONS

RESIDENTIAL & COMMERCIAL
NATIONAL PROPERTY AUCTION

Thursday 11 September 2025, 12 noon

Please note this auction will be streamed live online only



AUCTIONS

Telephone House
69–77 Paul Street
London
EC2A 4NW

020 7637 4000

auctions@strettons.co.uk

CITY & CITY FRINGE 020 7375 1801

EAST & NORTH LONDON 020 8520 9911

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THURSDAY 11 SEPTEMBER 2025

**PLEASE NOTE THIS AUCTION WILL BE STREAMED
LIVE ONLINE ONLY**

**BY ORDER OF various mortgagees, receivers, public and
private companies, trustees, executors, housing associations,
charities and others, including:**

By Order of B.Tobin & M.Khaliq

By Order of C.Kornbluth & J.Ansher

By Order of P.Waterfield & B.Tobin

By Order of Joint LPA Receivers

By Order of Watling Real Estate

By Order of Salvation Army

By Order of The Court



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IMPORTANT NOTICE TO PROSPECTIVE BUYERS

The notices below apply to all properties within this catalogue and are essential reading before you bid. Please also check [strettons.co.uk](https://www.strettons.co.uk) for updates.

1

Properties are offered subject to the "Common Auction Conditions (4th Edition April 2018)" which are reproduced with the consent of the Royal Institution of Chartered Surveyors.

These Conditions have three main sections:

a. Glossary

This gives special meanings to some words used in the rest of the conditions.

b. The conduct of the auction

These conditions regulate the conduct of the auction.

If you read our catalogue or attend the auction you do so on the basis that you accept them.

c. Conditions of sale

If you buy you will sign a sale memorandum under which you agree to be bound by the conditions of sale for that lot. These conditions are:

- General conditions that apply to all lots.
- Any extra conditions in the catalogue or an addendum.
- Special conditions that only apply to the lot you are buying (and which may vary the general conditions).

These conditions are legally binding.

2

A prudent buyer before bidding will:

- Take professional advice from a solicitor and, in appropriate cases, a surveyor and an accountant.
- Read the conditions.
- Inspect the lot.
- Carry out usual searches and make usual enquiries.
- Check the content of all documents.
- Check the accuracy of the catalogue.
- Have finance available for the deposit and the purchase price.
- Check whether VAT registration and election is advisable.

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

3

Photographs or plans are for identification purposes only to assist you in the location of the property and they are not intended to show the interest to be sold. Such photographs and plans are expressly excluded from the contract of sale. Location plans are reproduced with permission of Ordnance Survey under licence number ES100004608. All measurements and dimensions are approximate. No services or systems (e.g. central heating, fire and burglar alarms) have been tested. The accommodation describes the number of rooms as currently arranged. A statement for one lot does not imply that it does/does not apply to another. In any 'LEASE DETAILS' information ground rent

may be payable and may rise whether or not it is stated. Dimensions/areas/accommodation supplied in legal documents such as leases and EPCs should not be relied upon and you should verify by your own inspection/measuring.

4

There may be updates to information issued either in this catalogue or elsewhere. A notice detailing such changes will be available at the auction, or an announcement may be made from the rostrum. Updates are also posted online at [strettons.co.uk](https://www.strettons.co.uk). You are advised to check with us on arrival at the auction as to whether there are any changes affecting the lot for which you intend to bid. If you do bid you will be assumed to do so with knowledge of any such changes. You should also check whether a lot in which you are interested has been withdrawn or sold prior.

5

Offers can be submitted to buy a lot before the auction and if acceptable a sale can proceed but the property will not be withdrawn from the auction until contracts have been exchanged.

6

Some sellers require the buyer to contribute towards their legal/administrative costs by specifying an additional amount payable on completion. If applicable then it will be detailed in the special conditions of sale applying to that lot.

7

No employee of the auctioneers has the authority to make or give any representation or warranty about any of the lots to be offered.

8

The successful bidder must pay the deposit by personal bank debit card (but not business debit or credit card), bank transfer, bankers draft, building society draft or by cheque within 24 hours of your bid being accepted. If this requirement is not complied with then we reserve the right to offer the lot elsewhere or again by auction and claim any loss from you. Drafts should be made payable to Strettons. **We are unable to accept the deposit payment in cash.**



9 If you are successful in the bidding then you have entered into a binding contract to purchase the lot subject to the conditions of sale. You must immediately give to the auctioneer's clerk your name and address and that of your solicitor; provide two forms of proof of identity to include both the name and address of the buyer; pay the 10% deposit (or £3,000 whichever is the greater) and sign the sale memorandum before leaving the room.

10 If you are successful then, unless otherwise stated in the conditions of sale, the lot will be at your risk upon the fall of the gavel and so you are recommended to arrange insurance as soon as possible. Please email francesca.raisbeck@strettons.co.uk where in most cases immediate cover may be arranged.

11 **Each successful buyer will be required to pay to Strettons a BUYER'S ADMINISTRATION FEE of £1,500 including VAT on exchange of contracts for each lot purchased (or £795 including VAT for transactions of less than £10,000).**

12 **Various non-optional fixed or variable additional fees and costs may be payable by the buyer on top of the purchase price.** These will include a buyer's administration fee and may include a contribution towards the seller's and/or their solicitor's costs, documentation costs, ground rent, apportionment of rent/service charge, rent/service charge arrears, VAT, Stamp Duty Land Tax etc. To establish the full cost of purchasing a property please obtain your own independent advice and inspect the legal documentation/special conditions.

13 No responsibility is accepted for any information unless taken from our own catalogue or web site, or specifically provided by a member of the Strettons' auction team.

14 Most Sellers will not allow us to release keys until after completion. In other cases we will only release keys after deposits have cleared which will usually be two or three days and then only with the Seller's consent.

15 Some of the lots in this catalogue may be in poor repair. Please take care when inspecting. All viewings are undertaken entirely at your own risk.

16 Guide prices are for guidance purposes only, and represent the range within which the reserve (the minimum figure at which a lot can be sold) may be set at the time of catalogue printing. Guides may change at any time before the auction, and properties could sell above or below the figures quoted, but we do update them on our auction web site each working day up to the last such day before the auction, and they are shown on the printed auction day announcement sheet. If a change occurs after this publication deadline then an announcement will be made from the rostrum. If the guide price is stated as a single figure then the reserve will be within 10% of the stated figure.

17 The word "Equivalent" in relation to rent means the corresponding annual amount due.

18 Before bidding all bidders need to provide valid ID. Please refer to the bidder identity registration notice in the catalogue/online or contact us.

STRETTONS

ESTD 1931

IAL P
AUCTION

MEET THE TEAM

AUCTION & INVESTMENTS 020 7637 4000



Andrew Brown
Director of Auctions and Auctioneer
020 8509 4470



Benjamin Tobin
Chairman and Auctioneer



Philip Waterfield
Director and Auctioneer



Robert Woolfe
Associate Director
020 8509 4408



Rob Hills
Associate Director
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Michael Mercer
Auction Surveyor
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Stuart Mackay
Senior Auction Surveyor
0208 509 4447



Bryn Nettle
Head of Business Development
07854 829 415



Emma Shepherd
PA to Director of Auctions



Ellie Turner
Auction Administrator



Ria Chalkley-Williams
Administrator

Our team brings over 200 years of auction experience to the table, collectively providing a wide array of expertise, with specialist surveyors for any property type.

For auction enquiries call the auction team today on

020 7637 4000

A WARM WELCOME FROM OUR DIRECTOR OF AUCTIONS

Hello and welcome to Strettons' September auction catalogue; our fifth auction of the year, taking place on Thursday 11th September. Whether you're dipping your toe into the world of property auctions for the very first time, or you're a seasoned buyer with many sales under your belt, we're delighted you're considering bidding with us.

By the time this auction rolls around, the school holidays will be over and summer will feel like a distant memory. That said, as I write this from Strettons' brand-new headquarters in Shoreditch, the sun is shining brightly through the windows; so let's hope we squeeze out a little more late-summer warmth before autumn properly sets in!

Our move into our new HQ has been a big step for us this year. It brings all of our 120+ staff under one roof and reflects the growth of the business; not least through our successful acquisition of sbh Page & Read back in January. With everyone together in one place, we're creating an even more collaborative environment and strengthening the way we deliver services across commercial, industrial, and residential markets.

It also feels like a new chapter in our story. Strettons has always been proud of its East End roots, and Shoreditch is the perfect home for us as we continue to grow, regenerate, and embrace new ideas. We're planning to make our new HQ a lively hub for the property industry too, with guest speakers, panel discussions, and events exploring the issues that really matter for the future of the built environment.

Turning to this month's sale, we've got an exciting line-up of 76 lots for you; from vacant and tenanted residential and commercial properties to land opportunities. They're being offered on behalf of a wide range of clients including receivers, trustees, mortgagees, property companies, and private individuals. As those who watched the July auction will know, it was another good day on the rostrum; with our clients selling £14.4M of property at a success rate of 95%, so I do hope that you are in a similar bidding mood on September 11th!

As always, the auction will be live streamed, with bidding available remotely via internet, telephone, or proxy. We've made it simple to find the right person to speak to about each property – every lot in the catalogue lists the auction surveyor handling it, so you can go straight to the best point of contact for your questions.



Legal packs are available to view online, and registrations to bid are handled through our automated system; but don't worry if you're not sure about the process. My team and I are always on hand to help, so please do get in touch if you need any guidance.

I hope you'll be joining us "virtually" on 11th September. In the meantime, enjoy browsing the catalogue, and happy hunting!

Andrew Brown
Director of Auctions
21st August 2025



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RESULTS

10 JULY 2025 AUCTION



SOLD FOR £670,000

LOT 1 67 Upney Lane, Barking, Essex, IG11 9LD
Guide price* £450,000 PLUS



SOLD FOR £412,000

LOT 2 Flat 21B Prince of Wales Mansions, Prince of Wales Drive, Battersea, London, SW11 4BQ
Guide price* £300,000 PLUS



SOLD FOR £646,000

LOT 3 46 Melville Road, Walthamstow, London, E17 6QT
Guide price* £450,000 PLUS



SOLD FOR £940,000

LOT 7 98 Cricketfield Road, Hackney, London, E5 8NS
Guide price* £825,000 PLUS



SOLD FOR £2,230,000

LOT 34 A Portfolio of Properties, in LS8, LS9, LS11, LS12, LS13 and LS26, Leeds, LS8 3QT
Guide price* £1,950,000 PLUS



SOLD FOR £165,000

LOT 52 25 Bridge Street, Haverfordwest, Dyfed, SA61 2AL
Guide price* £150,000 PLUS

£11.8m

RAISED

91%

SUCCESS RATE

NEXT AUCTION

23 OCTOBER 2025

CATALOGUE ONLINE

FRIDAY 3 OCTOBER 2025

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g • lighting • units

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email: info@cpatax.co.uk



ORDER OF SALE THURSDAY 11 SEPTEMBER 2025

Please refer to additional sheet (if applicable) for extra lots

- 1 31 Campbell Road, Walthamstow, London, E17 6RR
- 2 Flat 5, 257 Hackney Road, Haggerston, Hackney, London, E2 8NA
- 3 166 Clarence Gate Gardens, Glentworth Street, Marylebone, London, NW1 6AP
- 4 4C Honey Lane, Hertford, Hertfordshire, SG14 1DN
- 5 27A Old Street, Ashton-under-Lyne, Lancashire, OL6 6LA
- 6 12 Orsman Road, London, N1 5QJ
- 7 46 – 48 Old Church Road, Chingford, London, E4 8DB
- 8 205 Forest Road, Leytonstone, London, E11 1JS
- 9 6 Chequers Parade, Ripple Road, Dagenham, Essex, RM9 6RT
- 10 A Portfolio of properties at, 4 Cameron Road to 633 High Road, Seven Kings, Ilford, Essex, IG3 8RA
- 11 4 Cameron Road, Ilford, Essex, IG3 8LA
- 12 70 Selwyn Avenue, Highams Park, London, E4 9LR
- 13 9 Selwyn Avenue, Highams Park, London, E4 9LP
- 14 28 Andrews Close, Epsom, Surrey, KT17 4EX
- 15 33 Lowfield Street, Dartford, Kent, DA1 1EW
- 16 12 New Road, London, Tower Hamlets, E1 2AX
- 17 26 Station Road, Manor Park, London, E12 5BT
- 18 8 Hillside Gardens, Walthamstow, London, E17 3RJ
- 19 240 Graham Road, Hackney, London, E8 1BP
- 20 43A Lansdowne Drive, London Fields, Hackney, London, E8 3EG
- 21 340 Old Street, London, EC1V 9DS
- 22 Blandy House and Shops, King Street, and Flats 1 to 3, Nicholson Lane, Maidenhead, SL6 1DZ
- 23 113–115 High Street, Brentwood, Essex, CM14 4RX
- 24 202 Hermon Hill, South Woodford, London, E18 1QH
- 25 3 Reginald Road, Bexhill, East Sussex, TN39 3PH
- 26 32 Grange Road, Gillingham, Kent, ME7 2PT
- 27 55a Penrose Avenue & Rear Site, Carpenders Park, Watford, Hertfordshire, WD19 5AB
- 28 206a Chase Side, Enfield, Middlesex, EN2 0QX
- 29 1A Dawlish Road, London, E10 6QB
- 30 126 & 126a Hertford Road, London, N9 7HL
- 31 151 Church Street, Edmonton, London, N9 9RN
- 32 28 Dalton Street, London, SE27 9HS
- 33 The Old Post Office, 1 Church End, Broxted, Dunmow, Essex, CM6 2BU
- 34 The Old Post Office, 2 Church End, Broxted, Dunmow, Essex, CM6 2BU
- 35 Land at River Court, River Close, Wanstead, London, Redbridge, E11 2LB
- 36 Garages at Hilltop Court, 345 Grange Road, Upper Norwood, London, Croydon, SE19 3BX
- 37 Land lying on the south west side of Ashbourne Road, Derby, Derbyshire, DE22 3AJ
- 38 Former Public Telephone Kiosk, The Green, Winchmore Hill, London, N21 1AY
- 39 Four Former Public Telephone Kiosks, Little Park Gardens, Enfield, Middlesex, EN2 6AJ
- 40 Garages at rear of, 16 Bedford Road, Hastings, East Sussex, TN35 5JA
- 41 Mariner House, 157 High Street, Southend-on-Sea, Essex, SS1 1LL
- 42 43 Junction Road, Romford, Essex, RM1 3QR
- 43 2 Broadway Parade, Elm Park Avenue, Elm Park, Hornchurch, Essex, RM12 4RS
- 44 6 Barratts Road, Wakefield, West Yorkshire, WF1 3RT
- 45 4 Barratts Road, Wakefield, West Yorkshire, WF1 3RT
- 46 503 Roman Road, London, Tower Hamlets, E3 5LX
- 47 80B Belgrave Road, Walthamstow, London, E17 8QG
- 48 11 Queensway, Prestatyn, Denbighshire, LL19 9LT
- 49 Land & Garages at Falmouth Place, Five Oak Green, Tonbridge, Kent, TN12 6RD
- 50 767 Southchurch Road, Southend-on-Sea, Essex, SS1 2PP
- 51 Former Methodist Church, Main Road, Sellindge, Ashford, Kent, TN25 6EQ
- 52 117 Holton Road, Barry, South Glamorgan, CF63 4TD
- 53 131 Holton Road, Barry, South Glamorgan, CF63 4HP
- 54 Land at the back, 91–97C Eastbank Street, Southport, Merseyside, PR8 1DG
- 55 214–216 Marton Road, Middlesbrough, Middlesbrough, TS4 2ET
- 56 Drinkwater House, 210–212 Marton Road, Middlesbrough, Cleveland, TS4 2ET
- 57 The Rear of, 214–216 Marton Road, Middlesbrough, Middlesbrough, TS4 2ET
- 58 Gadsby House, 28 Alexandra Road, Southport, Merseyside, PR9 9EZ
- 59 4 Rookwood Avenue, Loughton, Essex, IG10 2DG
- 60 28 Tiverton Road, Cullompton, Devon, EX15 1HT
- 61 16 Gilbert Road, Belvedere, Bexley, DA17 5DA
- 62 Raised Ground Floor, 7 St Anns Park Road, London, Wandsworth, SW18 2RW
- 63 Units 1–4 Key Point, Wheelhouse Road, Rugeley, Staffordshire, WS15 1UZ
- 64 Warehouse Unit, Towers Business Park, Wheelhouse Road, Rugeley, Staffordshire, WS15 1UZ
- 65 Land Adjoining Unit 1 Power Park, Wheelhouse Road, Brereton, Rugeley, Staffordshire, WS15 1UZ
- 66 Units 1, 2, 3 & 4 Power Park, Towers Business Park, Wheelhouse Road, Rugeley, Staffordshire, WS15 1UZ
- 67 Units 1–3 Arcadia Park, Wheelhouse Road, Brereton, Rugeley, Staffordshire, WS15 1UZ
- 68 Units 4–7 Arcadia Park, Wheelhouse Road, Brereton, Rugeley, Staffordshire, WS15 1UZ
- 69 Units 8–9 Arcadia Park, Wheelhouse Road, Rugeley, Staffordshire, WS15 1UZ
- 70 Land Rear of 54 Osborne Road, Enfield, Middlesex, EN3 7RW
- 71 Plot 56 Gladwish Farm, Farmhill Crescent, Stroud, Gloucestershire, GL5 4BZ
- 72 Room 242 Main House Montgomery House, Demesne Road, Manchester, M16 8PH
- 73 Land at Moor Lane, Staines-upon-Thames, Middlesex, TW19 6EF
- 74 Land to the north side of, Charlwood Lane, Newdigate, Dorking, West Sussex, RH6 0EL
- 75 Land on the East Side of, Stone Road, Stoke-on-Trent, Staffordshire, ST4 8NT
- 76 Land At, 46 Avondale Road, South Croydon, Croydon, CR2 6JA

ALPHABETICAL INDEX THURSDAY 11 SEPTEMBER 2025

Please refer to additional sheet (if applicable) for extra lots

CR2

- 76 Land At, 46 Avondale Road, South Croydon, Croydon, CR2 6JA

E1

- 16 12 New Road, London, Tower Hamlets, E1 2AX

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- 2 Flat 5, 257 Hackney Road, Haggerston, Hackney, London, E2 8NA

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Denbighshire

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50 767 Southchurch Road, Southend-on-Sea, Essex, SS1 2PP
59 4 Rookwood Avenue, Loughton, Essex, IG10 2DG

Gloucestershire

- 71 Plot 56 Gladwish Farm, Farmhill Crescent, Stroud, Gloucestershire, GL5 4BZ

Greater Manchester

- 72 Room 242 Main House Montgomery House, Demesne Road, Manchester, M16 8PH

Hertfordshire

- 4 4C Honey Lane, Hertford, Hertfordshire, SG14 1DN
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Surrey

- 14 28 Andrews Close, Epsom, Surrey, KT17 4EX

West Sussex

- 74 Land to the north side of, Charlwood Lane, Newdigate, Dorking, West Sussex, RH6 0EL

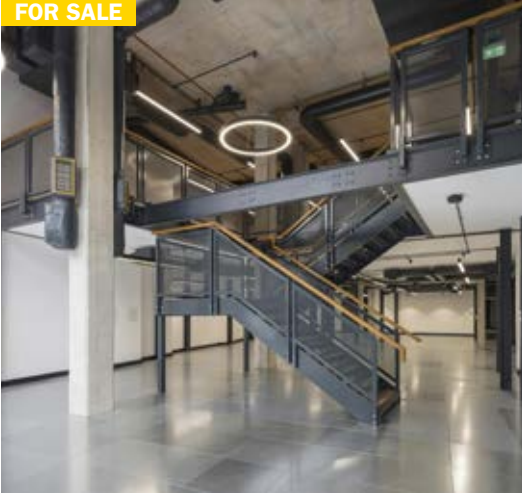
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- 44 6 Barratts Road, Wakefield, West Yorkshire, WF1 3RT
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FOR SALE



82 KINGSLAND ROAD, HOXTON,
LONDON, E2 8DP

Area: 3,856 sq ft
Price: £2,250,000

jon.cuthbert@strettons.co.uk
07817 657 079

PRIVATE TREATY

TWO BEDROOM END OF TERRACE

FOR SALE



18, DAVENTRY AVENUE, WALTHAMSTOW,
WALTHAM FOREST, E17 9AQ

PRICE: £695,000

stuart.mackay@strettons.co.uk
0208 509 4447 / 07928 456 982

FOUR BEDROOM MID TERRACE

FOR SALE



3, WILLIAM MORRIS CLOSE,
WALTHAMSTOW, WALTHAM FOREST,
E17 5JU

PRICE: £875,000

stuart.mackay@strettons.co.uk
0208 509 4447 / 07928 456 982

ONE BEDROOM LOWER GROUND FLAT

FOR SALE



1A MENTONE MANSIONS, FULHAM,
LONDON, SW10 9UX

PRICE: £380,000

stuart.mackay@strettons.co.uk
0208 509 4447 / 07928 456 982

FOUR BEDROOM DETACHED WITH LAND

FOR SALE



22, MANSFIELD HILL, CHINGFORD,
WALTHAM FOREST, E4 7JU

PRICE: £1,300,000

stuart.mackay@strettons.co.uk
0208 509 4447 / 07928 456 982

TWO BEDROOM MID TERRACE

FOR SALE



46, EXMOUTH ROAD, WALTHAMSTOW,
WALTHAM FOREST, E17 7QQ

PRICE: £585,000

stuart.mackay@strettons.co.uk
0208 509 4447 / 07928 456 982

TWO BEDROOM SECOND FLOOR FLAT

FOR SALE



FLAT 1, 426 HACKNEY ROAD, BETHNAL
GREEN, LONDON, E2 7AP

PRICE: £425,000

stuart.mackay@strettons.co.uk
0208 509 4447 / 07928 456 982

The smart time is now...

LOTS INVITED
FOR OUR NEXT
AUCTION

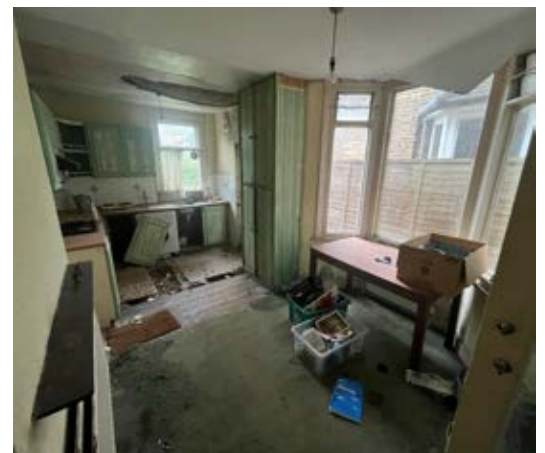
**NATIONAL
PROPERTY
AUCTION**

RESIDENTIAL &
COMMERCIAL



**THURSDAY
23 OCTOBER 2025
12 Noon**

Auction enquiries 020 7637 4000



A VACANT THREE BEDROOM MID TERRACE HOUSE IN NEED OF MODERNISATION

LOCATION & DESCRIPTION

A vacant three bedroom house in need of modernisation. Located in a quiet tree-lined street just around the corner from thriving Walthamstow Market. The house is also close to charming Walthamstow Village with its eclectic range of independent shops, bars, and cafes, and the many shops and amenities of central Walthamstow.

ACCOMMODATION

The Accommodation comprises the following:

Ground Floor: Through lounge, kitchen/ diner, front and rear gardens

First Floor: Three double bedrooms and bathroom with toilet

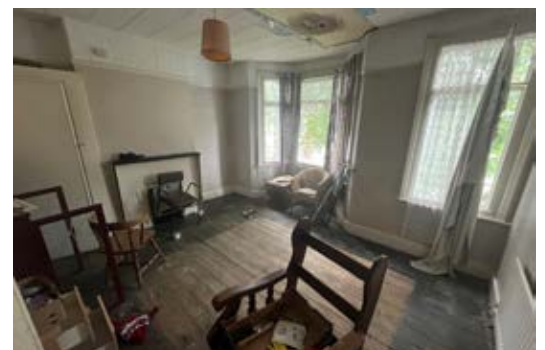
TENURE
FREEHOLD

NOTE

Auction Surveyor: Michael Mercer
Contact: 020 8509 4406
michael.mercer@strettons.co.uk

OFFERED VACANT

EPC Rating: E





LONG LEASEHOLD VACANT ONE BEDROOM THIRD FLOOR FLAT FOR MODERNISATION

LOCATION & DESCRIPTION

A self-contained third floor flat and forming part of this mixed used property on the north side of the A1208 Hackney Road near to the junction with Yorkton Street, close to Haggerston Park and within about ½ mile from both Broadway Market and Hoxton underground station (Windrush line).

ACCOMMODATION (Not inspected)

Third Floor: 1 bedroom, living room/kitchen, shower/toilet

TENURE

Long Leasehold - 999 years from 01.05.2017 at a peppercorn

NOTE

Auction Surveyor: Robert Woolfe
Contact: 020 8509 4408 robert.woolfe@strettons.co.uk

OFFERED VACANT FOR MODERNISATION

EPC Rating: To be confirmed



LOT
3

166 CLARENCE GATE GARDENS, GLENTWORTH STREET, MARYLEBONE, LONDON NW1 6AP

BY ORDER OF A BANK

GUIDE PRICE* £700,000 PLUS



LEASEHOLD VACANT THREE BEDROOM TOP FLOOR FLAT

LOCATION & DESCRIPTION

Forming part of this attractive red brick mansion block and comprising a self-contained fifth floor flat which is on the top floor. The block benefits from a porter, video entry system and lift service.

Located between Baker Street and Gloucester Place, close to Regent's Park and a short walking distance to Baker Street underground station.

ACCOMMODATION

Fifth Floor: 3 bedrooms (one with en-suite), living room, kitchen (with balcony), bathroom/toilet
GIA: 968 sq ft (90 sq m)

TENURE

Leasehold - 134 years from 20.07.1967 (about 76 years unexpired) at a current ground rent of £95 p.a.

NOTE

1. Virtual Tour - www.madesnappy.co.uk/tour/1g470g1db01
2. Information about the block is available at www.clarencegategardens.org.uk

Auction Surveyor: Robert Woolfe
Contact: 020 8509 4408 robert.woolfe@strettons.co.uk

OFFERED VACANT

EPC Rating: D



Weir every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

18

AUCTION 11 September 2025
ENQUIRIES 020 7637 4000

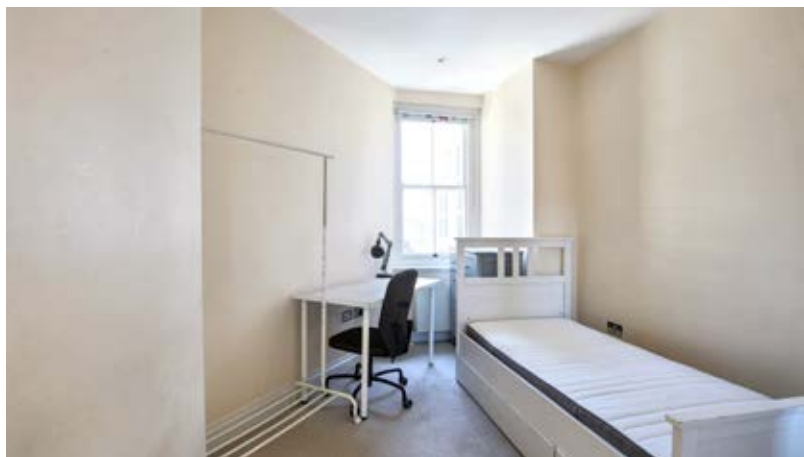
*The "Important Notice to Prospective Buyers" on pages 4 & 5 of the catalogue includes a definition of "Guide Price". Note that in addition to the purchase price there is a buyer's administration fee and there may be additional non-optional fixed or variable fees and costs. To establish the full cost of purchasing a property please inspect the legal documentation/special conditions. Please also check online at strettons.co.uk for updates

STRETTONS
EST. 1831

LOT
3

166 CLARENCE GATE GARDENS, GLENTWORTH STREET, MARYLEBONE, LONDON NW1 6AP

GUIDE PRICE* £700,000 PLUS





SHARE OF FREEHOLD STUDIO FLAT PRODUCING £9,900 PER ANNUM

LOCATION & DESCRIPTION

The property is located in central Hertford Town Centre, between Gascoyne Way (A414) and The River Lea. It can be reached via Market Place and Maidenhead Street via a pedestrianised walk way, and is situated in a mixed residential and commercial area.

The property comprises a first floor, share of freehold studio flat, that has been tenanted by the same tenant since 2023.

ACCOMMODATION (Measurements based on EPC)

Whilst Strettons have not inspected, we understand it to comprise:

First Floor: Bedroom and fitted kitchen, bathroom and toilet - 344 Sq Ft (32 Sq M)

TENURE

Share of freehold & lease of studio for 140 years from 01/07/2005. (See legals and note)

TENANCY DETAILS

Let to an individual since 2023 on an Assured Shorthold Tenancy (AST), at £825 pcm.

PRODUCING £9,900 PER ANNUM

EPC Rating: C

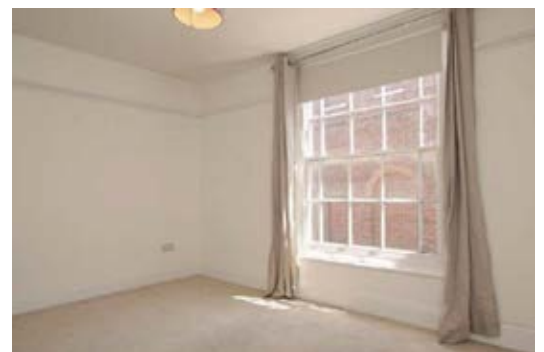
NOTE

1. The pictures are historic.
2. Share of freehold, and the lease of studio is - 140 years from 01/07/2005.
3. The basement of the property is not included in the title.
4. Five flats in the building. The freehold is held in Honey Lane Management Company Ltd, and each flat/studio owner has a 20% stake.
5. Deposit of £951 is held.

Auction Surveyor : Rob Hills
Contact : 020 7614 9933 Robert.hills@strettons.co.uk



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FREEHOLD RESIDENTIAL PROPERTY COMPRISING 6 SELF- CONTAINED FLATS

LOCATION & DESCRIPTION

A detached two story freehold block comprising six self-contained flats, situated in a well-established residential area of Ashton-under-Lyne (OL6). Each floor consists of 1x two bedroom flat & 2x one bedroom flats.

We understand the property is arranged as six flats, set over two floors. It is located within close proximity to local shops, amenities, and transport links, including Ashton town centre, Ashton Metrolink, and easy access to the M60 motorway.

TENURE

Freehold

TENANCY DETAILS

The property is currently occupied on unknown terms

NOTE

Auction Surveyor: Stuart Mackay
Contact: 020 8509 4447 / 07928 456 982
stuart.mackay@strettons.co.uk

ACCOMMODATION (Measurements based on EPC)

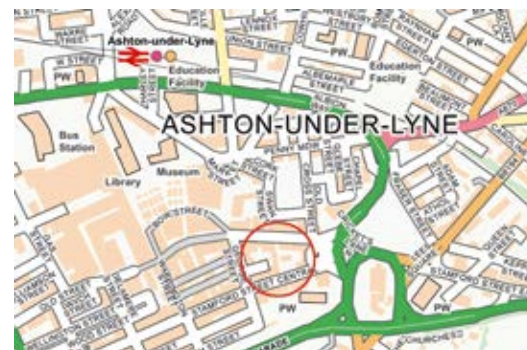
Ground Floor:

Flat 20 - 2 bedroom flat (44 Sq. M / 474 Sq. ft)
Flat 21 - 1 bedroom flat (29 Sq. M / 312 Sq. ft)
Flat 22 - 1 bedroom flat (41 Sq. M / 441 Sq. ft)

First Floor:

Flat 17 - 2 bedroom flat (57 Sq. M / 614 Sq. ft)
Flat 18 - 1 bedroom flat (25 Sq. M / 269 Sq. ft)
Flat 19 - 1 bedroom flat (39 Sq. M / 420 Sq. ft)

EPC Rating: Flat 17 - C, Flat 18 - C, Flat 19 - D
Flat 20 - D, Flat 21 - D, Flat 22 - D



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EST100004608

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EST100004608



LONG LEASEHOLD SELF CONTAINED OFFICE UNIT AND GARDEN AREA PRODUCING £84,425 PER ANNUM

LOCATION & DESCRIPTION

The property is located in the London Borough of Hackney and comprises a self-contained ground floor office unit, within a mixed use development. The unit has extensive frontage onto Orsman Road and comprises an open plan office space, including a reception / lobby area, a range of fitted meeting rooms, a break out area, fitted kitchen, toilets and shower, bike storage and, a large rear court yard/garden area.

The property is located within Haggerston between Shoreditch and Dalston, and can be reached via Kingsland Road (A10) and Orsman Road. The Regents Canal is 50m to the north and Haggerston Overground Station (Windrush Line) is 200m to the north east.

TENURE

Leasehold for a term of 999 years from 02/11/2006 at a peppercorn rent

NOTE

1. The property was refitted in 2025.
2. The tenant had a turnover of £4.38m in 2024.
3. The tenant is a National Charity established in 1981 that provides care & support to anyone experiencing poor mental health.

Auction Surveyor : Rob Hills : 020 7614 9933

PRODUCING £84,425 PER ANNUM

ACCOMMODATION (AREAS FOR GUIDANCE ONLY)

The property comprises:

Ground Floor Office: 2,816 Sq Ft (261.6 Sq M)

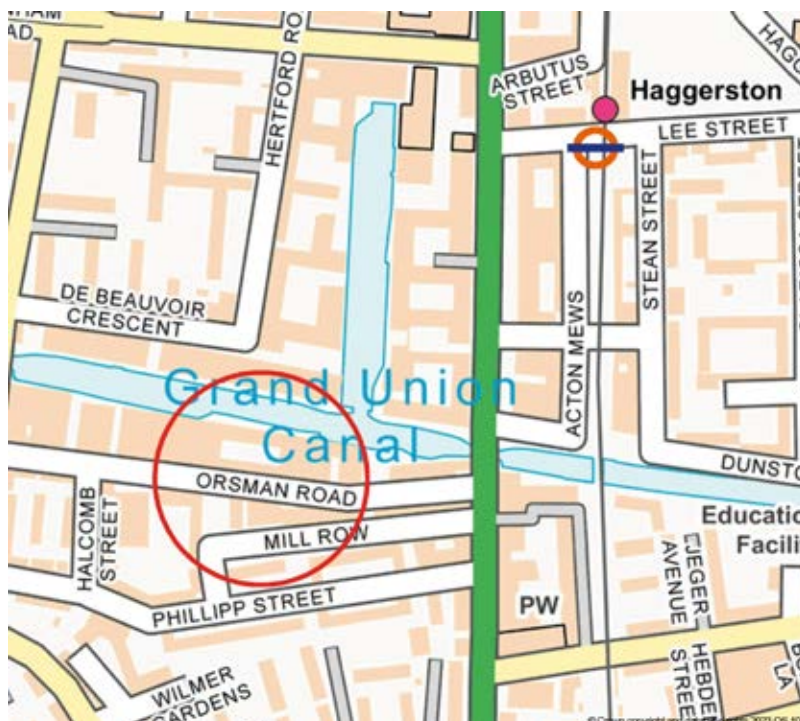
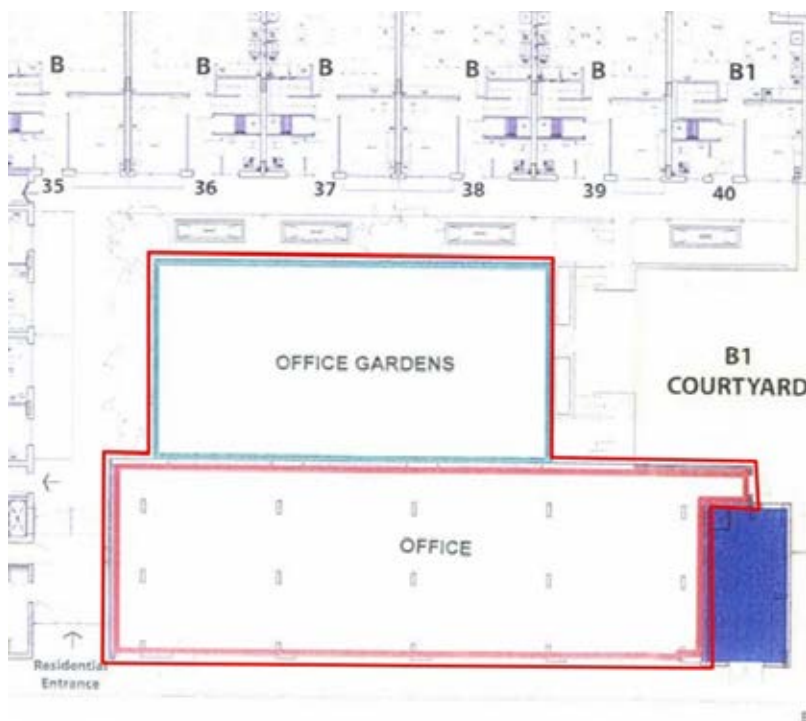
Ground Floor Court Yard

LEASE DETAILS

Let to Mind in the City, Hackney and Waltham Forest Ltd, for a term of 10 years from 20/11/24 at a rent of £84,425 per annum. (Tenant break option 20/11/2029)

EPC Rating: C







**FREEHOLD MIXED USE
INVESTMENT DOUBLE
RESTAURANT & TWO SPLIT-
LEVEL 2 BED FLATS -
PRODUCING £48,000 P.A. PLUS
ONE VACANT FLAT**

LOCATION & DESCRIPTION

A double-fronted property comprising a ground floor restaurant with rear yard and forecourt seating and separate rear access to 2 self-contained split-level flats above.

Occupying a prominent trading position within this busy town centre, amongst a variety of multiple retailers including Costa, Specsavers, Superdrug, Wenzel's and Domino's amongst others.

Chingford lies about 3 miles from Walthamstow, 11 miles north of Central London and has good road links via the A406 North Circular Road.

ACCOMMODATION

Ground Floor Restaurant: 1,831 sq ft (170.1 sq m)

46a & 48a Old Church Road: Each 2 bedrooms, living room, kitchen, bathroom/toilet

EPC Rating: Ground Floor Commercial & Flat 46a = D
46b = To be confirmed

TENANCY DETAILS

Ground Floor Restaurant: Let on a repairing and insuring lease to Asker Aktas (trading as a Turkish restaurant) for 20 years from 13.08.2021 at a rent of £30,000 p.a. Rent Reviews 2026 & 5 yearly.

46a Old Church Road: Let on an AST commencing on 01.07.2025 at £1,500 per month and continuing on a year-to-year basis until either party terminates.

48a Old Church Road: Offered Vacant

NOTE

Auction Surveyor: Robert Woolfe

Contact: 020 8509 4408 robert.woolfe@strettons.co.uk

**PRODUCING EQUIVALENT TO £48,000 P.A.
PLUS ONE VACANT FLAT**



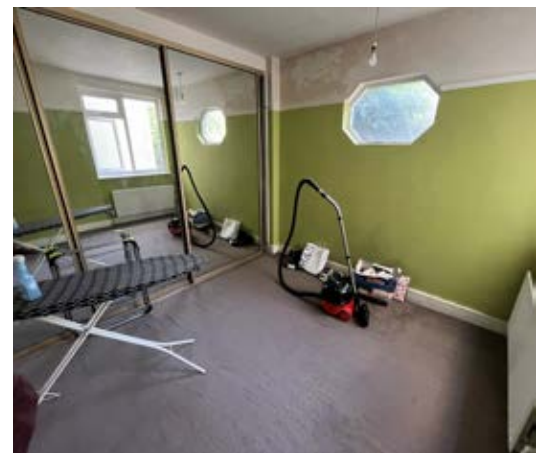
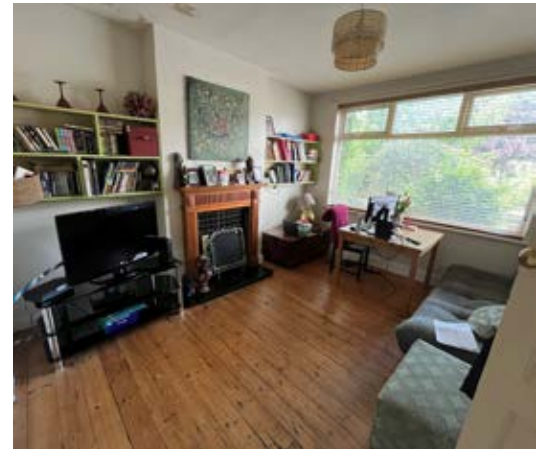
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LOT
7

46 - 48 OLD CHURCH ROAD, CHINGFORD,
LONDON E4 8DB

GUIDE PRICE* £800,000 PLUS





A VACANT TWO BEDROOM GROUND FLOOR APARTMENT IN NEED OF MODERNISATION

LOCATION & DESCRIPTION

A vacant two bedroom ground floor flat which is in need of modernisation. Located in a quiet tree-lined street in the heart of Leytonstone and only half a mile away from Leytonstone Underground Station (Central Line). Also close by is Whipps Cross Hospital and the Greenman Roundabout, giving easy access to M11 & M25 via the A12.

ACCOMMODATION

The Accommodation comprises the following:

Ground Floor Flat: Two bedrooms, living room, kitchen, bathroom with toilet and section of rear garden.

TENURE

Leasehold - A term of 99 years from 25.12.1983 (57 years unexpired).

NOTE

Auction Surveyor: Michael Mercer
Contact: 020 8509 4406
michael.mercer@strettons.co.uk

OFFERED VACANT

EPC Rating: D



Total Area: 50.9 m² ... 548 ft²

All measurements are approximate and for display purposes only



6 CHEQUERS PARADE, RIPPLE ROAD, DAGENHAM, ESSEX RM9 6RT

GUIDE PRICE* £400,000 PLUS



FREEHOLD MIXED USE INVESTMENT - SHOP & TWO FLATS - PRODUCING £40,200 P.A.

LOCATION & DESCRIPTION

Comprising a shop with separate front access to two self-contained flats above.
Forming part of a local parade near to the junction with Heathway and Goresbrook Road and opposite Merriellands Retail Park where occupiers include PureGym, TK Maxx and KFC. Dagenham Dock Railway station is within 1/2 mile.

ACCOMMODATION

Shop: 417 sq ft (38.7 sq m) plus rear store
Flats 6A & 6B: Each 1 bedroom, living room/kitchen, bathroom/toilet

TENANCY DETAILS

Shop: Let on a Licence to Umar Rahim (trading as Dagenham Tuition Centre) for 5 years from 01.07.2022 at £1,000 per calendar month.

Flat 6b: 12 month AST from 01.03.2025 at £1,100 pcm.

Flat 6a: 12 month AST from 01.02.2025 at £1,250 pcm.

NOTE

Auction Surveyor: Robert Woolfe
Contact: 020 8509 4408 robert.woolfe@strettons.co.uk

PRODUCING EQUIVALENT TO £40,200 P.A.

EPC Rating: Shop = C. Both Flats = D



A PORTFOLIO OF PROPERTIES AT, 4 CAMERON ROAD TO 633 HIGH ROAD, SEVEN KINGS IG3 8RA

GUIDE PRICE* £5,000,000 PLUS



A MIXED-USE INVESTMENT OPPORTUNITY CURRENTLY PRODUCING £393,140 P.A.

LOCATION & DESCRIPTION

The property comprises a unique portfolio of properties, within a substantial freehold block. It has diversified income across residential, retail, commercial, and warehouse uses, in a prime East London location.

The property is in the heart of Seven Kings, and comprises 14 residential flats, (x3 two bed, x9 one bed and x2 studios), 5 retail shops, 3 warehouse units and 2 basement units. To the rear of the property is a private car park / yard area, capable of accommodating approximately 20 vehicles.

The properties are situated directly opposite Seven Kings Mainline Station, offering swift access to London Liverpool Street in approximately 21 minutes via the Elizabeth Line.

The current income from the entire property amounts to £32,761 per calendar month, equating to £393,140 pa and has possible redevelopment potential (subject to obtaining all necessary consents).

NOTE

1. For EPC's, lease details and deposits, please refer to legal pack.

Auction Surveyor: Rob Hills Contact : 0207 614 9933
Robert.hills@strettons.co.uk

TENANCY DETAILS

The property comprises -

14 Self-contained Flats:- over shops and rear of High Road on a range of Assured Shorthold Tenancies (AST), producing £219,900 p.a.

Retail Unit 4 Cameron Road: 999 year leasehold

Retail Unit 625: 999 year leasehold

Retail Unit 629: Peri Peri takeaway at £23,400 pa with lease expiry 16.07.2045

Retail Unit 631: Burger takeaway at £21,900 pa with tenant & landlord break 28.09.2027 with a lease subject to rent review on 29.09.2027.

Retail Unit 633: Let to Sue Ryder at £23,500 pa (300 branches) with lease expiry 28.04.2027.

The 3 warehouse units at rear of High Road -

Warehouse 627: Let to a carpet warehouse at £36,000 pa, (4,050 sqft).

Warehouse 627B: Let to an after-school club (AMYC) at £21,240 pa (2,250 sq ft).

Warehouse rear 633: Let to a carpet retailer at £16,000 pa (2,350 sqft).

Lease reviews and expiries range between 2027 and beyond.

Basement Unit 625C: Let as office accommodation at £14,400 pa, with the lease expiry 24.06.2028.

Basement Unit 629B: Let as commercial kitchen at £16,800 pa, with lease expiry 11.11.2029.

PLANNING

1. Please refer to legal pack for residential design potential.
2. London Borough of Redbridge - www.redbridge.gov.uk
Tel: 0208 554 5000

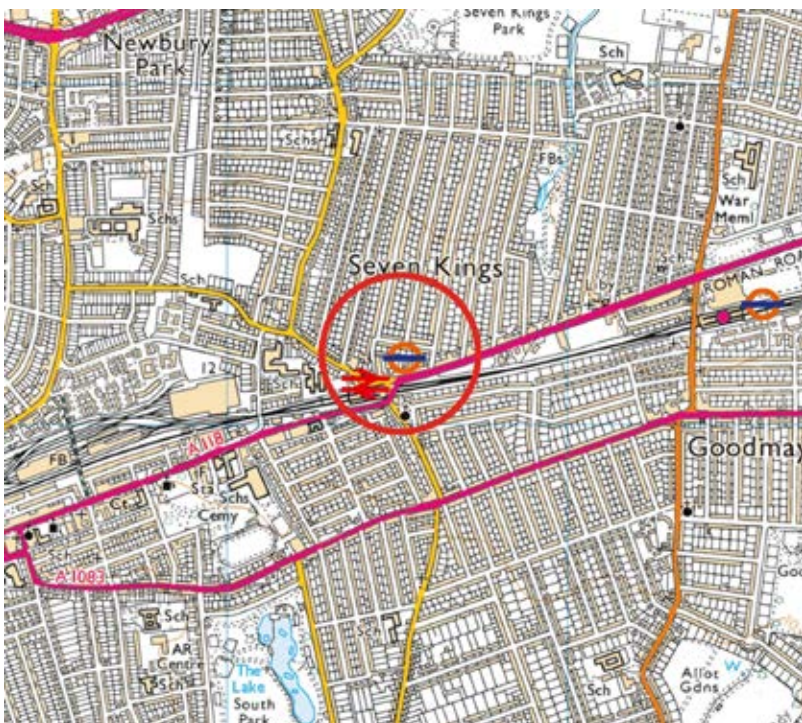
PRODUCING A TOTAL INCOME OF £393,140 PA (DEVELOPMENT OPPORTUNITY SUBJECT TO OBTAINING PLANNING CONSENT)



LOT
10

A PORTFOLIO OF PROPERTIES AT, 4 CAMERON ROAD TO 633
HIGH ROAD, SEVEN KINGS IG3 8RA

GUIDE PRICE* £5,000,000 PLUS



LOT

11

4 CAMERON ROAD, ILFORD, ESSEX IG3 8LA

GUIDE PRICE* £595,000 PLUS



LEASEHOLD SHOP AND TWO FLATS PRODUCING £46,600 PER ANNUM

LOCATION & DESCRIPTION

The property is located in the heart of Seven Kings, on the north side of Cameron Road, in a busy residential and commercial parade. It is directly opposite the Seven Kings Train Station (Elizabeth Line) and can be reached via the High Road (A118). The property comprises a retail unit on the ground floor, with separate access to two flats above, on the first and second floors.

ACCOMMODATION (Areas for guidance only)

Whilst Strettons have not internally inspected the property we understand it to comprise -

Ground Floor (Retail Unit): Customer seating and service area, kitchen and toilet 409 Sq Ft (38 Sq M)

First Floor (Flat 4A): One bedroom flat 538 Sq Ft (50 Sq M)

Second Floor (Flat 4B): Two bedroom flat 592 Sq Ft (55 Sq M)

TENURE

999 year leasehold from completion

NOTE

The flats have not been inspected by Strettons

Auction Surveyor : Rob Hills

Contact : 020 7614 9933 Robert.hills@strettons.co.uk

PRODUCING £46,600 PER ANNUM

TENANCY DETAILS

Retail Unit - Let to individual t/a Classic Burgers expiry 24/06/2028 producing £16,000 p.a

Flat 4A - Let to an individual on an AST expiry 30/11/2025 producing £14,400 p.a

Flat 4B - Let to an individual on an AST expiring 31/12/2025 producing £16,200 p.a

EPC Rating: Retail Unit - D (Expired)

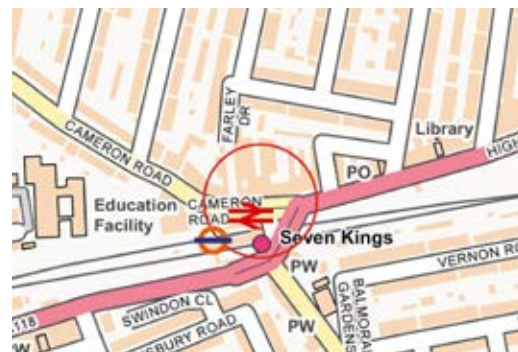
Flat 4A - C

Flat 4B - D

EPC Rating: Retail Unit - D (Expired)

Flat 4A - C

Flat 4B - D



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AUCTION 11 September 2025
ENQUIRIES 020 7637 4000

*The "Important Notice to Prospective Buyers" on pages 4 & 5 of the catalogue includes a definition of "Guide Price". Note that in addition to the purchase price there is a buyer's administration fee and there may be additional non-optional fixed or variable fees and costs. To establish the full cost of purchasing a property please inspect the legal documentation/special conditions. Please also check online at strettons.co.uk for updates

STRETTONS
EST. 1931

LOT
12

70 SELWYN AVENUE,
HIGHAMS PARK, LONDON E4 9LR

GUIDE PRICE* £400,000 PLUS

BY ORDER OF JOINT LPA
RECEIVERS

WATLING
REAL ESTATE



**FREEHOLD INVESTMENT -
ARRANGED AS A 5 BED HMO
(HOUSE IN MULTIPLE
OCCUPATION)**

LOCATION & DESCRIPTION

A two storey property arranged as a 5 bed HMO in a popular residential area just off Winchester Road and close to Highams Park overground station (Weaver line). Highams Park lies about 2 miles from Walthamstow and 10 miles from Central London.

ACCOMMODATION

Rooms 1, 3, 4 & 5: Each including basic kitchen unit & shower/toilet (not inspected - details provided by seller)

Room 2: Including separate kitchen, shower/toilet and direct access to garden.

TENANCY DETAILS

We have had sight of the following AST agreements -
Room 1 (Ground): 12 months 11.12.17 at £541.66 pcm
Room 2 (Ground): 12 months 01.01.23 at £541.66 pcm
Room 3 (First): 12 months from 05.03.23 at £520 pcm
Room 4 (First): 12 months from 02.01.14 at £600 pcm
Room 5 (First) - Occupied - Terms unknown

NOTE

Auction Surveyor: Robert Woolfe
Contact: 020 8509 4408 robert.woolfe@strettons.co.uk

EPC Rating: E



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EST00004608

LOT

13

9 SELWYN AVENUE,
HIGHAMS PARK, LONDON E4 9LP

GUIDE PRICE* £380,000 PLUS

BY ORDER OF JOINT LPA
RECEIVERS

WATLING
REAL ESTATE



**FREEHOLD INVESTMENT -
ARRANGED AS A 5 BED HMO
(HOUSE IN MULTIPLE
OCCUPATION) - £43,899 P.A.**

LOCATION & DESCRIPTION

A two storey property arranged as a 5 bed HMO in a popular residential area just off Winchester Road and close to Highams Park overground station (Weaver line). Highams Park lies about 2 miles from Walthamstow and 10 miles from Central London.

ACCOMMODATION

Room 1: Including separate kitchen, shower/toilet and direct access to garden.

Rooms 2, 3, 4 & 5: Each including basic kitchen unit & shower/toilet

First Floor Communal Kitchen

TENANCY DETAILS

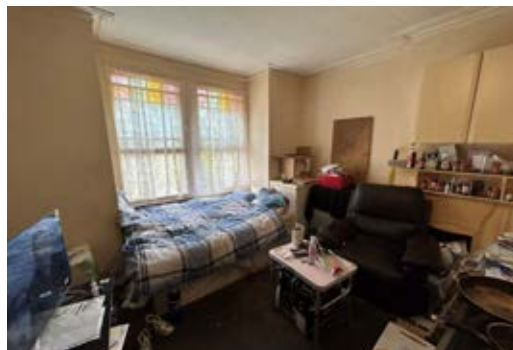
We have had sight of the following AST agreements -
Room 1 (Ground): 12 months from 06.1.17 at £650 pcm
Room 2 (Ground): 3 months from 17.08.25 at £750 pcm
Room 3 (First): 12 months from 15.11.23 at £758.33 pcm
Room 4 (First): 12 months from 27.02.22 at £650 pcm
Room 5 (First): 12 months from 27.02.24 at £850 pcm

NOTE

Auction Surveyor: Robert Woolfe

Contact: 020 8509 4408 robert.woolfe@strettons.co.uk

EPC Rating: D



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E810004608

LOT
14

28 ANDREWS CLOSE, EPSOM, SURREY KT17 4EX

GUIDE PRICE* £360,000 PLUS



FREEHOLD VACANT TWO BED ROOM VICTORIAN SEMI DETACHED PROPERTY

LOCATION & DESCRIPTION

The property is located on Andrews Close in Epsom. It is 800m south east of Epsom Train Station and 400m north west of Epsom College. It can be reached via Epsom High Street (A24), Church Road (B284) and Alexandra Road (A2022). Epsom Downs Racecourse is 1 mile to the south and London 17 miles to the north.

The property comprises a vacant two bedroom Victorian semi detached property, over ground and first floor, with small flower bed to the front and large garden to the rear.

ACCOMMODATION (Measurements based on EPC)

The property comprises -

Ground Floor: Lounge, dining room, kitchen, utility room and toilet.

First Floor: Two bedrooms, with one ensuite bathroom/shower/toilet

Total: 883 Sq Ft (82 Sq M)

TENURE

Freehold

EPC Rating: E

NOTE

1. The property is in need of refurbishment.
2. The property has potential for a loft conversion (subject to planning)

Auction Surveyor : Rob Hills
Contact : 020 7614 9933
Robert.hills@strettons.co.uk

OFFERED WITH VACANT POSSESSION



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NOT TO SCALE FOR INFORMATION ONLY © E5100004608

FREEHOLD VACANT DERELICT PUB & REAR SITE WITH PLANNING FOR A FIVE STORY BLOCK

LOCATION & DESCRIPTION

A Grade II Listed two storey pub and rear site with planning for a five story block comprising a commercial unit and 11 residential apartments (mixed of 1 & 2 bedroom homes).

The property enjoys a prominent position on Lowfield Street, which forms one of the main thoroughfares through the town and benefits from strong footfall and passing traffic.

Dartford provides a wide range of retail, leisure, and community facilities, with national multiples, independent shops, cafés, and restaurants all located nearby. The property is close to The Priory Shopping Centre and Dartford High Street, ensuring a strong mix of local and destination shoppers.

The town is well served by good transport links. Dartford rail station is approximately 0.3 miles away, offering regular services into London Bridge, Cannon Street, and Charing Cross, as well as connections across Kent. The property also benefits from good road access, with Junction 1A of the M25, 2 miles to the north.

The surrounding area continues to see investment and regeneration, including residential and mixed-use schemes, further enhancing Dartford's appeal as both a commercial and residential location.

PLANNING

Planning Permission was granted by Dartford Borough Council on 27.09.2022 (Ref: DA/21/00413/FUL) for:

Demolition of existing single storey rear extension to Listed Building and closing vehicle access to the rear. Internal and external repair and restoration of the Listed Building and construction of single storey rear extension. Use of ground floor of Listed Building for commercial use within Use Class E(a), E(c), E(d) and E(g)(i); use of first floor for ancillary residential accommodation, both as per existing layout. Construction of a 5 storey building to the rear providing ground floor commercial space (Use Class E), access, refuse and cycle storage with 11 residential units proposed across the upper floors and a roof top communal amenity space.

Planning is subject to a CIL and s.106 (please refer to legal pack).

EPC Rating: To be confirmed

NOTE

Auction Surveyor: Michael Mercer
020 8509 4406 michael.mercer@strettons.co.uk

The two photos on the bottom right of both pages are an architect's impression, supplied by the vendor, illustrating a potential development design. Prospective purchasers should refer to legal pack for further details.

OFFERED VACANT WITH PLANNING PERMISSION



LOT
15

33 LOWFIELD STREET, DARTFORD, KENT DA1 1EW
GUIDE PRICE* £1,100,000 PLUS



12 NEW ROAD, LONDON, TOWER HAMLETS E1 2AX

GUIDE PRICE* £915,000 PLUS**FREEHOLD VACANT HOUSE SPLIT INTO TWO FLATS****LOCATION & DESCRIPTION**

The property is located on the east side of New Road in the heart of East London. Commercial Road (A13) is 30m to the south and Whitechapel Road (A11) is 300m to the north. The property is located in a mixed residential and commercial area with a number of award winning restaurants being nearby.

The property comprises a rarely available, four storey, freehold terraced building (with basement), that has been converted into a three bedroom flat over the ground and upper floors and a one bedroom flat in the basement. The property has a small yard to the front and garden to the rear with access is to both flats is via the ground floor on New Road.

TENURE

Freehold

NOTE

1. The property has recently been used as holiday lets.

Auction Surveyor : Rob Hills
Contact : 020 7614 9933
Robert.hills@strettons.co.uk

OFFERED VACANT

EPC Rating: Basement Flat - D
Ground and upper floor Flat - D

ACCOMMODATION (AREAS FOR GUIDANCE ONLY)

Whilst Strettons have not internally inspected the property we understand it to comprises -

Basement: One bedroom, kitchen, shower/toilet

Ground Floor: Living room

First Floor: Reception room / kitchen

Second Floor: Bedroom, bathroom/toilet

Third Floor: Two bedrooms

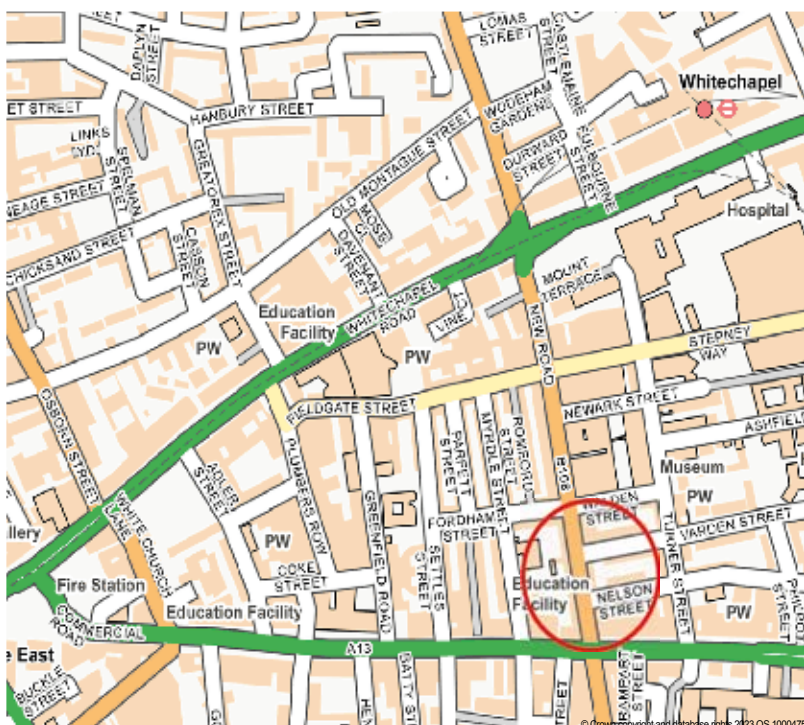
TOTAL: 1,606 Sq Ft (149.2 Sq M)



LOT
16

12 NEW ROAD, LONDON, TOWER HAMLETS E1 2AX

GUIDE PRICE* £915,000 PLUS



LOT
17

26 STATION ROAD,
MANOR PARK, LONDON E12 5BT

GUIDE PRICE* £440,000 PLUS

BY ORDER OF JOINT LPA
RECEIVERS

WATLING
REAL ESTATE



**FREEHOLD INVESTMENT - 5 BED
HMO, GROUND FLOOR FLAT &
YARD - PRODUCING £54,339 P.A.**

LOCATION & DESCRIPTION

A corner property comprising a shop (sold on long lease), ground floor flat, rear yard and a 5 bed HMO arranged over part ground and first floor. Located north of the busy junction with Romford Road/High Street North and close to Manor Park station (Elizabeth line).

ACCOMMODATION

26b Station Rd (Ground Floor Flat): 1 room, kitchen, shower/toilet

26a Station Rd (Ground & First Floor HMO): 5 rooms each with shower/wc and communal kitchen
Rear Yard

TENANCY DETAILS

Shop: Sold on a 999 year lease

We have had sight of the following ASTs/tenancies -

Rear Yard: 12 months from 17.10.20 at £500 pcm

26b: 12 months from 01.01.2022 at £800 pcm

Room 1 (26a): 12 months from 02.01.19 at £736.66 pcm

Room 2 (26a): 12 months from 24.07.21 at £758.33 pcm

Room 3 (26a): 12 months from 01.08.20 at £541.66 pcm

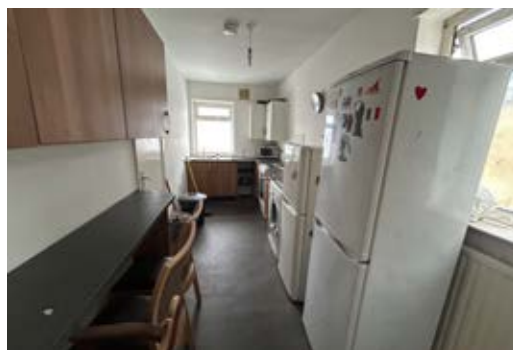
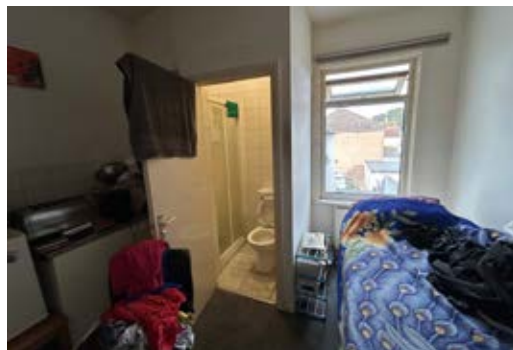
Room 5 (26a): 12 months from 14.10.23 at £650 pcm

Room 6 (26a): 12 months from 01.02.21 at £541.66 pcm

NOTE

Auction Surveyor: Robert Woolfe

Contact: 020 8509 4408 robert.woolfe@strettons.co.uk



LOT
18

8 HILLSIDE GARDENS,
WALTHAMSTOW, LONDON E17 3RJ

GUIDE PRICE* £550,000 PLUS

BY ORDER OF JOINT LPA
RECEIVERS

WATLING
REAL ESTATE



FREEHOLD VACANT THREE BED SEMI-DETACHED HOUSE

LOCATION & DESCRIPTION

The property is located in Upper Walthamstow and can be reached via Forest Road (A503) which is 100m to the north and Winsbeach Road. The property is on the south side of Hillside Gardens, 30m from its junction with Winsbeach Road.

The property comprises a two storey three bedroom semi detached house, with garage to the right hand side. It has a pathway, drive and small garden to the front and a larger garden to the rear.

ACCOMMODATION (Areas for guidance only)

The property comprises -

Ground Floors: Two reception room, kitchen, toilet/utility room and garage

First Floor: Three bedrooms and bathroom/shower/toilet

Total: 947 Sq Ft (88 Sq M)

TENURE
Freehold

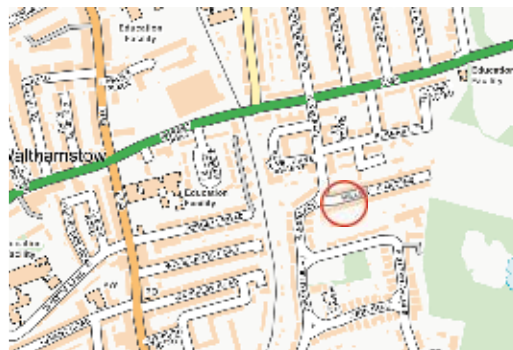
OFFERED VACANT

EPC Rating: D

NOTE

1. The property has potential for development subject to obtaining necessary planning consents.

Auction Surveyor : Rob Hills
Contact : 020 7614 9933
Robert.hills@strettons.co.uk





FREEHOLD MIXED USE INVESTMENT - SHOP & SELF-CONTAINED TWO BED MAISONETTE

LOCATION & DESCRIPTION

The property is located in Hackney Central on Graham Road, and 50m from the junction with Mare Street (A107), in a mixed residential and commercial area. Hackney Central Station (Midway Line) is opposite the property, The Hackney Empire is 100m to the south and Dalston Junction is 800m to the east. The property comprises a three storey terrace building with basement, and forms part of a parade of retail units. The property has a commercial unit on the ground floor and basement, t/a Moo Moo cafe/restaurant, and has separate access to a two bedroom maisonette above, over first and second floors.

ACCOMMODATION (Areas for guidance only)

The property comprise the following -

Ground Floor: Customer area (12 covers) and service counter/kitchen

Basement Floor: Kitchen/storage room and toilet

Total: 721 Sq Ft (67 Sq M)

First Floor: Living room/kitchen and small room (used as bedroom)

Second Floor: Two bedrooms and bathroom/toilet/shower

Total: 678 Sq Ft (63 Sq M)

PRODUCING £39,200 PER ANNUM

TENANCY DETAILS

Retail Unit - Let to Peck Peck Chicken Ltd t/a Moo Moo for a term of 10 years from 20/02/2025 at a rent of £20,000.

Residential Unit - Let to individual on a 12month AST from 01/08/2022 at £19,200 p.a

EPC Rating: Shop = F / Maisonette = D

NOTE

Auction Surveyor : Rob Hills

Contact : 020 7614 9933 Robert.hills@strettons.co.uk



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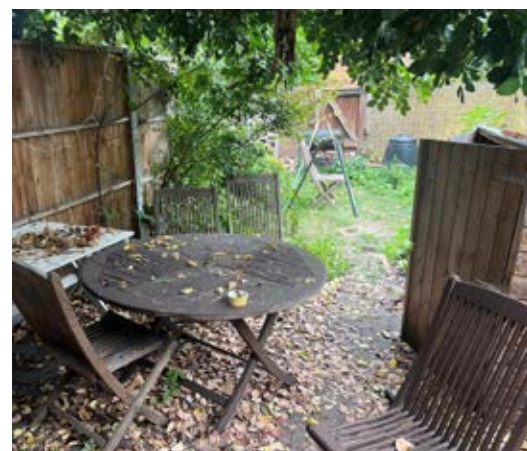
LOT
20

43A LANSDOWNE DRIVE,
LONDON FIELDS, HACKNEY, LONDON E8 3EG

GUIDE PRICE* £500,000 PLUS

BY ORDER OF JOINT LPA
RECEIVERS

WATLING
REAL ESTATE



FREEHOLD RESIDENTIAL INVESTMENT - 4 BED TOWNHOUSE LET ON AN AST AT £2,600 PCM (£31,200 P.A.)

LOCATION & DESCRIPTION

The property is located in Hackney at the junction of Lansdowne Drive Road and Richmond Road in a residential area. Dalston Junction Station (Windrush Line), is 400m to the north east and London Fields Station (Weaver line) is 400m to the south east.

The property comprises an end of terrace, three storey town house with four bedrooms. It has a small yard to the front and garden to the rear.

ACCOMMODATION (Measurements based on EPC)

The property comprise -

Ground Floor: Hallway, lounge/kitchen and shower/toilet

First Floor: Two bedrooms

Second Floor: Two bedrooms, bathroom/toilet

Total: 1,152 Sq Ft (107 Sq M)

TENURE

Freehold

PRODUCING £31,200 P.A.

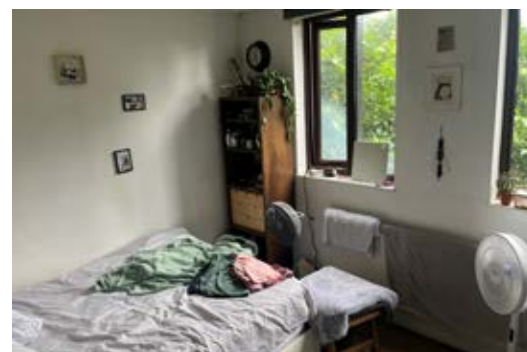
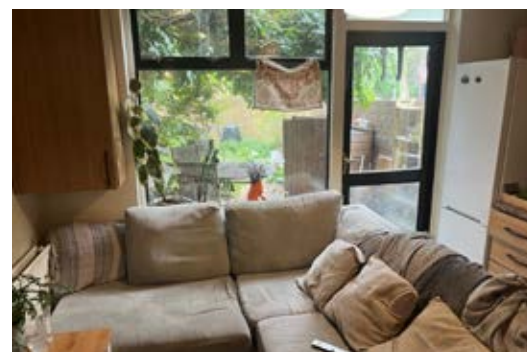
EPC Rating: E

TENANCY DETAILS

Let on an Assured Shorthold Tenancy (AST) producing £31,200 per annum

NOTE

Auction Surveyor : Rob Hills
Contact : 020 7614 9933
Robert.hills@strettons.co.uk



NOT TO SCALE FOR INFORMATION ONLY © ES100004608



FREEHOLD RETAIL UNIT PRODUCING £50,000 PA AND VACANT FOUR BEDROOM FLAT

LOCATION & DESCRIPTION

The property is located in the vibrant and fashionable location of Old Street (A5201) in Shoreditch, at the junction of Old Street and Charlotte Road. The area is well served by public transport with Old Street (Northern) Tube Line being 300m to the west and Shoreditch High Street (Overground) Line being 500m to the south east. The property can be reached via Shoreditch High Street (A10) and Old Street (A501).

The property comprises a rarely available four storey freehold corner building, comprising a ground floor and basement retail unit together with a four bedroom flat over first, second and third floors, which is accessed via Charlotte Road.

LEASE DETAILS

The retail unit is let to Huckle Limited (t/a Barbers) for a term of 15 years from 1st July 2017 at a rent of £50,000 per annum.

ACCOMMODATION (AREAS FOR GUIDANCE ONLY)

The property comprises:

Ground Floor and Basement: Barbers retail area, Kitchenette, Staff Rest area, Toilet 807 Sq Ft (75 Sq M)

First Floor: Living Room and Kitchen

Second Floor: Two Bedrooms, Bathroom/Toilet

Third Floor: Two Bedrooms, Bathroom Toilet

Total: 1,206 Sq Ft (112 Sq M)

TENURE

Freehold

EPC Rating: Retail Unit - D
Residential Flat - E

NOTE

1. Internal photos of flat provided by vendor.
2. The property has further rental potential.

Auction Surveyor : Rob Hills
Contact : 020 7614 9933
Robert.hills@strettons.co.uk

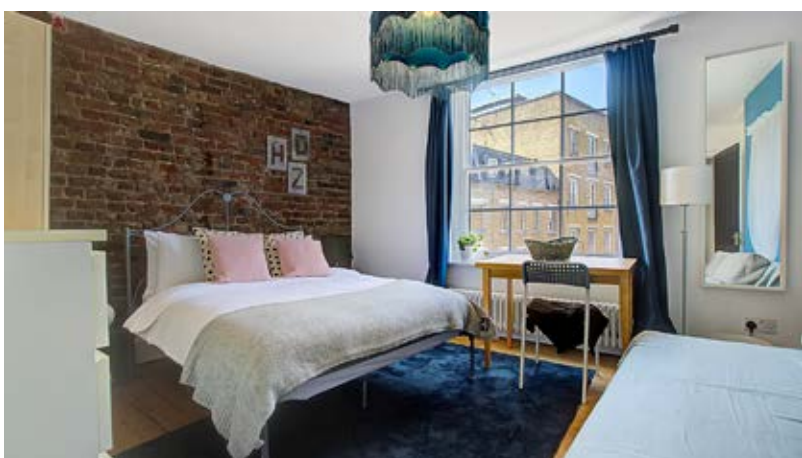
RETAIL UNIT PRODUCING £50,000 PER ANNUM AND VACANT FOUR BEDROOM FLAT



LOT
21

340 OLD STREET, LONDON EC1V 9DS

GUIDE PRICE* £1,375,000 PLUS



BLANDY HOUSE AND SHOPS, KING STREET, AND FLATS 1 TO 3, NICHOLSON LANE, MAIDENHEAD SL6 1DZ

GUIDE PRICE* £2,185,000 PLUS



FREEHOLD PARADE OF FIVE RETAIL UNITS AND NINE FLATS IN MAIDENHEAD PRODUCING £207,148 PER ANNUM

LOCATION & DESCRIPTION

The property is located at the junction of King Street and Nicholson's Lane in a mixed residential and commercial area. Maidenhead High Street is 20m to the north and Frascati Way (A308) is 20m to the west. Nearby occupiers include Nicholson's Shopping Centre, Natwest Bank, Odeon and McDonald's. The property known as Blandy House, and comprises a freehold parade of five retail units on the ground floor, and nine flats (7 one bed flats and 2 two bed flats), over first, second and third floors, which is producing a total rental income of £207,148 per annum. Flat 1-3 are accessed via Nicholson's Lane.

TENANCY DETAILS

Shop 1 (Planet Nails) Let to 2033 producing £18,000 p.a.
Shop 2 (K&B Store) Let to 2037 producing £16,000 p.a.
Shop 5 (Kebab Elite) Let to 2032 producing £16,000 p.a.
Shop 6 (Taxis) Let to 2029 producing £20,000 p.a.
Shop 7 (Printique) Let to 2026 producing £18,348 p.a.
Flat A - AST £11,400 p.a.
Flat B - AST £13,200 p.a.
Flat C - AST £12,600 p.a.
Flat D - AST £13,800 p.a.
Flat E - AST £12,600 p.a.
Flat F - AST £12,600 p.a.
Flat 1 - AST £15,600 p.a.
Flat 2 - AST £13,800 p.a.
Flat 3 - AST £13,200 p.a.

ACCOMMODATION (AREAS FOR GUIDANCE ONLY)

Whilst Strettons have not inspected the property we understand it to comprises -

Shop 1: 507 Sq Ft (47.1 Sq M)
Shop 2: 546 Sq Ft (50.7 Sq M)
Shop 5: 522 Sq Ft (48.5 Sq M)
Shop 6: 470 Sq Ft (43.7 Sq M)
Shop 7: 515 Sq Ft (47.8 Sq M)

Flat A: 1st floor one bedroom 435 Sq Ft (40.4 Sq M)
Flat B: 1st floor bedroom 539 Sq Ft (50.1 Sq M)
Flat C: 2nd floor one bedroom 436 Sq Ft (40.5 Sq M)
Flat D: 2nd floor one bedroom 516 Sq Ft (47.9 Sq M)
Flat E: 3rd floor one bedroom 488 Sq Ft (45.3 Sq M)
Flat F: 3rd floor one bedroom 372 Sq Ft (34.6 Sq M)
Flat 1: 1st floor two bedrooms 624 Sq Ft (58.0 Sq M)
Flat 2: 2nd floor two bedrooms 624 Sq Ft (58.0 Sq M)
Flat 3: 3rd floor one bedroom 496 Sq Ft (46.1 Sq M)

NOTE

1. For EPC, leases details and AST details, please refer to legal pack.

Auction Surveyor : Rob Hills
Contact : 020 7614 9933 Robert.hills@strettons.co.uk

PRODUCING £207,148 PER ANNUM



LOT
22

BLANDY HOUSE AND SHOPS, KING STREET, AND FLATS 1 TO 3, NICHOLSON LANE, MAIDENHEAD SL6 1DZ

GUIDE PRICE* £2,185,000 PLUS





FREEHOLD COMMERCIAL AND RESIDENTIAL BLOCK PRODUCING £122,600 PER ANNUM

LOCATION & DESCRIPTION

The property is located in the attractive Cathedral town of Brentwood in Essex, and is 11 miles south west of Chelmsford and just to the south of the A12, close to Junction 28 of the M25. The property located on the north side of Brentwood High Street (A1023) and can be reached via Kings Road (B186). Brentwood Tube Station (Elizabeth Line) is 500m to the south.

The property comprises a large freehold commercial and residential unit over three floors and consists of two retail units on the ground floor, an office/studio on the first floor and two 2bedroom flats on the second floor. To the rear of the property is parking for up to 9 cars which can be reached via Bishops Gate Road and a pedestrianised walkway to the left handside of the property.

TENURE

Freehold

NOTE

1. Development potential (subject to planning).

Auction Surveyor : Rob Hills
Contact : 020 7614 9933
Robert.hills@strettons.co.uk

PRODUCING £122,600 PER ANNUM

ACCOMMODATION (AREAS FOR GUIDANCE ONLY)

Whilst Strettons have not internally inspected some of the property we understand it comprise -

Ground Floor Retail Unit 1 (Dominos) :

Customer area, preparation area, kitchen, office, two store areas and toilet 1,228 Sq Ft (114 Sq M)

Ground Floor Retail Unit 2: Reception and range of customer service areas and facilities (not inspected) 1,144 Sq Ft (106 Sq M)

First Floor Office: Studios and training centre (not inspected) 1,623 Sq Ft (151 Sq M)

Second Floor Flat 1: Two bedrooms (not inspected) 836 Sq Ft (78 Sq M)

Second Floor Flat 2: Two bedrooms (not inspected) 836 Sq Ft (78 Sq M)

Car Park: 9 Space

EPC Rating: Retail Unit 1 - D

Retail Unit 2 & first floor - D

Flat 1 - D

Flat 2 - E

TENANCY DETAILS

Retail Unit 1 - Let to DP Realty Ltd t/a Dominos for a term of 35 years from 28/11/1997 to 27/11/2032 at a rent of £35,000 per annum (last reviewed 2022).

Retail Unit 2 - Let to Individual t/a COSMESSEX for a term of 5 years from 29/03/2019 to 28/03/2024 (Holding over) at a rent of £21,672 per annum

First floor office/studio - Let to individual t/a COSMESSEX for a term of 5 years from 04/04/2022 to 04/04/2027 at a rent of £29,928 per annum

Flat 1 - Let to individual on Assured Shorthold Tenancy (AST) at £18,000 per annum

Flat 2 - Let to individual on Assured Shorthold Tenancy (AST) at £18,000 per annum

LOT
23

113-115 HIGH STREET, BRENTWOOD, ESSEX CM14 4RX

GUIDE PRICE* £1,500,000 PLUS



202 HERMON HILL, SOUTH WOODFORD, LONDON E18 1QH

GUIDE PRICE* £1,100,000 PLUS**VACANT SIX BEDROOM DOUBLE FRONTED SEMI DETACHED HOUSE****LOCATION & DESCRIPTION**

A vacant six bedroom, double fronted, semi detached house with single garage and parking for several vehicles. Situated on the popular Hermon Hill in South Woodford, within approximately quarter of a mile of South Woodford Underground Station (Central Line) giving easy access to London Liverpool Street within 20 minutes.

Also within walking distance to the shops, restaurant and bars on George Lane and short drive from the A406 which links the M25 and M11.

ACCOMMODATION

The Accommodation comprises the following:

Ground Floor: Two reception rooms, two kitchens, two bathrooms and door understairs leading down to basement.

First Floor: Four bedrooms (one bedroom with access to balcony), bathroom with separate toilet.

Second Floor: Two bedrooms.

Exterior: Single garage and parking for several vehicles to the front of the house and approximately 40ft x 40ft rear garden.

TENURE

Freehold

EPC Rating: Awaiting EPC

NOTE

Auction Surveyor: Michael Mercer

Contact: 020 8509 4406

michael.mercer@strettons.co.uk

OFFERED VACANT



LOT
24

202 HERMON HILL, SOUTH WOODFORD, LONDON E18 1QH
GUIDE PRICE* £1,100,000 PLUS

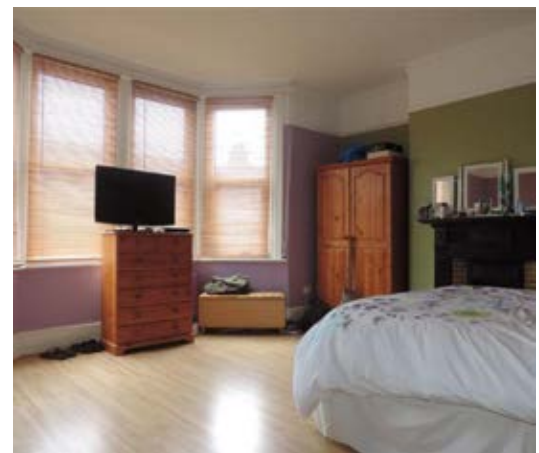


LOT
25

3 REGINALD ROAD,
BEXHILL, EAST SUSSEX TN39 3PH

GUIDE PRICE* £225,000 PLUS

BY ORDER OF M KHALIQ & B
TOBIN AS FIXED CHARGE
RECEIVERS



**FIVE BEDROOM MID TERRACE CARE HOME CURRENTLY
GENERATING £18,000 PA**

LOCATION & DESCRIPTION

This spacious five-bedroom mid-terrace property is arranged over three floors, offering an excellent investment opportunity. The ground floor features two generously sized reception rooms and a large kitchen/breakfast room, providing versatile living or communal spaces. The first floor comprises three double bedrooms, a three-piece family shower room, and a separate W/C. The top floor adds further value with two additional double bedrooms and a modern four-piece bathroom suite, ideal for maximising rental potential.

Situated in the popular coastal town of Bexhill-on-Sea, the property benefits from a strong rental market and a desirable location. Bexhill is known for its attractive seafront, the cultural landmark De La Warr Pavilion, and a wide range of local amenities. With good transport links to nearby towns and London, along with access to local schools, shops, and leisure facilities, Bexhill-on-Sea presents a compelling prospect for investors seeking long-term growth and steady rental income.

NOTE

Auction Surveyor: Bryn Nettle
Contact: 07854 829415 bryn.nettle@strettons.co.uk

TENANCY DETAILS

Currently let on a five year Assured Shorthold Tenancy from 25th May 2020 at £18,000 p.a.

PLANNING

On 22nd Dec 2018, under reference RR/2018/1848/P, Rother District Council granted planning permission for: "Change of use of property to a 5 bed residential home for children in care."



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ES10004608

LOT
26

32 GRANGE ROAD, GILLINGHAM, KENT ME7 2PT
GUIDE PRICE* £175,000 PLUS

BY ORDER OF JOINT LPA
RECEIVERS



FREEHOLD RESIDENTIAL
INVESTMENT - HOUSE LET ON
AST AT £1,150 PCM (£13,800 P.A.)

LOCATION & DESCRIPTION

A two storey, terraced house in an established residential area, close to Hilly Fields Community Park and about ¾ mile from the town centre and Gillingham railway station. Gillingham lies about 10 miles north of Maidstone and has good road links via the A2 & M2.

ACCOMMODATION (Not inspected - Details from floor plans)

Ground Floor: Living room/dining rooms, kitchen, bathroom/toilet

First Floor: 2 bedrooms plus third room/dressing room off second bedroom

TENANCY DETAILS

Let on an AST from 01.07.2024 to 31.07.2025 (holding over) at a rent of £1,150 pcm.

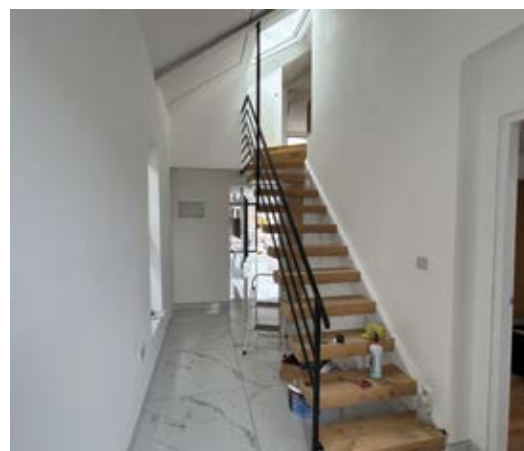
NOTE

Auction Surveyor: Robert Woolfe
Contact: 020 8509 4408 robert.woolfe@strettons.co.uk

PRODUCING EQUIVALENT TO £13,800 P.A.

EPC Rating: C





FREEHOLD VACANT NEW BUILD THREE BEDROOM BUNGALOW & REAR SITE (SEE PLANNING)

LOCATION & DESCRIPTION

A newly constructed, semi-detached 3 bed bungalow and rear site fronting The Courtway in this popular residential area, about ½ mile from Carpenders Park overground station (Lioness line) and about 2½ miles from the Atria Watford shopping centre.

ACCOMMODATION

55a Penrose Avenue:

Ground Floor: Living room/kitchen, bedroom with en-suite, downstairs WC

First Floor: 2 bedrooms, shower room

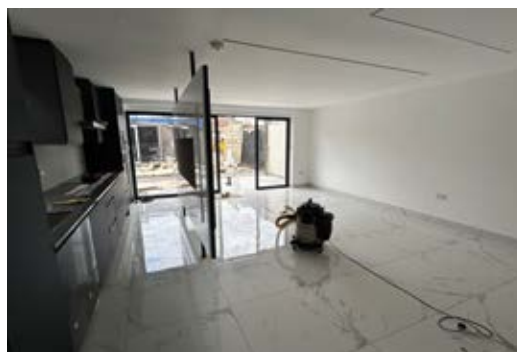
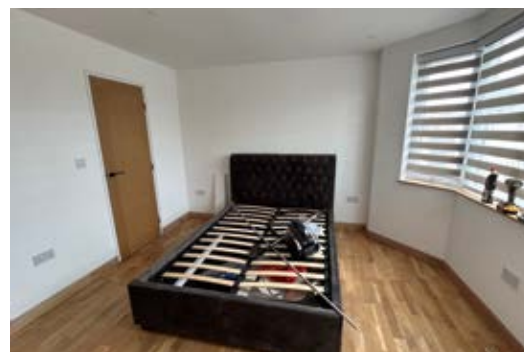
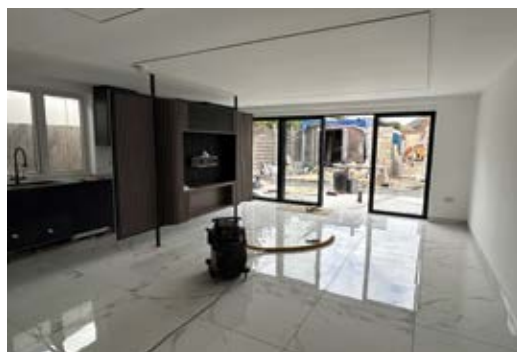
PLANNING

Planning applied for subdivision of the site and construction of a single storey detached dwelling with associated works including bicycle and bin storage, landscaping works, boundary treatment and new access onto The Courtway. Plans show a 2 bedroom bungalow with a GIA of 807 sq ft (75 sq m). We understand that Three Rivers District Council resolved to grant planning subject to completion of a Section 106 at £33,781.55 (please refer to legal pack).

NOTE

Auction Surveyor: Robert Woolfe

Contact: 020 8509 4408 robert.woolfe@strettons.co.uk



LOT
27

55A PENROSE AVENUE & REAR SITE,
CARPENDERS PARK, WATFORD, HERTS WD19 5AB

GUIDE PRICE* £550,000 PLUS



LOT
28

206A CHASE SIDE, ENFIELD, MIDDLESEX EN2 0QX

GUIDE PRICE* £185,000 PLUS



A LONG LEASEHOLD TWO BEDROOM APARTMENT LET ON AN ASSURED SHORTHOLD TENANCY CURRENTLY ACHIEVING £16,800 P.A.

LOCATION & DESCRIPTION

This well presented top-floor conversion boasts its own private entrance, opening into a welcoming hallway with stairs rising to the first floor. The spacious accommodation comprises two generously sized double bedrooms, a bright and airy lounge, a well-appointed fully fitted kitchen, and a modern three-piece family bathroom.

Situated in the heart of Enfield Town, the property offers an ideal balance of suburban charm and urban convenience, with excellent transport links via Enfield Town and Enfield Chase stations, swift road access to the A10 and M25, and a thriving high street featuring Palace Gardens and Palace Exchange shopping centres alongside independent cafés and restaurants. The area is well served by highly regarded schools, local healthcare including Chase Farm Hospital, and abundant green spaces such as Enfield Town Park, Forty Hall Estate, and Trent Park, making it a sought-after location for families and professionals alike.

TENURE

Leasehold - A term of 125 years from 01/09/2013 (approximately 113 years unexpired).

EPC Rating: D Expiring (09 August 2028)

ACCOMMODATION

The accommodation comprises of the following:

Entrance Hall
First Floor Landing
Reception Room 5.51m x 3.25m
Kitchen 2.36m x 2.31m
Bedroom One 5.02m x 3.25m
Bedroom Two 3.14m x 2.18m
Bathroom 2.31m x 2.26m

TENANCY DETAILS

Let to individual on a Periodic Tenancy. Original tenancy was for 12 month from 01/08/2022 (Holding over). Current rent £1,400 pcm

NOTE

Auction Surveyor: Bryn Nettle
 Contact: 07854 829415 bryn.nettle@strettons.co.uk



NOT TO SCALE FOR INFORMATION ONLY ©
EST00004608



VACANT LEASEHOLD TWO BEDROOM GROUND FLOOR GARDEN APARTMENT

LOCATION & DESCRIPTION

This well-presented two-bedroom ground floor apartment offers comfortable and convenient living in the heart of Leyton. The property features a spacious reception room, a fully fitted kitchen, a modern three-piece bathroom suite, and two generously sized bedrooms. To the rear, you'll find a private garden—perfect for relaxing or entertaining.

Located in the sought-after Leyton postcode, the apartment benefits from excellent local amenities. Just a short walk away are a variety of shops, cafés, and restaurants, as well as the green open spaces of Leyton Jubilee Park and Hackney Marshes. The area boasts superb transport links, including Leyton Midland Road Overground and Leyton Underground Station (Central Line), offering easy access to Central London and the wider city. Nearby schools and leisure facilities further enhance the appeal for families and professionals alike.

Open House Viewings:

Viewing Schedule (No Booking Required)

Tuesday the 1st of July - 15:00pm - 15:30pm

TENURE

Leasehold - A term of 125 years from 25/12/2017 (approximately 117 years unexpired).

ACCOMMODATION

The Accommodation comprises the following:

Entrance Hall 1.83m x 2.35m
Reception Room 4.49m x 3.07m
Kitchen 2.79m x 2.04m
Bedroom One 3.03m x 3.77m
Bedroom Two 2.38m x 2.68m
Bathroom 1.49m x 2.66m
Garden 4.56m x 3.70m



NOTE



*The "Important Notice to Prospective Buyers" on pages 4 & 5 of the catalogue includes a definition of "Guide Price". Note that in addition to the Guide Price there is a buyer's administration fee and there may be additional non-optional fixed or variable fees and costs. To establish the full cost of the property, please refer to the legal documentation/special conditions. Please also check online at strettons.co.uk for updates

AUCTION 11 September 2025
ENQUIRIES 020 7637 4000



FREEHOLD GRADE II LISTED TOWNHOUSE COMPRISING ONE FOUR BEDROOM PROPERTY & A ONE BEDROOM BASEMENT FLAT

LOCATION & DESCRIPTION

A Freehold residential property comprising a substantial four bedroom house arranged over the ground, first & second floor's with a self contained basement flat on the lower ground floor.

Located in the heart of the London Borough of Enfield, Edmonton Green is a well-established district centre offering a diverse blend of retail, residential, and community amenities. Situated approximately 8 miles north of Central London, Edmonton Green benefits from excellent transport connectivity, including Edmonton Green Station (1/4 mile from the property) which offers direct access into Liverpool Street as well as Seven Sisters (Victoria Line), and numerous bus routes serving the surrounding area.

TENANCY DETAILS

126 Hertford Road: Currently let on an assured shorthold tenancy at £1,900pcm (£22,800 p.a.).

126a Hertford Road: Currently Vacant.

NOTE

Auction Surveyor: Stuart Mackay
Contact: 020 8509 4447 / 07928 456 982
stuart.mackay@strettons.co.uk

ACCOMMODATION (AREAS FOR GUIDANCE ONLY)

Basement: Comprising a one bedroom flat.

Ground, First & Second Floor: Comprising a four bedroom house.

External: Front & Rear Gardens with rear parking access.

TENURE

Freehold



NOT TO SCALE FOR INFORMATION ONLY © ES100004608



LOT
30

126 & 126A HERTFORD ROAD, LONDON N9 7HL

GUIDE PRICE* £550,000 PLUS



HERTFORD ROAD, LONDON, N9



151 CHURCH STREET, EDMONTON, LONDON N9 9RN

GUIDE PRICE* £650,000 PLUS

FREEHOLD RESIDENTIAL PROPERTY COMPRISING THREE SELF CONTAINED FLATS PRODUCING A RENT OF £47,400 P.A.

LOCATION & DESCRIPTION

A Freehold residential property comprising of a pair of two bedroom flats arranged over the ground and first floor & a top floor one bedroom flat. The ground floor flat also benefits from its own rear garden.

Located in the heart of the London Borough of Enfield, Edmonton Green is a well-established district centre offering a diverse blend of retail, residential, and community amenities. Situated approximately 8 miles north of Central London, Edmonton Green benefits from excellent transport connectivity, including Edmonton Green Station (½ mile from the property) which offers direct access into Liverpool Street as well as Seven Sisters (Victoria Line), and numerous bus routes serving the surrounding area.

TENURE

Freehold

NOTE

Auction Surveyor: Stuart Mackay
Contact: 020 8509 4447 / 07928 456 982
stuart.mackay@strettons.co.uk

ACCOMMODATION (AREAS FOR GUIDANCE ONLY)

Ground Floor: Understood to comprise a two bedroom garden flat (689 sq ft / 64 sq m).

First Floor: Understood to comprise a two bedroom flat (601 sq ft / 55.8 sq m).

Second Floor: Understood to comprise a one bedroom flat (689 sq ft / 64 sq m).

TENANCY DETAILS

Ground Floor: Understood to be let on a guaranteed rent agreement of £1,600pcm (£19,200 p.a.) via General Accommodation Estates Ltd.

First Floor: Understood to be let on a guaranteed rent agreement of £1,350pcm (£16,200 p.a.) via General Accommodation Estates Ltd.

Second Floor: Understood to be let on a guaranteed rent agreement of £1,000pcm (£12,000 p.a.) via General Accommodation Estates Ltd.

PRODUCING £47,400 P.A.

JOINT AUCTIONEER

Greengate Residential
Ref: Julio Eleftheriou
020 8887 9020
julio@green-gate.co.uk



NOT TO SCALE FOR INFORMATION ONLY ©
EST00004608

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EST00004608

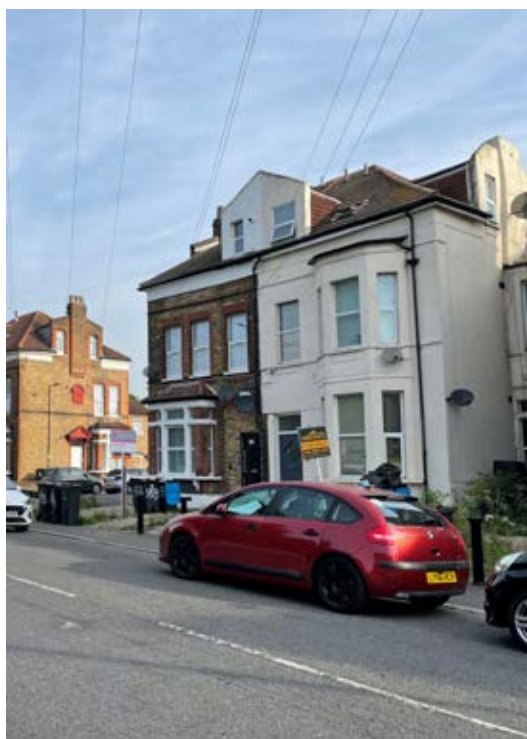
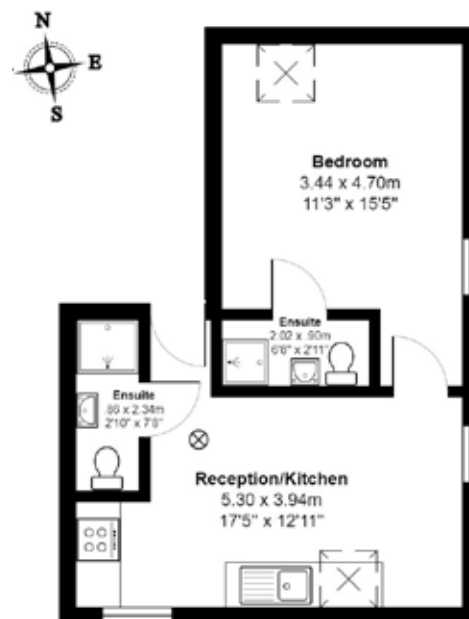
LOT
31

151 CHURCH STREET, EDMONTON, LONDON N9 9RN

GUIDE PRICE* £650,000 PLUS



Total Area: 55.8 m² ... 601 ft²





**FREHOLD COMMERCIAL UNIT AND FOUR FLATS PART VACANT
PRODUCING £58,800 PER ANNUM**

LOCATION & DESCRIPTION

The property is located in south London, between Tulse Hill and Norwood in a mixed residential and commercial area. Clapham is located 1 mile to the north west, Streatham is located 1 mile to the south west and Central London is 5 miles to the north. The property can be reached via the A23 and the A205 South Circular Road which is 300m to the north. The building is on the east side of Dalston Road can be reached via Norwood Road and Lancaster Avenue.

The Property comprises a recently completed, mixed use (residential and commercial), three storey building, with a commercial unit on the ground floor and two one bedroom flats, a studio flat and a two bedroom duplex flat above. The interior of the flats are modern and minimalist in design. The property produces £58,800 per annum and is part vacant.

NOTE

1. All tenants have paid 6 weeks rent as deposits
2. AST stands for Assured Shorthold Tenancy

Auction Surveyor : Rob Hills
Contact : 020 7614 9933
Robert.hills@strettons.co.uk

PRODUCING £58,800 PER ANNUM (PART VACANT)

ACCOMMODATION (AREAS FOR GUIDANCE ONLY)

Whilst Strettons have not internally inspected the property, we understand it comprises -

Ground Floor - Commercial Unit: 412 Sq Ft (38.3 Sq M)

Ground and First Floor - Flat 1: 2 bed duplex - 858 Sq Ft (79.7 Sq M)

First Floor - Flat 2: 1 bedroom flat - 550 Sq Ft (51.1 Sq M)

First Floor - Flat 3: Studio flat - 386 Sq Ft (35.9 Sq M)

Second Floor - Flat 4: 1 bedroom flat 554 Sq Ft (51.1 Sq M)

LEASE DETAILS

Commercial Unit - Vacant

Flat 1 - Vacant

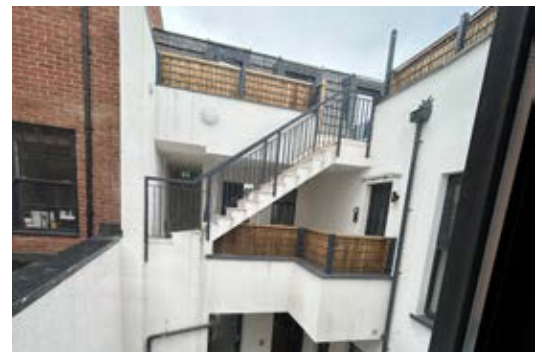
Flat 2 - Let to individual on AST from 09/07/2025 at £20,400 per annum

Flat 3 - Let to individual on AST from 05/07/2025 at £18,000 per annum

Flat 4 - Let to individual on AST from 19/07/2025 at £20,400 per annum

EPC Rating: Commercial Unit - A

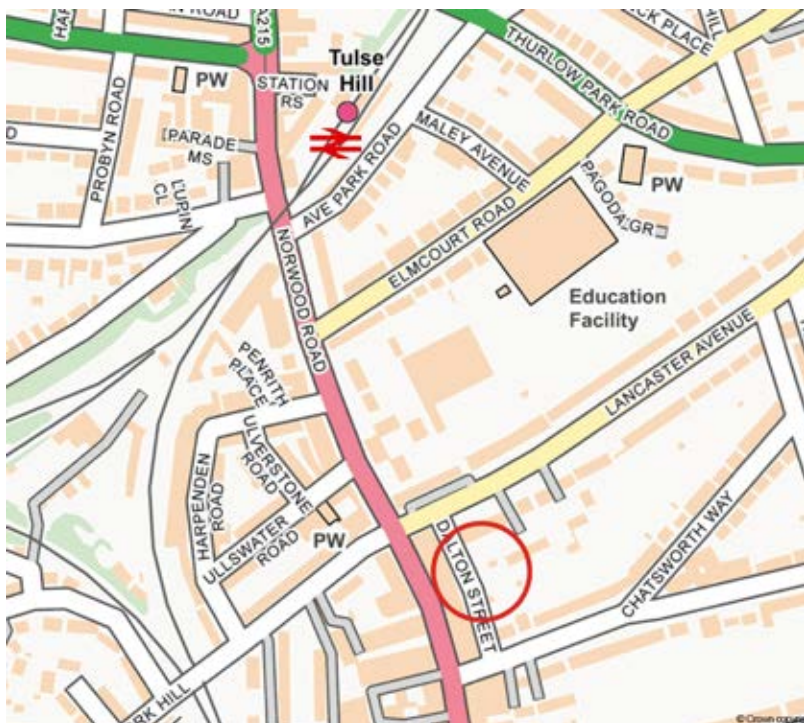
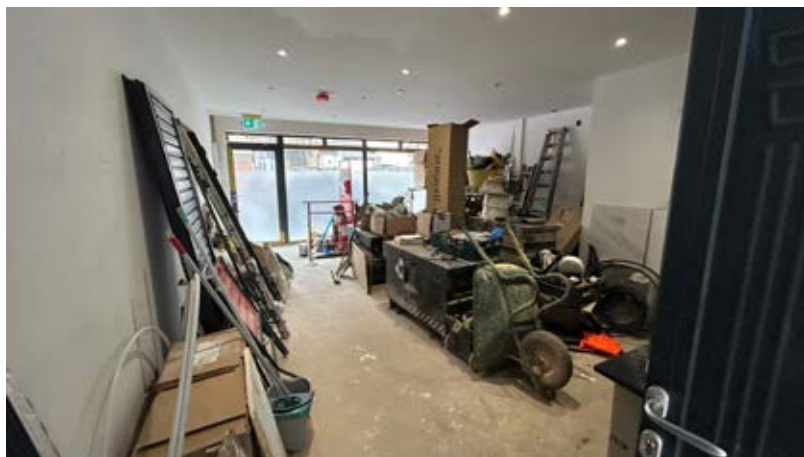
All Flats - B



LOT
32

28 DALTON STREET, LONDON SE27 9HS

GUIDE PRICE* £1,195,000 PLUS



LOT
33

THE OLD POST OFFICE, 1 CHURCH END,
BROXTED, DUNMOW, ESSEX CM6 2BU

GUIDE PRICE* £320,000 PLUS



FREEHOLD VACANT THREE BEDROOM SEMI-DETACHED HOUSE, REQUIRING MINOR COMPLETION WORKS

LOCATION & DESCRIPTION

A vacant two storey semi-detached property benefitting from two bathrooms, three double bedrooms, driveway and front & rear gardens. The area surrounding the property offers a mix of rural tranquillity and modern convenience, making it an attractive location for various buyers, including families, retirees, and professionals. The area benefits from excellent road connections, with the A120 providing quick access to the M11 motorway, making it easy to reach London, Cambridge, and Stansted Airport.

ACCOMMODATION

The Accommodation comprises the following:

Entrance Hall 2.83m x 1.46m
Triple Aspect Reception Room 7.41m x 3.47m
Kitchen/Diner 5.88m x 5.54m
First Floor Landing 4.45m x 1.09m
Bedroom One 4.68m x 4.10m
En-Suite 3.70m x 2.01m
Bedroom Two 4.45m x 3.51m
Bedroom Three 3.67m x 2.85m
First Floor Bathroom 2.00m x 1.10m
Rear Garden 11.49m x 9.04m

NOTE

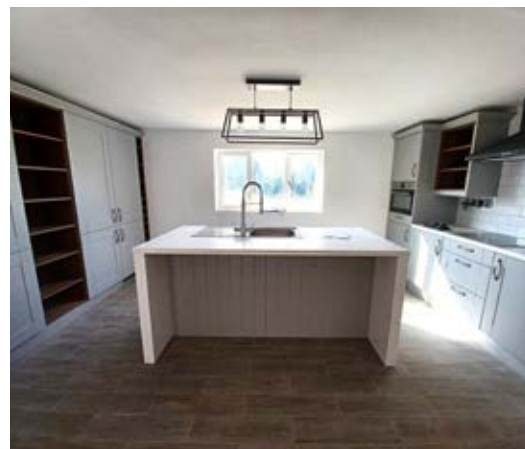
Auction Surveyor: Bryn Nettle
 Contact: 07854 829415 bryn.nettle@strettons.co.uk



LOT
34

THE OLD POST OFFICE, 2 CHURCH END,
BROXTED, DUNMOW, ESSEX CM6 2BU

GUIDE PRICE* £320,000 PLUS



FREEHOLD VACANT THREE BEDROOM SEMI-DETACHED HOUSE, REQUIRING MINOR COMPLETION WORKS

LOCATION & DESCRIPTION

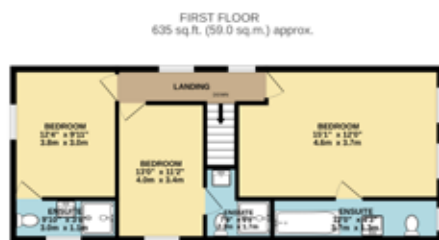
A vacant two storey semi-detached property benefitting from three double bedrooms (all with en-suite bathrooms), a large kitchen/diner with centre island, driveway and front & rear gardens. The property is nestled in the rolling countryside, offering scenic views, open spaces, and a tranquil environment. The area is well-connected to London, with easy access to the M11 motorway and a short drive to Stansted Airport, making it an attractive location for commuters and frequent travellers.

ACCOMMODATION

Entrance Hall 3.16m x 1.16m + 3.91m x 0.85m
Double Aspect Reception Room 5.81m x 5.16m
Kitchen/Diner 5.49m x 4.70m
Utility Room 2.21m x 0.95m
Ground Floor Toilet 1.48m x 0.91m
Bedroom One 4.60m x 3.66m
En-Suite 3.66m x 1.30m
Bedroom Two 3.77m x 3.03m
En-Suite 2.99m x 1.13m
Bedroom Three 3.95m x 3.41m
En-Suite 2.33m x 1.73m
Rear Garden 19.56m x 4.46m + 10.55m x 9.64m

NOTE

Auction Surveyor: Bryn Nettle
 Contact: 07854 829415 bryn.nettle@strettons.co.uk



LOT
35

LAND AT RIVER COURT, RIVER CLOSE, WANSTEAD, LONDON, REDBRIDGE E11 2LB

GUIDE PRICE* £275,000 PLUS



FREEHOLD VACANT SITE COMPRISING 14 GARAGES AND LAND

LOCATION & DESCRIPTION

A freehold vacant garage site and land located at River Court, E11. The site currently comprises 14 vacant garages, offering immediate storage or rental potential, with the added benefit of future development prospects (subject to the necessary planning consents). Situated in a sought-after residential area with strong transport links and local amenities nearby, this freehold site presents an attractive investment or development opportunity for buyers looking to add value.



ACCOMMODATION

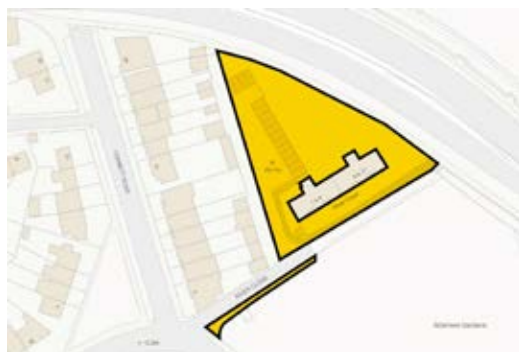
14 Garages

SITE AREA

Approx. 0.705 acres

NOTE

Auction Surveyor: Bryn Nettle
Contact: 07854 829415 bryn.nettle@strettons.co.uk



LOT
36

GARAGES AT HILLTOP COURT, 345 GRANGE ROAD, UPPER NORWOOD, LONDON, CROYDON SE19 3BX

GUIDE PRICE* £55,000 PLUS



TEN FREEHOLD GARAGES (PART VACANT)

LOCATION & DESCRIPTION

The property is located on the west side of Grange Road, 200m from its junction with South Norwood Hill (A215), in a predominately residential area. It is 1 mile south of Crystal Palace and 1 mile north west of Norwood Junction Train and Overland Stations. The property comprises 10 garages in a block of 14 garages. Five of the garages are occupied and five of the garages are vacant. They can be reached via Grange Road and the Hilltop Court access road.

ACCOMMODATION

The property comprises

Ground Floor: 10 garages in a block of 14 garages

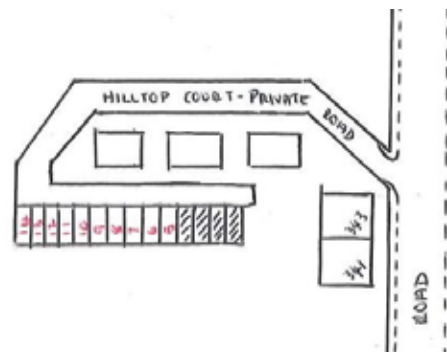
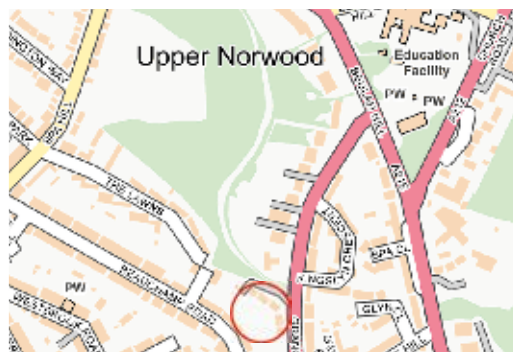
TENANCY DETAILS

Five of the garages are currently rented and producing an income of £2,188 per annum. The remaining five are vacant. (Please refer to legal pack).

NOTE

Auction Surveyor: Rob Hills
Contact : 0207 614 9933
Robert.hills@strettons.co.uk

INVESTMENT AND MANAGEMENT OPPORTUNITY - PRODUCING £2,188 P.A. (PART VACANT)



LOT
37

LAND LYING ON THE SOUTH WEST SIDE OF ASHBOURNE ROAD,
DERBY, DERBYSHIRE DE22 3AJ

GUIDE PRICE* £38,000 PLUS



FREEHOLD VACANT FORMER ADVERTISING SITE WITH DEVELOPMENT POTENTIAL

LOCATION & DESCRIPTION

An advertising site on the A52 Ashbourne Road running east off the Markeaton Island roundabout which connects with the A38 and is about a mile from Derby city centre. Deby lies about 16 miles west of Nottingham.

ACCOMMODATION

1 x 48 sheet advert hoarding (formerly 3 x 48 sheet advert hoardings)

SITE AREA (from digital mapping)

2,429 sq ft (225.6 sq m)

NOTE

Auction Surveyor: Robert Woolfe

Contact: 020 8509 4408 robert.woolfe@strettons.co.uk

**OFFERED VACANT WITH DEVELOPMENT
POTENTIAL (SUBJECT TO OBTAINING ALL
NECESSARY CONSENTS)**



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EST10004608

LOT
38

FORMER PUBLIC TELEPHONE KIOSK, THE GREEN, WINCHMORE HILL, LONDON N21 1AY

GUIDE PRICE* £10,000 PLUS



VACANT FORMER TELEPHONE KIOSK - POTENTIAL FOR ALTERNATIVE USES

LOCATION & DESCRIPTION

An iconic, Grade II Listed former telephone kiosk and occupies a prominent position at the junction with Station Road and in front of a local parade serving the surrounding popular residential area. Winchmore Hill railway station is very close by. Winchmore Hill is about 10 miles north of Central London.

ACCOMMODATION

1 x K6 Telephone Kiosk

NOTE

1. Potential alternative uses include advertising, coffee shop, ice cream, library, florist, vending machine, storage, miniature art gallery and defibrillator.

Auction Surveyor: Robert Woolfe

Contact: 020 8509 4408 robert.woolfe@strettons.co.uk

OFFERED VACANT WITH POTENTIAL FOR ALTERNATIVE USES (SUBJECT TO OBTAINING ALL NECESSARY CONSENTS)



FOUR FORMER PUBLIC TELEPHONE KIOSKS, LITTLE PARK GARDENS, ENFIELD, MIDDLESEX EN2 6AJ

GUIDE PRICE* £28,000 PLUS



FOUR VACANT FORMER TELEPHONE KIOSKS - PLANNING/POTENTIAL FOR ALTERNATIVE USES

LOCATION & DESCRIPTION

Comprising 4 iconic, Grade II Listed former telephone kiosks within a conservation area in the heart of Enfield town centre. Located at the junction with Church Street where there are a variety of multiple retailers including the Post Office, Subway, Waterstones and TSB amongst others. Enfield Chase & Enfield Town stations are both about 1/4 mile away.

ACCOMMODATION

4 x K6 Telephone Kiosks

NOTE

1. Potential alternative uses include advertising, coffee shop, ice cream, library, florist, vending machine, storage, miniature art gallery and defibrillator.

Auction Surveyor: Robert Woolfe
Contact: 020 8509 4408 robert.woolfe@strettons.co.uk

PLANNING

Planning GRANTED by Enfield Council on 14.12.2022 (Ref: 22/03535/FUL) for change of use of 1 telephone box to 1 retail unit (Use Class E) involving the removal of handset and installation of mobile phone charging machine with lockable storage unit.

Planning GRANTED by Enfield Council on 20.10.2021 (now lapsed) (Ref: 21/03104/FUL) for change of use of 3 telephone boxes to 3 retail units (A1) involving the removal of handset and installation of map vending machine, sim card dispenser and stationary dispenser.

OFFERED VACANT WITH PART PLANNING PERMISSION & POTENTIAL FOR ALTERNATIVE USES (SUBJECT TO OBTAINING ALL NECESSARY CONSENTS)



LOT
40

GARAGES AT REAR OF 16 BEDFORD ROAD, HASTINGS, EAST SUSSEX TN35 5JA

GUIDE PRICE* £39,500 PLUS



SEVEN FREEHOLD GARAGES (PART VACANT)

LOCATION & DESCRIPTION

The property is located in the seaside town of Hasting in East Sussex. The property is 1 mile north east of Hastings Old Town, and can be reached via Old London Road (A259), Edmund Road and Bedford Road. The garages are behind the houses on the south side of Bedford Road and can be access via a sloping road. The property comprises seven garages, within a parade of garages. Of the seven garages, four are tenanted, and three are vacant.



ACCOMMODATION

Whilst Strettons have not seen the property we understand that it comprises

Ground Floor: 7 garages

TENANCY DETAILS

Four of the garages are currently rented and producing an income of £4,732 per annum. The remaining three are vacant (Please refer to the legal pack).

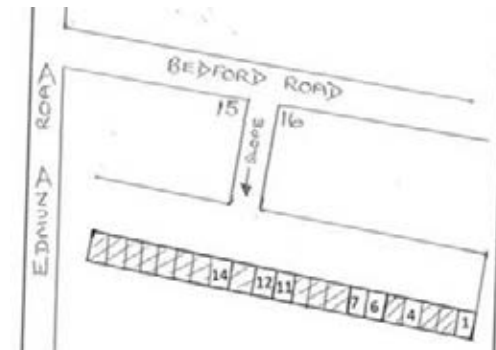
NOTE

Auction Surveyor : Rob Hills
Contact : 020 7614 9933 Robert.hills@strettons.co.uk

**INVESTMENT AND MANAGEMENT
OPPRUNITY - PRODUCING £4,732 P.A.
(PART VACANT)**



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MARINER HOUSE, 157 HIGH STREET, SOUTHEND-ON-SEA, ESSEX SS1 1LL

GUIDE PRICE* £20,000 PLUS



FREEHOLD DEVELOPMENT OPPORTUNITY - PLANNING PERMISSION TO BUILD AN ADDITIONAL 8 TWO BEDROOM APARTMENTS

LOCATION & DESCRIPTION

Residential development opportunity to acquire the Freehold of substantial mixed use property comprising 3 ground floor shops and 20 self-contained flats above (known as Mariner House) which has planning permission approved to build an additional 8 two bedroom apartments on top of the current building.

Located in the heart of Southend-on-Sea town centre close to The Victoria Shopping Centre and about ¼ mile from Southend Central and Southend Victoria railway stations. Southend-on-Sea is a popular seaside town about 35 miles east of London.

PLANNING

Prior Approval GRANTED by Southend-on-Sea Borough Council on 17.01.2025 (Ref: 24/01540/FUL) to erect four additional floors to create eight self-contained flats with winter garden balconies and provide refuse and cycle storage to the rear.

NOTE

Auction Surveyor: Stuart Mackay
Contact: 020 8509 4447 stuart.mackay@strettons.co.uk

FREEHOLD DEVELOPMENT OPPORTUNITY (8 FLATS)

ACCOMMODATION (AREAS FOR GUIDANCE ONLY)

The property and proposed development comprises:

Ground Floor: 3 commercial units on long leasehold under one head lease (Refer to legal pack)

First - Ninth Floor: Property - 20 flats on long leasehold under one head lease (Refer to legal pack)

Proposed Floors 10 - 12: 8x Two bedroom flats 4x 802.5 Sq Ft (74.55 Sq M) & 4x 832 Sq Ft (77.27 Sq M).

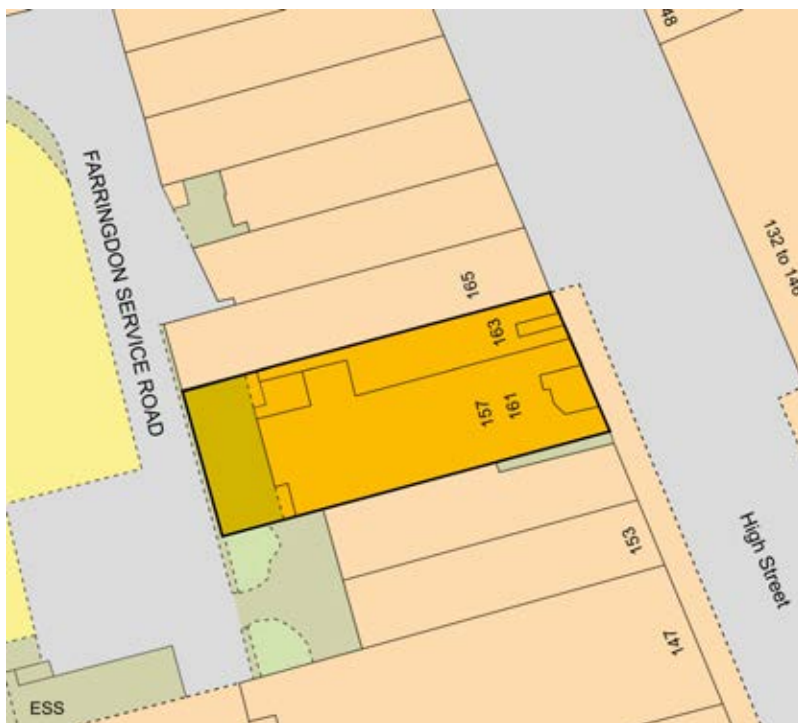
Total Development: 6,538 Sq Ft (607.28 Sq M)



LOT
41

MARINER HOUSE, 157 HIGH STREET,
SOUTHEND-ON-SEA, ESSEX SS1 1LL

GUIDE PRICE* £20,000 PLUS



LOT
42

43 JUNCTION ROAD, ROMFORD, ESSEX RM1 3QR

GUIDE PRICE* £5,000 PLUS



FREEHOLD GROUND RENT INVESTMENT - FOUR FLATS PRODUCING £300 P.A. (ONE WITH 78 YEARS UNEXPIRED).

LOCATION & DESCRIPTION

A semi-detached property comprising four flats in a popular residential area located approximately ½ mile from Romford Station.

TENANCY DETAILS

Flat A, 43 Junction Road 99 Years from 09.11.2004 (about 78 years unexpired) at a current ground rent of £300 p.a. rising by £300 every 33 years.

Flat B, 43 Junction Road 170 Years from 12.10.2023 at a peppercorn.

Flat C, 43 Junction Road 189 Years from 24.09.2021 at a peppercorn.

Flat D, 43 Junction Road 189 Years from 19.07.2021 at a peppercorn.

NOTE

Auction Surveyor: Stuart Mackay
Contact: 020 8509 4447 / 07928 456 982
stuart.mackay@strettons.co.uk

ONE FLAT WITH 78 YEARS UNEXPIRED PRODUCING £300 P.A.



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NOT TO SCALE FOR INFORMATION ONLY © ES100004608

LOT
43

2 BROADWAY PARADE, ELM PARK AVENUE,
ELM PARK, HORNCHURCH, ESSEX RM12 4RS

GUIDE PRICE* £360,000 PLUS



FREEHOLD INVESTMENT - SHOP & SPLIT LEVEL FLAT

LOCATION & DESCRIPTION

Comprising a ground floor shop with internal and separate rear access to a split level flat above. Forming part of an established parade, close to a number of local and multiple retailers including Greggs, Costa, William Hill and a Sainsbury's Local. Elm Park underground station (District line) is nearby. Elm Park lies about 2 miles from Romford town centre and 15 miles from Central London.

ACCOMMODATION

Ground Floor Shop & Rear Store/Office:

681 sq ft (63.2 sq m) plus kitchenette & toilet

2a Broadway Parade (Flat & Second Floor Flat):

First Floor: 2 rooms, kitchen, bathroom/toilet

Second Floor: 1 room

TENANCY DETAILS

There was a lease of the entire property to two individuals (trading as a hairdressers) for 7 years which expired on 28.09.2024 at a rent of £13,350 p.a. Following the service of a Section 25 Notice on 08.03.2024, no rent has been demanded nor collected since the lease expiry date and there has been no application to Court for a new tenancy. Please refer to the CPSEs in the legal pack for further details.

EPC Rating: Shop & Flat - Both "D"

NOTE

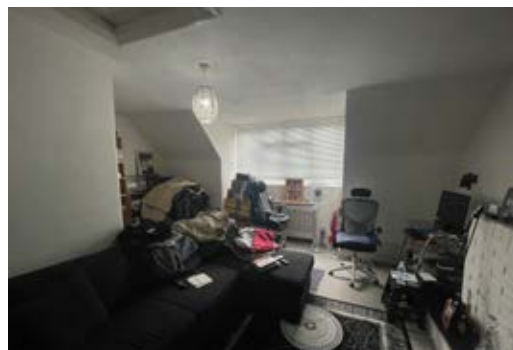
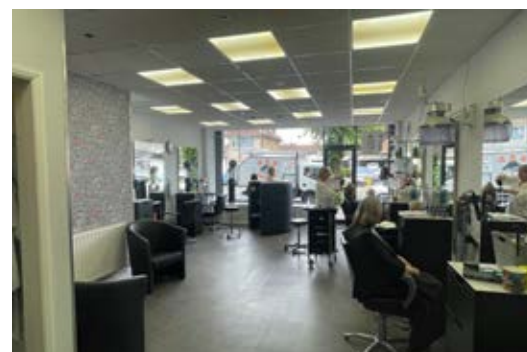
1. We understand that the flat is sub-let on a 12 month AST from 09.06.2024 at £1,300 pcm.

Auction Surveyor: Robert Woolfe
Contact: 020 8509 4408 robert.woolfe@strettons.co.uk

JOINT AUCTIONEER

Day and Bell Surveyors
Ref: Alex Mason
020 8016 9959
alex.mason@dayandbell.co.uk

DAY AND BELL



LOT
44

6 BARRATTS ROAD, WAKEFIELD, WEST YORKSHIRE WF1 3RT

GUIDE PRICE* £435,000 PLUS



FREEHOLD VACANT SIX BEDROOM DETACHED HOUSE

LOCATION & DESCRIPTION

Comprising a six bedroom, six bathroom detached property which includes two receptions, off-street parking and a double integral garage.

Located in a residential area just under 1 mile from Wakefield Westgate Station, This substantial property is arranged over three spacious floors with four of the bedrooms benefiting from en-suite bathrooms. The ground floor features a large open-plan kitchen, dining, and living area-ideal for entertaining and everyday family life. Generous windows and patio doors allow for plenty of natural light, creating a bright and welcoming atmosphere throughout.

ACCOMMODATION (DETAILS PROVIDED BY JOINT AUCTIONEER)

Ground Floor: Comprising Two Receptions, Kitchen / Dining Room, Utility, Entrance Hall, WC & Double Garage.

First Floor: Comprising four bedrooms (three with en-suite bathrooms), family bathroom & first floor landing).

Second Floor: Comprising two bedrooms (one with en-suite bathroom), landing & storage).

Total GIA: 3,221 sq. ft / 299.2 sq. m.

OFFERED VACANT

TENURE

Freehold

NOTE

Auction Surveyor: Stuart Mackay
Contact: 020 8509 4447 / 07928 456 982
stuart.mackay@strettons.co.uk

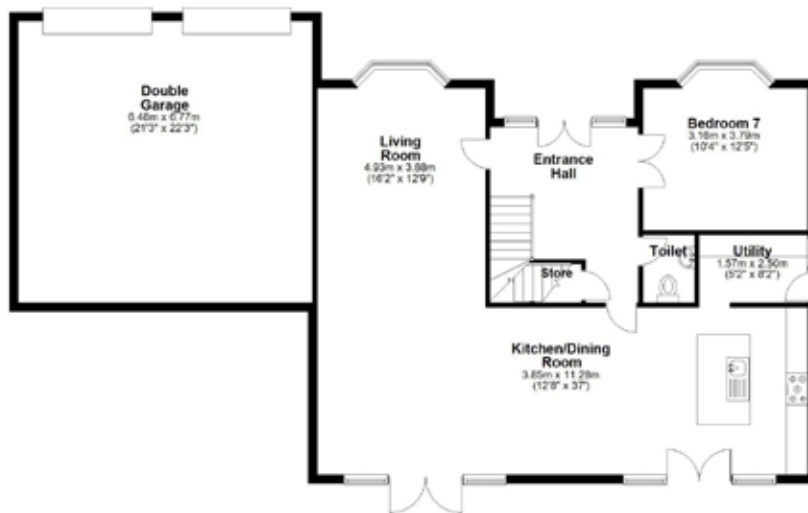
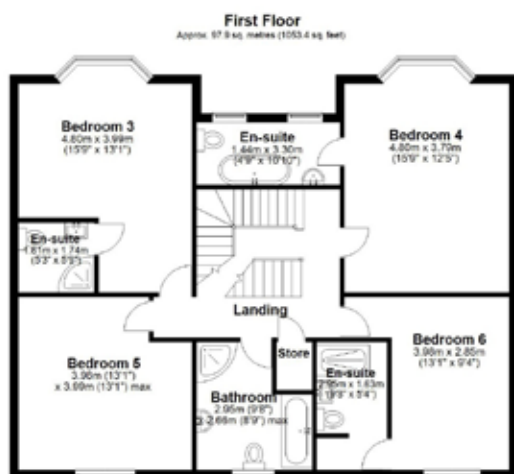
JOINT AUCTIONEER

Rockello Real Estate
Ref: Niall
Tel: 01977 803 666
niall.macpherson@rockellorealestate.co.uk



6 BARRATTS ROAD, WAKEFIELD, WEST YORKSHIRE WF1 3RT

GUIDE PRICE* £435,000 PLUS



LOT

45

4 BARRATTS ROAD, WAKEFIELD, WEST YORKSHIRE WF1 3RT

GUIDE PRICE* £365,000 PLUS



FREEHOLD VACANT FIVE BEDROOM DETACHED HOUSE

LOCATION & DESCRIPTION

Comprising a five bedroom detached house arranged over two floors and includes off-street parking and integral garage.

The ground floor features a large open-plan kitchen, dining, and living area-ideal for entertaining and everyday family life. Generous windows and patio doors allow for plenty of natural light, creating a bright and welcoming atmosphere throughout. The first floor consists of four bedrooms (one with en-suite) & family bathroom.

The property is located in a residential area just under 1 mile from Wakefield Westgate Station with good transport links to the surrounding towns including Leeds as well as the M1.

ACCOMMODATION (DETAILS PROVIDED BY JOINT AUCTIONEER)

Ground Floor: Comprising Living Room, Kitchen / Dining Room, Utility, Entrance Hall, Fifth Bedroom, Shower Room & Garage.

First Floor: Comprising Four Bedrooms (one with en-suite bathroom), Family Bathroom, Kitchen & first floor landing.

Total GIA: 2,050 sq. ft (190.50 sq.m.)

OFFERED VACANT

TENURE

Freehold

NOTE

Auction Surveyor: Stuart Mackay
Contact: 020 8509 4447 / 07928 456 982
stuart.mackay@strettons.co.uk

JOINT AUCTIONEER

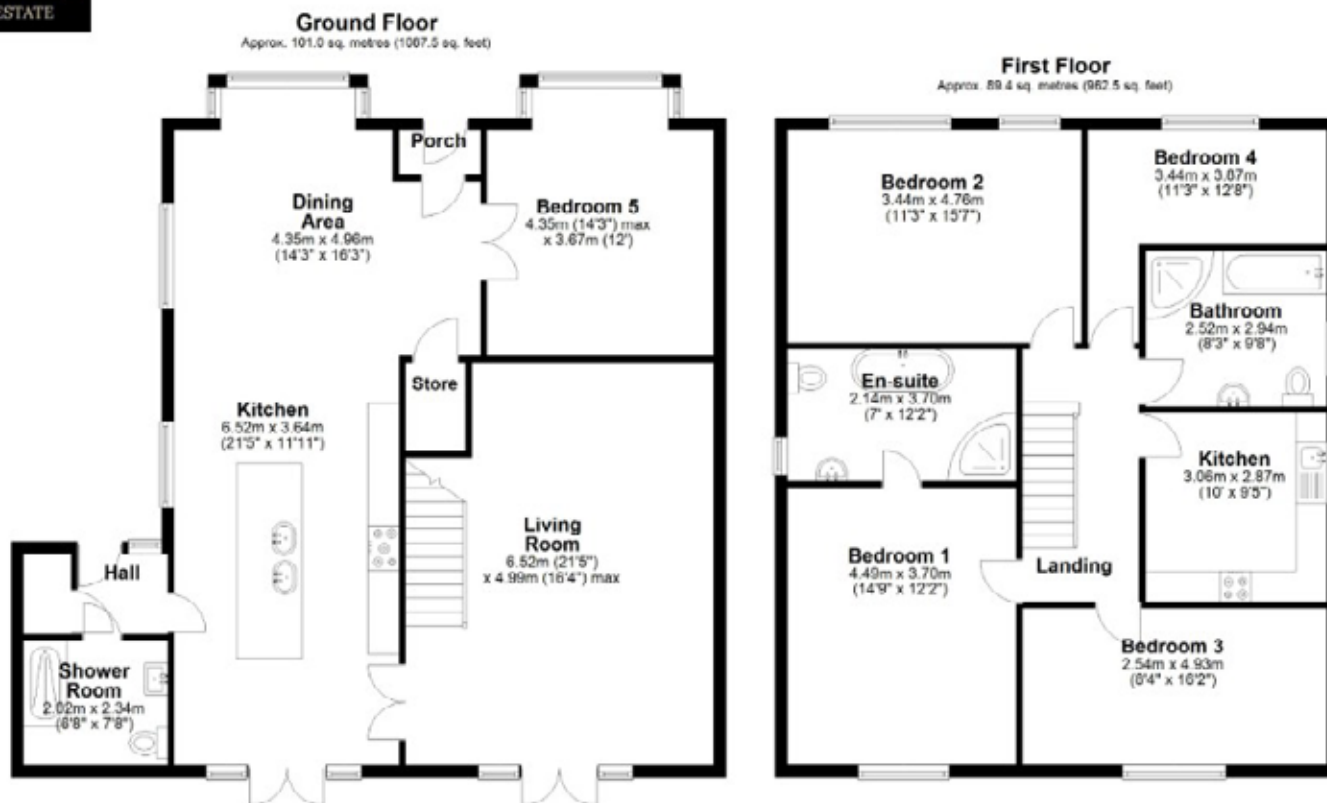
Rockello Real Estate
Ref: Niall
Tel: 01977 803 666
niall.macpherson@rockellorealestate.co.uk



LOT
45

4 BARRATTS ROAD, WAKEFIELD, WEST YORKSHIRE WF1 3RT

GUIDE PRICE* £365,000 PLUS



LOT
46

503 ROMAN ROAD, LONDON, TOWER HAMLETS E3 5LX

GUIDE PRICE* £1,390,000



FREEHOLD RESIDENTIAL AND COMMERCIAL INVESTMENT PRODUCING £109,200 PER ANNUM

LOCATION & DESCRIPTION

The property is located in the heart of Bow at the junction of Roman Road (B119) and Ford Road. It is 50m from the junction with St. Stephens Road, in a mixed residential and commercial area. The property can be reached via the A12 and A11. Victoria Park is 300m to the north and Stratford is 1 mile to the north east. Bow Road and Mile End Tube Stations (District, Hammersmith & Central Lines), are 800m to the south. The property comprises a four storey property, on a rectangular site at the end of a retail/residential parade, and comprises two retail units on the ground floor with bin storage, and four flats (x2 two bedrooms and x2 one bedrooms) over upper floors.

TENANCY DETAILS

Commercial Unit 1 & 3 - New 10 year lease to Ace Cars Bow Ltd from June 2025 producing £28,200 pa
Flat A - Let on 12 month AST from 22/11/24 producing £17,700 pa
Flat B - Let on 12 month AST from 05/04/25 producing £21,000 pa
Flat C - Let on 10 month AST from 21/11/24 producing £21,900 pa
Flat D - let on 12 month AST from 12/7/24 producing £20,400 pa

**COMMERCIAL/RESIDENTIAL INVESTMENT
PRODUCING £109,200 PER ANNUM**

ACCOMMODATION (AREAS FOR GUIDANCE ONLY)

The property comprises:

Ground Floor Unit 1: Taxi Office, two waiting areas, kitchenette, two toilets 564 Sqft (52.4 Sqm)

Ground Floor Unit 3: Treatment room, kitchenette, toilet 272 Sqft (25.3 Sqm)

First & Second Floor: Flat A: One bedroom, living room / kitchen, shower/toilet - 420 Sqft (44 Sqm)

First Floor: Flat B : Two bedrooms, living room/kitchen, bathroom/toilet, storage 517 Sqft (48 Sqm)

Second Floor: Flat C: Two bedrooms, living room/kitchen, bathroom/toilet, storage 517 Sqft (48 Sqm)

Third Floor: Flat D: One bedroom (penthouse), living room/kitchen, shower/toilet, balcony 474 Sqft (44 Sqm)

EPC Rating: Flats A, B, C & D - All are C
Unit 1 & 3 - To be confirmed

NOTE

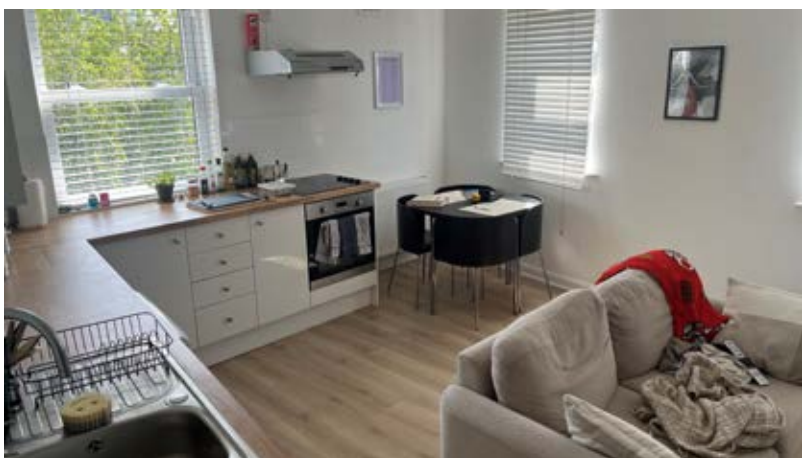
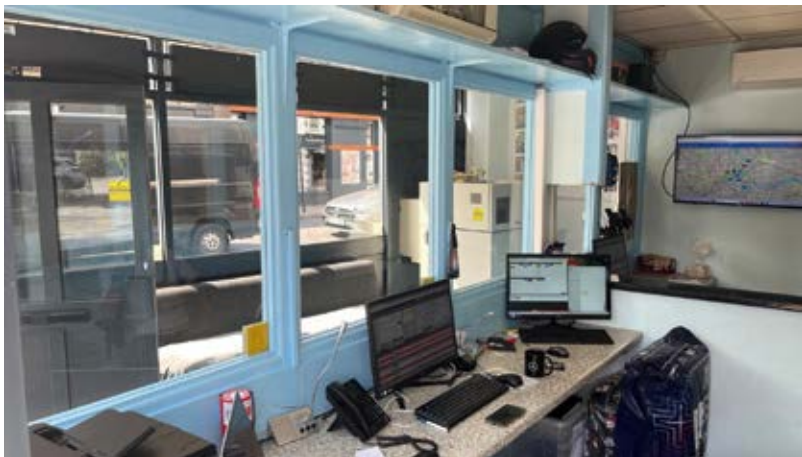
1. Unit 3 has been sublet by Ace Cars Limited to Charlies Angels Limited
 2. Ace Cars Bow Ltd have been in occupation for over 20 years.
 3. Tenant of Flat D has expressed a wish to renew the AST (Assured Shorthold Tenancy)
- Auction Surveyor : Rob Hills Contact : 020 7614 9933



LOT
46

503 ROMAN ROAD, LONDON, TOWER HAMLETS E3 5LX

GUIDE PRICE* £1,390,000



LOT
47

80B BELGRAVE ROAD, WALTHAMSTOW, LONDON E17 8QG

GUIDE PRICE* £295,000 PLUS



LEASEHOLD RESIDENTIAL INVESTMENT - TWO BEDROOM FLAT PRODUCING £13,440 P.A

LOCATION & DESCRIPTION

A tenanted two bedroom ground floor flat situated within approximately half a mile of Walthamstow Central Station (Victoria Line Station) and (Overground Station) giving easy access to Central London & London Liverpool Street Station and other Railway connectivity.

Also, within walking distance the popular 'Walthamstow Village' which has a host of independent shops, bars, cafes & eateries.

TENURE

Leasehold - A term of 999 years from 25/12/1966 (approximately 941 years unexpired).

LEASE DETAILS

Let on a Assured Shorthold Tenancy at £1,120 per calendar month.

NOTE

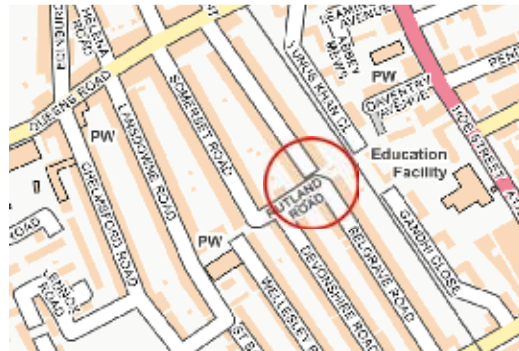
Auction Surveyor: Michael Mercer
Contact: 020 8509 4406
michael.mercer@strettons.co.uk

EPC Rating: D

ACCOMMODATION

Whilst Strettons have not internally inspected the property, we understand that the accommodation comprises the following:

Ground Floor Flat: Three rooms, kitchen and bathroom with separate toilet and cellar. Court yard garden to rear.



LOT
48

11 QUEENSWAY,
PRESTATYN, DENBIGHSHIRE LL19 9LT

GUIDE PRICE* £120,000 PLUS

BY ORDER OF B TOBIN & M
KHALIQ AS JOINT LPA RECEIVERS



FREEHOLD RESIDENTIAL INVESTMENT - THREE BEDROOM SEMI-DETACHED HOUSE

LOCATION & DESCRIPTION

A two storey, semi-detached house within a cul-de-sac just south of Nant Hall Road, within ½ mile of both the town centre and Prestatyn railway station whilst also being about a mile from Prestatyn Beach.

ACCOMMODATION (Not inspected - Details from valuation report)

Ground Floor: 2 reception rooms, kitchen with lean-to, further reception room, toilet

First Floor: 3 bedrooms, bathroom

TENANCY DETAILS

Let on a Standard Periodic Occupation Contract commencing on 01.12.2022 at £500 per month and continuing on a year-to-year basis until either party terminates.

There is an option for the tenant to purchase at any time before 27.12.2030 at fair market value as determined by the average of two independent appraisals (please refer to the tenancy for further information).

NOTE

Auction Surveyor: Robert Woolfe

Contact: 020 8509 4408 robert.woolfe@strettons.co.uk

PRODUCING EQUIVALENT TO £6,000 P.A.

EPC Rating: To be confirmed



LOT
49

LAND & GARAGES AT FALMOUTH PLACE, FIVE OAK GREEN, TONBRIDGE, KENT TN12 6RD

GUIDE PRICE* £400,000 PLUS



FREEHOLD VACANT GARAGE SITE WITH PLANNING PERMISSION FOR 4 X SEMI-DETACHED TWO BEDROOM HOUSES

LOCATION & DESCRIPTION

A freehold vacant garage site and adjoining land situated in a small close in Five Oak Green. The property comprises 15 vacant garages, providing immediate potential for storage or rental income, alongside attractive longer-term development opportunities.

Five Oak Green offers a balance of village charm and modern convenience. Within walking distance are Capel Primary School, the village hall with park and playground, and local shops, while Paddock Wood (just over a mile away) provides a Waitrose, rail links to London, and Maccalls Academy. Healthcare is close by with Woodlands Health Centre and Tunbridge Wells Hospital. For wider leisure, shopping, and dining, Tonbridge and Tunbridge Wells are a short drive, while nearby villages like Matfield and Brenchley add traditional pubs and local services.

ACCOMMODATION

15 Garages

SITE AREA

Approx. 0.275 acres

NOTE

Auction Surveyor: Bryn Nettle

Contact: 07854 829415 bryn.nettle@strettons.co.uk

PLANNING

On 17th May 2018, under reference 18/01581/FULL, Tunbridge Wells Borough Council granted planning permission for:

"Demolition of existing garages and erection of 4No. dwellings with 6 No. parking spaces"



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LOT
50

767 SOUTHCHURCH ROAD,
SOUTHEND-ON-SEA, ESSEX SS1 2PP

GUIDE PRICE* £310,000 PLUS

BY ORDER OF THE SALVATION
ARMY



FREEHOLD VACANT COMMUNITY HALL/PLACE OF WORSHIP WITH DEVELOPMENT POTENTIAL

LOCATION & DESCRIPTION

Comprising a single storey building that has been used as a place of worship by The Salvation Army. Occupying a prominent position on the north side of the A13 Southchurch Road, amongst a variety of local retailers serving the surrounding densely populated residential area, about 1/4 mile from Southend East railway station and a mile from the sea front. Southend-on-Sea is a popular seaside town about 40 miles east of London.

ACCOMMODATION

GIA: 2,029 sq ft (188.5 sq m)

NOTE

1. The building is being used for community facilities/place of worship under Use Class F1.

Auction Surveyor: Robert Woolfe
Contact: 020 8509 4408 robert.woolfe@strettons.co.uk

**OFFERED VACANT WITH DEVELOPMENT
POTENTIAL (SUBJECT TO OBTAINING ALL
NECESSARY CONSENTS)**





FREEHOLD VACANT FORMER METHODIST CHURCH

LOCATION & DESCRIPTION

A characterful former Methodist Church situated in the desirable village of Sellindge, between Ashford and Hythe. The property presents significant potential for alternative uses, subject to obtaining the necessary planning consents. The existing owner has constructed an upper floor which has been subdivided into living, bathroom and kitchen areas in expectation of planning consent being granted. We are advised that the property has not been used as a Church within its current ownership (from November 2015).

Sellindge is a well-connected rural village boasting local amenities including a school, shop, post office, and pub. The site benefits from excellent connectivity via the A20 and is just a short drive from both Ashford and the south coast.

ACCOMMODATION (Areas for guidance only)

Ground Floor: 1,623 Sq. Ft (150.76 Sq. M)

First Floor: 1,284 Sq. Ft (119.29 Sq. M)

Total GIA: 2,907 Sq. Ft (270.04 Sq. M)

NOTE

Auction Surveyor: Stuart Mackay
Contact: 020 8509 4447 / 07928 456 982
stuart.mackay@strettons.co.uk



NOT TO SCALE FOR INFORMATION ONLY © ES100004608



LOT
52

117 HOLTON ROAD, BARRY, SOUTH GLAMORGAN CF63 4TD

GUIDE PRICE* £175,000 PLUS



FREEHOLD COMMERCIAL INVESTMENT ENTIRELY LET TO NATWEST AT £19,500 P.A.

LOCATION & DESCRIPTION

Comprising a two story commercial property fully let to Natwest (National Westminster Bank PLC) on lease expiring 20.01.2030. The current lease is a renewal with the tenant being a longstanding occupier of 10+ years.

Barry is a town located approximately 7½ miles from Cardiff City Centre. The local station is Barry Docks which is located ½ mile from the High Street. The property occupies a prominent corner pitch with a frontage to the prime pedestrianised pitch of Holton Road, with a return frontage to King square. The street comprises the principal retail amenity in Barry & hosts numerous national retailers such as Boots, Iceland, Greggs & Santander.

TENANCY DETAILS

Let on a 5 year lease commencing 20.01.2025 to National Westminster Bank PLC (Natwest) at £19,500 p.a. The lease is full repairing & insuring and includes a tenant break option in the third year.

NOTE

Auction Surveyor: Stuart Mackay
Contact: 020 8509 4447 / 07928 456 982
stuart.mackay@strettons.co.uk

Producing £19,500 p.a.



LOT
53

131 HOLTON ROAD, BARRY, SOUTH GLAMORGAN CF63 4HP

GUIDE PRICE* £175,000 PLUS



FREEHOLD COMMERCIAL INVESTMENT ENTIRELY LET TO VODAFONE AT £18,800 P.A.

LOCATION & DESCRIPTION

Comprising a two story commercial property fully let to Vodafone Ltd on lease expiring 20.08.2020 who are a longstanding occupier of 10+ years.

Barry is a town located approximately 7½ miles from Cardiff City Centre. The local station is Barry Docks which is located ½ mile from the High Street. The property occupies a prominent pitch with a frontage to the prime pedestrianised pitch of Holton Road. The street comprises the principal retail amenity in Barry & hosts numerous national retailers such as Boots, Iceland, Greggs & Santander.

TENANCY DETAILS

Let on a 5 year lease commencing 31.08.2020 to Vodafone Ltd at £18,800 p.a. The lease is on full repairing & insuring terms.

NOTE

Auction Surveyor: Stuart Mackay
Contact: 020 8509 4447 / 07928 456 982
stuart.mackay@strettons.co.uk

Producing £18,800 p.a.



LOT
54

LAND AT THE BACK 91-97C EASTBANK STREET, SOUTHPORT, MERSEYSIDE PR8 1DG

GUIDE PRICE* £350,000 PLUS



FREEHOLD VACANT SITE WITH LAPSED PLANNING

LOCATION & DESCRIPTION

The land currently consists of a three-storey brick and slate warehouse in fair condition, a two-storey "auction house" in poor condition that has been vacant for the past ten years, a small two or three bay garage, and a separate single garage, both in good condition. Additionally, the site features a spacious courtyard that offers ample space for further parking.

Situated in the central Southport location, close to Southport railway station and well-served by local bus routes. The area offers easy access to primary and secondary schools, GP surgeries, dental practices, and hospitals. It's within walking distance of shops, cafes, restaurants, and the main retail areas around Lord Street, making it a lively and convenient place with strong transport links and a wide range of amenities nearby.

SITE AREA

Approx. 0.319 acres

PLANNING

On 4th July 2011, under reference S/2011/0864, Sefton Council granted planning permission for:

"The conversion of existing store building to 5 self contained flats and 4 town houses involving the erection of dormers in the roofspace and erection of a four storey glazed stairwell extension to both sides, conversion of existing auction room to 5 town houses involving a two storey extension at the side"

NOTE

Auction Surveyor: Bryn Nettle
Contact: 07854 829415 bryn.nettle@strettons.co.uk

JOINT AUCTIONEER

Vida Assets
Victoria Boneva
07803409150
victoria@vidaassets.com



LOT
55

214-216 MARTON ROAD,
MIDDLESBROUGH, MIDDLESBROUGH TS4 2ET

GUIDE PRICE* £650,000 PLUS



**TWO SEMI DETACHED FREEHOLD INVESTMENT PROPERTIES
COMPRISING OF 8 EN-SUITE ROOMS AND 8 STUDIO APARTMENTS
FOR STUDENT HOUSING AND CURRENTLY ACHIEVING £97,098 P.A.**

ACCOMMODATION

This eye-catching and architecturally distinctive building was expertly converted into high-quality student accommodation in 2013 and has consistently ranked among the most sought-after student housing schemes in the region for over a decade. Designed with modern student lifestyles in mind, the property comprises eight generously proportioned en-suite bedrooms arranged around expansive, well-appointed communal living areas; ideal for fostering a social, community-driven environment. Additionally, the scheme includes eight fully self-contained studio apartments, offering privacy and independence for students who prefer a more self-sufficient living arrangement.

Internally, the property delivers a high standard of specification, including contemporary furnishings, fast broadband infrastructure, secure access, and ample storage; all key requirements for today's student market. With consistently high occupancy levels and strong rental demand year-on-year, this building represents a robust, income-generating investment in one of the North East's key university hubs.

NOTE

Auction Surveyor: Bryn Nettle
Contact: 07854 829415 bryn.nettle@strettons.co.uk

LOCATION & DESCRIPTION

The surrounding area is a vibrant and well-connected part of Middlesbrough, popular with students and young professionals alike. Marton Road itself offers direct access into the town centre, which hosts an array of national retailers, independent stores, restaurants, bars, and cultural venues including the Middlesbrough Institute of Modern Art (MIMA). The nearby Albert Park provides green space for recreation, while excellent public transport links; including regular bus services and proximity to Middlesbrough railway station making it easy to access the wider region. The area's ongoing investment and regeneration, particularly around the university and town centre, continue to enhance its appeal and long-term value.

SITE AREA

Total internal floor area is approximately 618 square metres (6,652 square feet)

PLANNING

On 23rd January 2012, under reference M/FP/1186/11/P, Middlesbrough Council granted planning permission for: "Change of use from offices to student accommodation, with external alterations"



LOT
55

214-216 MARTON ROAD,
MIDDLESBROUGH, MIDDLESBROUGH TS4 2ET
GUIDE PRICE* £650,000 PLUS



Property	Accommodation	Tenant/Trade	Term	Rent p.a.
214A	Studio	Student	50 weeks	£7,250.00
214B	Double en suite	Student	50 weeks	£5,950.00
214C	Studio	Student	48 weeks	£6,960.00
214D	Double en suite	Student	48 weeks	£6,000.00
214E	Studio	Student	48 weeks	£7,152.00
214F	Double en suite	Student	50 weeks	£5,950.00
214G	Studio	Student	50 weeks	£7,250.00
214H	Double en suite	Student	48 weeks	£5,712.00
216A	Studio	Empty	0 weeks	£0.00
216B	Double en suite	Student	48 weeks	£6,000.00
216C	Studio	Student	50 weeks	£7,250.00
216D	Double en suite	Student	48 weeks	£6,000.00
216E	Studio	Student	50 weeks	£6,950.00
216F	Double en suite	Student	48 weeks	£5,712.00
216G	Studio	Student	50 weeks	£7,250.00
216H	Double en suite	Student	48 weeks	£5,712.00

LOT
56

DRINKWATER HOUSE, 210-212 MARTON ROAD, MIDDLESBROUGH, CLEVELAND TS4 2ET

GUIDE PRICE* £1,000,000 PLUS



FREEHOLD DETACHED INVESTMENT PROPERTY COMPRISING OF 30 EN-SUITE ROOMS FOR STUDENT HOUSING AND CURRENTLY ACHIEVING £139,263 P.A.

ACCOMMODATION

Drinkwater House is a prominent and architecturally distinctive building, converted into high-quality student accommodation in 2013. Over the past decade, it has established itself as one of the most popular and consistently well-let student schemes in the region.

The development comprises 30 spacious, fully furnished en-suite rooms, each designed for comfort and practicality. Generous communal living and kitchen areas foster a sociable and supportive environment, ideal for student life.

Residents benefit from excellent internal amenities, including high-speed internet, secure access, and dedicated study areas.

With consistently high occupancy and strong student demand, Drinkwater House presents a compelling and proven opportunity within the student accommodation sector.

NOTE

Auction Surveyor: Bryn Nettle
Contact: 07854 829415 bryn.nettle@strettons.co.uk

LOCATION & DESCRIPTION

Situated on Marton Road (A172), in the Grove Hill/Longlands area, Drinkwater House occupies a prominent position on a major arterial route into Middlesbrough.

The property is surrounded by local convenience stores, cafés, and restaurants; including nearby Geo Foods, Lek's Thai, Adil's Pizzeria & Shawarma, and Legends Bar which is popular with students.

The main campus of Teesside University is approximately a 10 minute walk (0.5 miles) away.

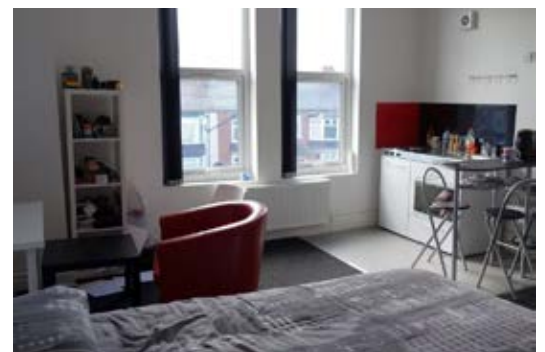
Also within easy reach of Middlesbrough College (0.6 miles) and other institutions, with frequent bus stops and Middlesbrough train station 0.8 miles away.

SITE AREA

Total internal floor area is approximately 646 square metres (6,953 square feet)

PLANNING

On 23rd January 2012, under reference M/FP/1186/11/P, Middlesbrough Council granted planning permission for: "Change of use from offices to student accommodation, with external alterations"



LOT
56

DRINKWATER HOUSE, 210-212 MARTON ROAD,
MIDDLESBROUGH, CLEVELAND TS4 2ET

GUIDE PRICE* £1,000,000 PLUS



Property	Accommodation	Tenant/Trade	Term	Rent p.a.
101	Single en suite	Empty	0 weeks	£0.00
102	Single en suite	Student	40 weeks	£3,900.00
103	Single en suite	Student	50 weeks	£4,875.00
104	Single en suite	Student	50 weeks	£4,560.00
105	Single en suite	Student	48 weeks	£5,712.00
106	Double en suite	Student	48 weeks	£5,712.00
107	Double en suite	Student	52 weeks	£6,188.00
108	Single en suite	Student	50 weeks	£4,750.00
201	Single en suite	Empty	0 weeks	£0.00
202	Double en suite	Student	52 weeks	£5,980.00
203	Double en suite	Student	50 weeks	£6,750
204	Single en suite	Empty	0 weeks	£0.00
205	Single en suite	Student	48 weeks	£4,680.00
206	Single en suite	Student	48 weeks	£4,800.00
207	Single en suite	Student	48 weeks	£4,680.00
208	Double en suite	Student	48 weeks	£6,000.00
209	Single en suite	Student	50 weeks	£4,750.00
210	Single en suite	Student	52 weeks	£4,940.00
211	Single en suite	Student	50 weeks	£4,750.00
212	Double en suite	Student	50 weeks	£5,950.00
213	Single en suite	Student	50 weeks	£4,750.00
214	Single en suite	Student	50 weeks	£5,750.00
301	Single en suite	Student	50 weeks	£4,875.00
302	Single en suite	Student	50 weeks	£4,875.00
303	Double en suite	Student	52 weeks	£6,188.00
304	Single en suite	Student	50 weeks	£4,750.00
305	Single en suite	Student	50 weeks	£4,875.00
306	Single en suite	Student	48 weeks	£4,560.00
307	Single en suite	Student	50 weeks	£4,750.00
308	Double en suite	Student	50 weeks	£5,750.00

LOT
57

THE REAR OF 214-216 MARTON ROAD, MIDDLESBROUGH, MIDDLESBROUGH TS4 2ET

GUIDE PRICE* £1,800,000 PLUS



**FREEHOLD DETACHED
INVESTMENT PROPERTY
COMPRISING OF 48 EN-SUITE
ROOMS FOR STUDENT HOUSING
AND CURRENTLY ACHIEVING
£277,395 P.A.**

LOCATION & DESCRIPTION

Converted to student accommodation in 2013, this property has established itself as one of the region's most popular student housing schemes over the past decade. It comprises 48 generously sized en-suite rooms arranged over four floors, with 12 rooms per floor, and benefits from spacious communal areas designed for comfortable shared living.

The building offers high-quality internal amenities tailored to student needs, complemented by a prime location with convenient access to a wide range of local services. Situated in a prominent position on Marton Road, the property is just a short distance from the Teesside University campus, making it an ideal choice for students seeking both quality accommodation and convenience.

NOTE

Auction Surveyor: Bryn Nettle
Contact: 07854 829415 bryn.nettle@strettons.co.uk



NOT TO SCALE FOR INFORMATION ONLY © ES100004608



LOT
57

THE REAR OF 214-216 MARTON ROAD, MIDDLESBROUGH, MIDDLESBROUGH TS4 2ET

GUIDE PRICE* £1,800,000 PLUS

Property	Accommodation	Tenant/Trade	Term	Rent p.a.
1	Double en suite	Student	50 weeks	£5,750.00
2	Double en suite	Student	48 weeks	£5,712.00
3	Double en suite	Student	48 weeks	£5,712.00
4	Double en suite	Student	50 weeks	£5,750.00
5	Double en suite	Student	52 weeks	£5,980.00
6	Double en suite	Student	50 weeks	£5,750.00
7	Double en suite	Student	50 weeks	£5,750.00
8	Double en suite	Student	50 weeks	£5,750.00
9	Double en suite	Student	50 weeks	£5,750.00
10	Double en suite	Student	48 weeks	£5,712.00
11	Double en suite	Student	50 weeks	£5,750.00
12	Double en suite	Student	50 weeks	£5,750.00
13	Double en suite	Student	48 weeks	£5,712.00
14	Double en suite	Student	50 weeks	£5,750.00
15	Double en suite	Student	50 weeks	£5,750.00
16	Double en suite	Student	50 weeks	£5,750.00
17	Double en suite	Student	50 weeks	£5,750.00
18	Double en suite	Student	50 weeks	£5,750.00
19	Double en suite	Student	50 weeks	£5,750.00
20	Double en suite	Student	50 weeks	£5,750.00
21	Double en suite	Student	48 weeks	£5,712.00
22	Double en suite	Student	50 weeks	£5,750.00
23	Double en suite	Student	52 weeks	£6,188.00
24	Double en suite	Student	50 weeks	£5,750.00
25	Double en suite	Student	50 weeks	£5,750.00
26	Double en suite	Student	48 weeks	£5,712.00
27	Double en suite	Student	48 weeks	£5,712.00
28	Double en suite	Student	50 weeks	£5,750.00
29	Double en suite	Student	50 weeks	£5,750.00
30	Double en suite	Student	48 weeks	£5,712.00
31	Double en suite	Student	50 weeks	£5,750.00
32	Double en suite	Student	52 weeks	£5,980.00
33	Double en suite	Student	50 weeks	£5,750.00
34	Double en suite	Student	50 weeks	£5,750.00
35	Double en suite	Student	50 weeks	£5,750.00
36	Double en suite	Student	50 weeks	£5,750.00
37	Double en suite	Student	50 weeks	£5,875.00
38	Double en suite	Student	50 weeks	£5,750.00
39	Double en suite	Student	50 weeks	£5,750.00
40	Double en suite	Student	48 weeks	£5,712.00
41	Double en suite	Student	50 weeks	£6,250.00
42	Double en suite	Student	48 weeks	£5,712.00
43	Double en suite	Student	48 weeks	£5,712.00
44	Double en suite	Student	48 weeks	£5,712.00
45	Double en suite	Student	48 weeks	£5,832.00
46	Double en suite	Student	48 weeks	£5,832.00
47	Double en suite	Student	48 weeks	£5,832.00
48	Double en suite	Student	48 weeks	£5,832.00

LOT
58

GADSBY HOUSE, 28 ALEXANDRA ROAD, SOUTHPORT, MERSEYSIDE PR9 9EZ

GUIDE PRICE* £595,000 PLUS



VACANT FREEHOLD DETACHED PROPERTY FORMER RETIREMENT HOME APPROX 7,185 SQ FT

LOCATION & DESCRIPTION

Gadsby House, is a substantial detached property formerly operating as a care home (C2 use). The building spans approximately 7,185 square feet across three floors and is situated at the junction of Court Road and Alexandra Road, close to Southport's town centre, Lord Street shopping district, and recreational areas like Victoria Park and Hesketh Park. The property also benefits from rear gardens.

Originally established as the Governesses' Convalescent Home in the early 20th century, Gadsby House served as a retreat for governesses needing rest and recuperation. It offers potential for change of use, subject to obtaining the necessary consents.

Southport is a popular seaside town with a population of approximately 90,000, located 16.7 miles from Liverpool and 14.8 miles south of Preston. The area offers convenient shopping facilities on Lord Street, a variety of cafes, bars, and restaurants. Nearby road communications are via the A570 and A565, and Southport railway station provides national rail services.

Gadsby House presents a significant opportunity for redevelopment or conversion, subject to the necessary consents, in a well-connected and amenity-rich location.

ACCOMMODATION

Whilst Strettons have not internally inspected the property, we understand that it comprises:

Ground Floor: Porch, Five Bedrooms, (Two En-Suite WC, One En-Suite Shower/WC and One En-Suite Bathroom/WC), Two Kitchens, Two Lounges, Dining room, Two Office Rooms

First Floor: Eight Bedrooms (Seven En-Suite Shower/WC), Four lounge Rooms (Two En-Suite/WC, One En-Suite Shower/WC), Laundry Room, Bathroom/WC

Second Floor: Two Office Rooms, Kitchen

External: Double Garage, Front and rear garden

Total area approximately 7,185 Sq ft

TENURE
FREEHOLD

EPC Rating: Awaiting EPC

NOTE

1. The floor plans and photographs have been provided by the seller.

Auction Surveyor: Michael Mercer
020 8509 4406 michael.mercer@strettons.co.uk



LOT
58

GADSBY HOUSE, 28 ALEXANDRA ROAD,
SOUTHPORT, MERSEYSIDE PR9 9EZ

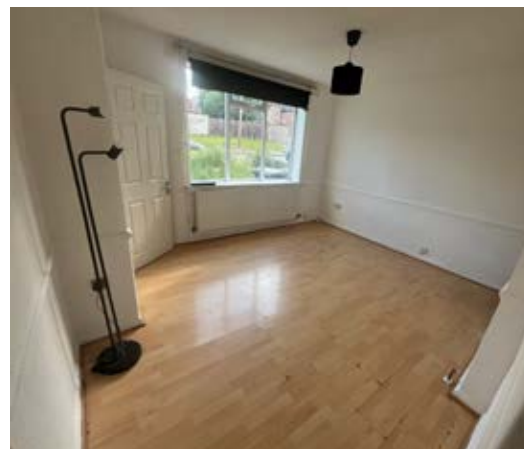
GUIDE PRICE* £595,000 PLUS



LOT
59

4 ROOKWOOD AVENUE, LOUGHTON, ESSEX IG10 2DG

GUIDE PRICE* £390,000 PLUS



FREEHOLD VACANT THREE BEDROOM TERRACED HOUSE

LOCATION & DESCRIPTION

A vacant three bedroom mid terrace house in need of modernisation and situated off The Broadway, which has a range of independent shops, bars, cafes, eateries and close proximity to both primary and secondary schools.

Also located within approximately half a mile from Debden Central Line Station, allowing convenient access in The City and beyond.

ACCOMMODATION

The accommodation comprises the following:

Ground Floor: Living room, fitted kitchen with front & rear gardens.

First Floor: Three bedrooms and bathroom with separate toilet.

TENURE

Freehold

NOTE

Auction Surveyor: Michael Mercer
Contact: 020 8509 4406
michael.mercer@strettons.co.uk

OFFERED VACANT

EPC Rating: D



LOT
60

28 TIVERTON ROAD, CULLOMPTON, DEVON EX15 1HT

GUIDE PRICE* £200,000 PLUS



VACANT FREEHOLD DETACHED FORMER NURSERY

LOCATION & DESCRIPTION

This substantial detached freehold offers two floors of unmodernised space, presenting a prime development opportunity (subject to planning consent). The property is Grade II listed and comes with a total internal floor area at approximately 313 sq. m. (3,369 sq. ft.).

Well-situated for families, the property is surrounded by excellent local amenities. Primary and secondary schools, healthcare services, shops, cafés, and supermarkets are all within easy reach, while Cullompton offers further community facilities including a library, sports centre, and leisure complex. Strong transport links, with quick M5 access, regular bus services, and Tiverton Parkway station nearby, make this a highly accessible location.

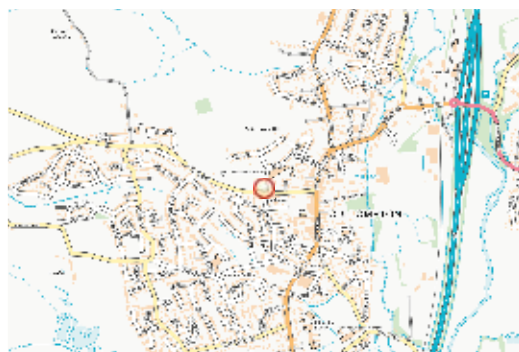
ACCOMMODATION

Ground Floor: Reception Lobby, Large play room, Additional Room, Hallway, Kitchen, L-shaped room, two staircases to first floor, access to rear garden and separate toilets.

First Floor: Large room.

NOTE

Auction Surveyor: Bryn Nettle
Contact: 07854 829415 bryn.nettle@strettons.co.uk



LOT

61

16 GILBERT ROAD, BELVEDERE, BEXLEY DA17 5DA

GUIDE PRICE* £275,000 PLUS

FREEHOLD FORMER MID TERRACE FIRE DAMAGED BUILDING REQUIRING DEVELOPMENT WITH A PARCEL OF LAND MEASURING APPROXIMATELY 250 SQM (2,690 SQFT)

LOCATION & DESCRIPTION

The asset comprises a freehold parcel of land of approx. 250 sq m (2,690 sq ft) with a fire-damaged former two-storey mid-terrace building, offering scope for redevelopment or refurbishment (subject to consents).

Situated on Gilbert Road (A123) in a mixed commercial and residential area with steady footfall, the property benefits from strong transport links: Belvedere rail station to the east, multiple local bus routes, and road access via the A2016, A206 and A2 connecting to the M25 and wider network.

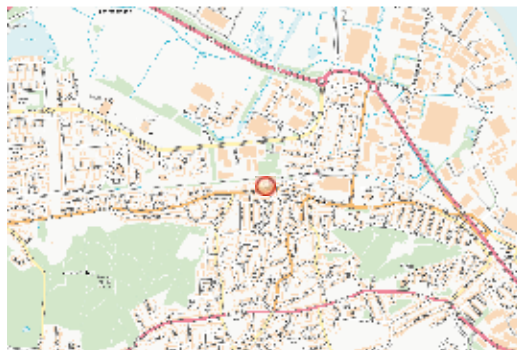
TENURE

Freehold

NOTE

Auction Surveyor: Bryn Nettle
Contact: 07854 829415 bryn.nettle@strettons.co.uk

FREEHOLD PARCEL OF LAND 250 SQM - OFFERED WITH VACANT POSSESSION



LOT
62

RAISED GROUND FLOOR 7 ST ANNS PARK ROAD,
LONDON, WANDSWORTH SW18 2RW

GUIDE PRICE* TO BE OFFERED IN OUR 23RD OCTOBER AUCTION



**SHARE OF FREEHOLD
RESIDENTIAL INVESTMENT -
TWO BEDROOM FLAT
PRODUCING £27,000 P.A**

LOCATION & DESCRIPTION

A tenanted two bedroom raised ground floor flat situated less than a mile from both Wandsworth Town Station and Earlsfield Station (South Western Railway Station) giving easy access to Central London and other Railway connectivity. Clapham Junction is just over a mile away. Also, close to a number of local parks, with Wandsworth Common, Wandsworth Park and St Georges Park a short distance away.

ACCOMMODATION

The accommodation comprises the following:
Raised Ground Floor: Living / Dining Room, fitted kitchen, two bedrooms, and bathroom with toilet. Garden to the front of the property.

TENANCY DETAILS

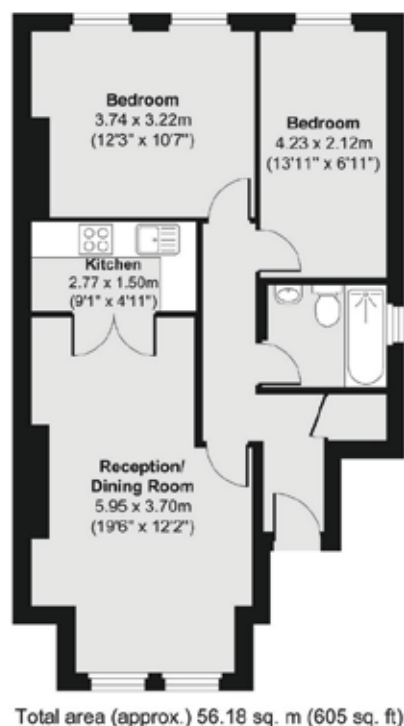
Let on an AST at £2,250 PCM ending 26/11/25

NOTE

Auction Surveyor: Michael Mercer
Contact: 020 8509 4406
michael.mercer@strettons.co.uk

EQUIVALENT TO £27,000 p.a.

EPC Rating: C



UNITS 1-4 KEY POINT, WHEELHOUSE ROAD, RUGELEY, STAFFORDSHIRE WS15 1UZ

GUIDE PRICE* £5,000 PLUS



FREEHOLD GROUND RENT - 4 UNITS

LOCATION & DESCRIPTION

Key Point is prominently situated within Tower Business Park, a well-established and commercial estate which includes a mix of national and local occupiers including Amazon. The park benefits from excellent connectivity, with direct access to transport links including the A51. Rugeley Town station and the town centre are both within about 1½ miles.

TENURE

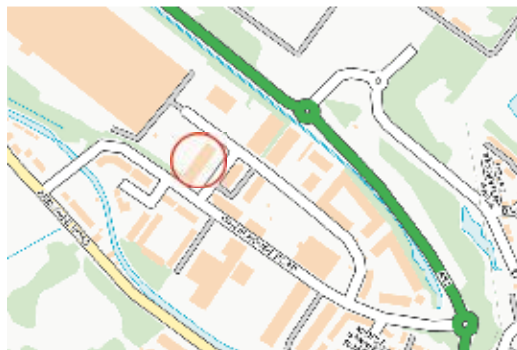
Freehold

TENANCY DETAILS

Subject to a 999 year lease commencing 08.05.2006 at a fixed ground rent of £1 p.a.

NOTE

Auction Surveyor: Stuart Mackay
Contact: 020 8509 4447 / 07928 456 982
stuart.mackay@strettons.co.uk



LOT
64

WAREHOUSE UNIT, TOWERS BUSINESS PARK, WHEELHOUSE ROAD, RUGELEY, STAFFORDSHIRE WS15 1UZ

GUIDE PRICE* £5,000 PLUS



FREEHOLD COMMERCIAL GROUND RENT

LOCATION & DESCRIPTION

Situated within Tower Business Park, a well-established and commercial estate which includes a mix of national and local occupiers including Amazon. The park benefits from excellent connectivity, with direct access to transport links including the A51. Rugeley Town station and the town centre are both within about 1½ miles.

TENURE

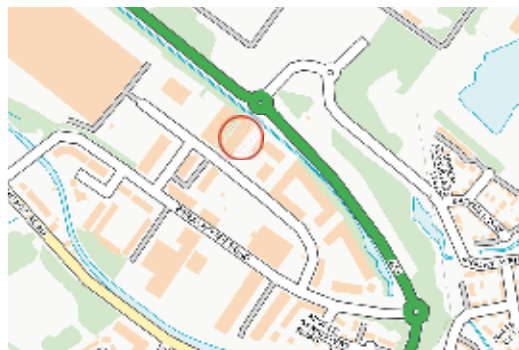
Freehold

TENANCY DETAILS

Subject to a 999 year lease commencing 13.11.2006 at a fixed ground rent of £1 p.a.

NOTE

Auction Surveyor: Stuart Mackay
Contact: 020 8509 4447 / 07928 456 982
stuart.mackay@strettons.co.uk



LOT
65

LAND ADJOINING UNIT 1 POWER PARK, WHEELHOUSE ROAD,
BRERETON, RUGELEY, STAFFORDSHIRE WS15 1UZ

GUIDE PRICE* £5,000 PLUS



FREEHOLD COMMERCIAL GROUND RENT

LOCATION & DESCRIPTION

Power Park is prominently situated within Tower Business Park, a well-established and commercial estate which includes a mix of national and local occupiers including Amazon. The park benefits from excellent connectivity, with direct access to transport links including the A51. Rugeley Town station and the town centre are both within about 1½ miles.

TENURE

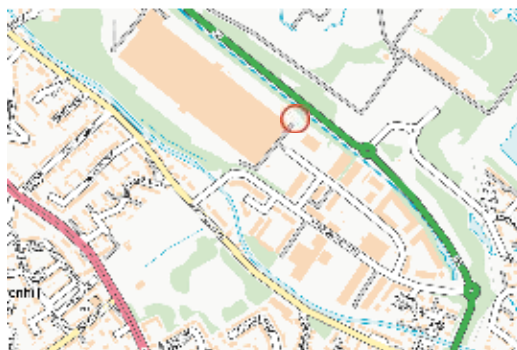
Freehold

TENANCY DETAILS

Subject to a 999 year lease commencing 27.10.2005 at a fixed ground rent of £1 p.a.

NOTE

Auction Surveyor: Stuart Mackay
Contact: 020 8509 4447 / 07928 456 982
stuart.mackay@strettons.co.uk



LOT
66

UNITS 1, 2, 3 & 4 POWER PARK, TOWERS BUSINESS PARK,
WHEELHOUSE ROAD, RUGELEY, STAFFORDSHIRE WS15 1UZ

GUIDE PRICE* £5,000 PLUS



FREEHOLD COMMERCIAL GROUND RENT - 4 UNITS

LOCATION & DESCRIPTION

Power Park is prominently situated within Tower Business Park, a well-established and commercial estate which includes a mix of national and local occupiers including Amazon. The park benefits from excellent connectivity, with direct access to transport links including the A51. Rugeley Town station and the town centre are both within about 1½ miles.

TENURE

Freehold

TENANCY DETAILS

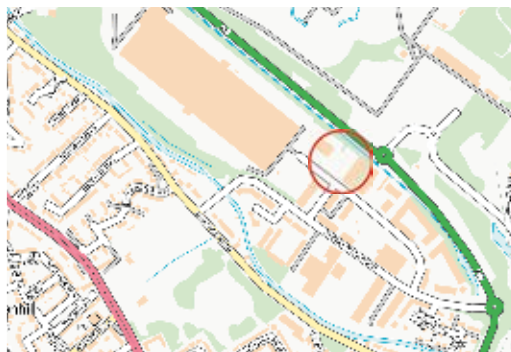
The entire property is subject to a 999 year lease from 29.09.2000 at a peppercorn.

NOTE

Auction Surveyor: Stuart Mackay
Contact: 020 8509 4447 / 07928 456 982
stuart.mackay@strettons.co.uk



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LOT
67

UNITS 1-3 ARCADIA PARK, WHEELHOUSE ROAD,
RUGELEY, STAFFORDSHIRE WS15 1UZ

GUIDE PRICE* £5,000 PLUS



FREEHOLD COMMERCIAL GROUND RENT - 3 UNITS

LOCATION & DESCRIPTION

Arcadia Park is prominently situated within Tower Business Park, a well-established and commercial estate which includes a mix of national and local occupiers including Amazon. The park benefits from excellent connectivity, with direct access to transport links including the A51. Rugeley Town station and the town centre are both within about 1½ miles.

TENURE

Freehold

TENANCY DETAILS

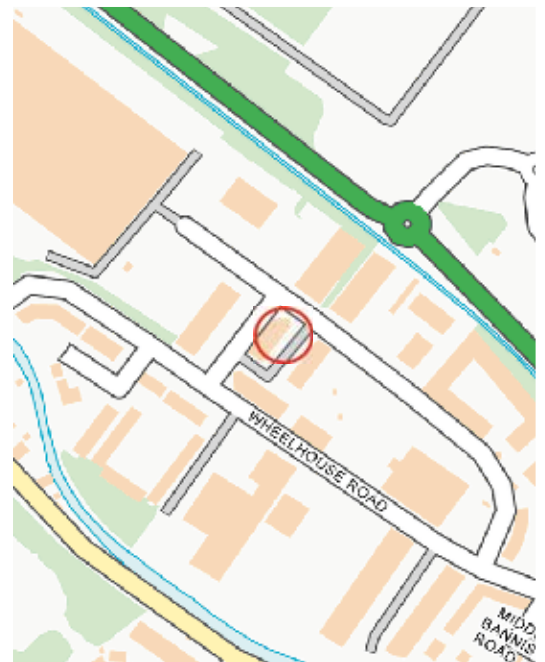
Subject to a 999 year lease commencing 26.09.2000 at a fixed ground rent of £1 p.a.

NOTE

Auction Surveyor: Stuart Mackay
Contact: 020 8509 4447 / 07928 456 982
stuart.mackay@strettons.co.uk



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LOT
68

UNITS 4-7 ARCADIA PARK, WHEELHOUSE ROAD,
RUGELEY, STAFFORDSHIRE WS15 1UZ

GUIDE PRICE* £5,000 PLUS



FREEHOLD COMMERCIAL GROUND RENT - 3 UNITS

LOCATION & DESCRIPTION

Arcadia Park is prominently situated within Tower Business Park, a well-established and commercial estate which includes a mix of national and local occupiers including Amazon. The park benefits from excellent connectivity, with direct access to transport links including the A51. Rugeley Town station and the town centre are both within about 1½ miles.

TENURE

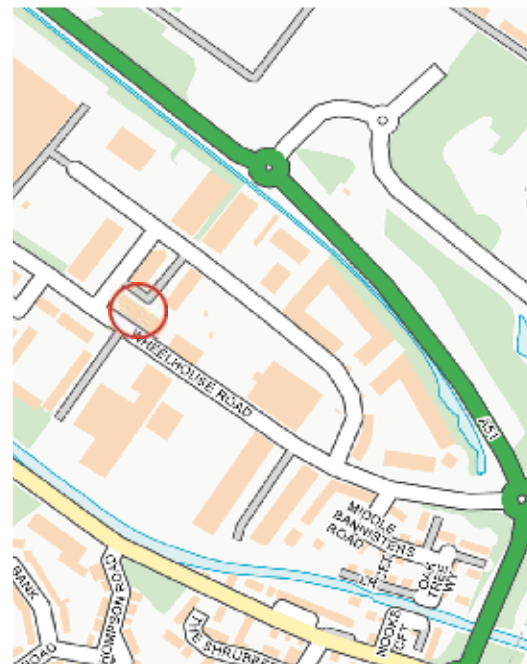
Freehold

TENANCY DETAILS

Subject to a 999 year lease commencing 29.09.2000 at a fixed ground rent of £1 p.a.

NOTE

Auction Surveyor: Stuart Mackay
Contact: 020 8509 4447 / 07928 456 982
stuart.mackay@strettons.co.uk



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LOT

69

UNITS 8-9 ARCADIA PARK, WHEELHOUSE ROAD,
RUGELEY, STAFFORDSHIRE WS15 1UZ

GUIDE PRICE* £5,000 PLUS



FREEHOLD COMMERCIAL GROUND RENT - 2 UNITS

LOCATION & DESCRIPTION

Arcadia Park is prominently situated within Tower Business Park, a well-established and commercial estate which includes a mix of national and local occupiers including Amazon. The park benefits from excellent connectivity, with direct access to transport links including the A51. Rugeley Town station and the town centre are both within about 1½ miles.

TENURE

Freehold

TENANCY DETAILS

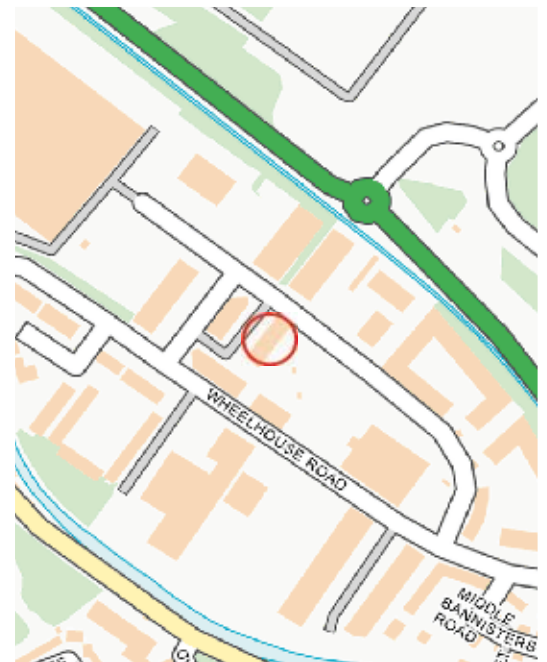
Subject to a 999 year lease commencing 29.09.2000 at a fixed ground rent of £1 p.a.

NOTE

Auction Surveyor: Stuart Mackay
Contact: 020 8509 4447 / 07928 456 982
stuart.mackay@strettons.co.uk



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LOT
70

LAND REAR OF 54 OSBORNE ROAD,
ENFIELD, MIDDLESEX EN3 7RW

GUIDE PRICE* £145,000 PLUS



FREEHOLD VACANT SITE WITH PLANNING PERMISSION FOR A THREE BEDROOM HOUSE

LOCATION & DESCRIPTION

A plot of land in an established residential area to the rear of Osborne Road and fronting Goldsdown Road. Located close to the local shops and within ¼ mile of Brimsdown station (Weaver line) which has direct access to both Tottenham Hale & Liverpool Street.

SITE AREA (from digital mapping)

746 sq ft (69.3 sq m)

PLANNING

Planning permission GRANTED BY Enfield Council on 14.06.2024 (Ref: 24/00290/FUL) for sub-division of site and erection of one end of terrace dwelling house with associated hardstanding, cycle & refuse storage. Plans show a 3 bed house arranged on lower ground and upper ground floors with a GIA of 907 sq ft (84.3 sq m). Planning is subject to a CIL of £10,597.96

NOTE

Auction Surveyor: Stuart Mackay
Contact: 020 8509 4447 / 07928 456 982
stuart.mackay@strettons.co.uk

OFFERED VACANT WITH PLANNING PERMISSION



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EST00004608

LOT
71

PLOT 56 GLADWISH FARM, FARMHILL CRESCENT,
STROUD, GLOUCESTERSHIRE GL5 4BZ

GUIDE PRICE* £0 PLUS



FREEHOLD VACANT LAND

LOCATION & DESCRIPTION

A plot of land located in Stroud under 1 mile from Stroud Railway Station. It's suitably positioned for bus routes, schools, and Stroud's town amenities, with easy access to the Cotswold countryside.

Stroud is a picturesque market town located in Gloucestershire, South West England. Nestled in the Cotswold Hills, it's known for its steep streets, artistic community, and lush countryside.

SITE AREA (Details provided by seller)

5,662.8 sq. ft. (526 sq. m.)

TENURE

Freehold

NOTE

Auction Surveyor: Stuart Mackay
Contact: 020 8509 4447 / 07928 456 982
stuart.mackay@strettons.co.uk

OFFERED VACANT



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LOT
72

ROOM 242 MAIN HOUSE MONTGOMERY HOUSE, DEMESNE ROAD,
MANCHESTER M16 8PH

GUIDE PRICE* £12,000 PLUS



A ROOM IN A STUDENT
ACCOMMODATION BLOCK
CURRENTLY RENTED AT £500
PCM

LOCATION & DESCRIPTION

Montgomery House is a student accommodation and is situated opposite Alexandra Park, within close proximity to a number of universities and Manchester City Centre.

ACCOMMODATION

Whilst Strettons have not internally inspected the property, we understand that the accommodation comprises the following:

Second Floor: Studio room with wash basin.
Communal Kitchen & Bathrooms

LEASE DETAILS

Leasehold - A term of 150 years from 01.01.2011
(approximately 135 years unexpired).

NOTE

1. The details and photographs have been provided by the seller.

Auction Surveyor: Michael Mercer
020 8509 4406 michael.mercer@strettons.co.uk

**Let on a Six months Assured Shorthold
Tenancy from 30/07/2025 at £6,000 per annum.**



LOT

73

LAND AT MOOR LANE, STAINES-UPON-THAMES, MIDDLESEX TW19 6EF

GUIDE PRICE* £25,000 PLUS



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FREEHOLD VACANT PLOT OF LAND MEASURING TO APPROXIMATELY 102 SQ M (1,097 SQ FT)

LOCATION & DESCRIPTION

A vacant parcel of land measuring approximately 102 sq m (1,097 sq ft) situated on the corner of Moor Lane and Yeoveney Close in Staines-Upon-Thames, close to the open spaces of Stains Moor and Lammas Recreation Grounds and London Heathrow Airport within 4 miles. Also, located approximately 1.5 miles south east of the land is Staines Train Station giving you services to London Waterloo and Reading.

TENURE

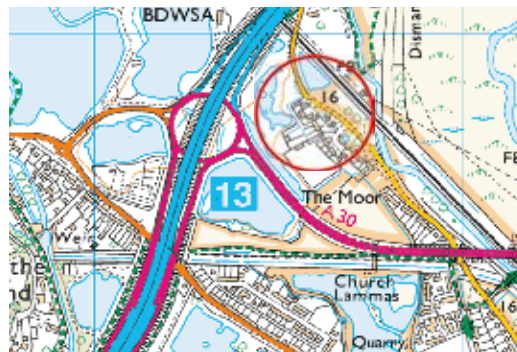
Freehold

NOTE

1. The site plan and photographs have been provided by the seller.
2. The site measurements are provided by the seller.

Auction Surveyor: Michael Mercer
020 8509 4406 michael.mercer@strettons.co.uk

**OFFERED VACANT WITH DEVELOPMENT
POTENTIAL (SUBJECT TO OBTAINING ALL
NECESSARY CONSENTS)**



LOT
74

LAND TO THE NORTH SIDE OF, CHARLWOOD LANE,
NEWDIGATE, WEST SUSSEX RH6 0EL

GUIDE PRICE* £25,000 PLUS



NOT TO SCALE FOR INFORMATION ONLY © E5100004608

FREEHOLD VACANT PLOT OF LAND

LOCATION & DESCRIPTION

A rare opportunity to acquire a freehold parcel of land measuring approximately 0.96 acres, located at Russ Hill in Charlwood. The site enjoys a highly convenient position, situated within 5 miles of Gatwick Airport and the M23 motorway, providing excellent transport links to London, Brighton, and the wider South East. The location combines the benefits of rural surroundings with close proximity to major infrastructure, making it an attractive investment prospect with potential for a variety of uses (subject to the necessary consents).

SITE AREA

0.96 Acre

TENURE

Freehold

PLANNING

There may be potential for development (Subject to obtaining all necessary consent).

NOTE

Contact: Michael Mercer
020 8509 4406 michael.mercer@strettons.co.uk

OFFERED VACANT



LOT

75

LAND ON THE EAST SIDE OF, STONE ROAD,
STOKE-ON-TRENT, STAFFORDSHIRE ST4 8NT

GUIDE PRICE* £3,000 PLUS



FREEHOLD VACANT PLOT OF LAND MEASURING TO APPROXIMATELY 515 SQ M (5,543 SQ FT)

LOCATION & DESCRIPTION

A plot of rectangular shaped land, situated on the East side of the A34 and approximately 5 miles from Stone Station on the West Midlands Railway.

The land is accessed via Stone Road and Trentham Garden Close and located in a residential turning, close to local shops, amenities and the open spaces of Trentham Park.

TENURE FREEHOLD

NOTE

1. The site plan and photographs have been provided by the seller.
2. The site measurements are provided by the seller.

Auction Surveyor: Michael Mercer
020 8509 4406 michael.mercer@strettons.co.uk

**OFFERED VACANT WITH DEVELOPMENT
POTENTIAL (SUBJECT TO OBTAINING ALL
NECESSARY CONSENTS)**



LOT
76

LAND AT 46 AVONDALE ROAD,
SOUTH CROYDON, CROYDON CR2 6JA

GUIDE PRICE* £13,750 PLUS



**FREEHOLD PARCEL OF LAND
MEASURING APPROX 28 SQM TO
THE FRONT OF A RESIDENTIAL
AREA**

LOCATION & DESCRIPTION

The asset consists of a small parcel of land measuring approximately 28 square metres (304 square feet), located directly in front of 46 Avondale Road. While it forms part of the property's frontage, it is registered as a distinct plot. Situated in the residential area of South Croydon, the location benefits from a mix of period and modern housing, convenient access to local shops, schools, and green spaces, and strong transport links including nearby South Croydon Station, providing regular services into central London.

SITE AREA

28 sqm (area highlighted in red / for guidance only)

TENURE

Freehold

NOTE

Auction Surveyor: Bryn Nettle

Contact: 07854 829415 bryn.nettle@strettons.co.uk

**FREEHOLD PARCEL OF LAND 28 SQM -
OFFERED WITH VACANT POSSESSION**





Clear, insightful advice for property owners

If you have acquired a property at auction, Strettons offers essential services to maximise the value of your investment.

For more information on Strettons' full services visit **[Strettons.co.uk](https://www.strettons.co.uk)**

RESIDENTIAL LETTINGS MANAGEMENT

Secure optimal rental income and take away the burden of day-to-day management of your property.



Zita Mann

Residential Property Management / Director

07967 304 339

zita.mann@strettons.co.uk

COMMERCIAL ASSET MANAGEMENT

Maximise asset value and revenue.



Mark Iliffe

Property and Asset Management / Director

07791 833 268

mark.iliffe@strettons.co.uk

LEASE ADVISORY

Optimise outcomes for rent reviews and lease renewals.



Sam Boothby

Head of Lease Advisory

07595 173 974

sam.boothby@strettons.co.uk

PROPERTY INSURANCE

Competitive premiums whilst endeavouring to maintain stable pricing with market-leading providers.



Philip Gorman

Head of Insurance

07581 029 480

philip.gorman@strettons.co.uk

COMMON AUCTION CONDITIONS 4TH EDITION APRIL 2018

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

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 disapplied or varied without OUR agreement, even by a CONDITION purporting to replace the Common AUCTION Conditions in their entirety.

A1 Introduction

A1.1 The AUCTION CONDUCT CONDITIONS apply wherever the LOT is located.

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

A2 OUR role

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

A2.2 OUR decision on the conduct of the AUCTION is final.

A2.3 WE may cancel the AUCTION, or alter the order in which LOTS are offered for sale. WE may also combine or divide LOTS. A LOT may be sold or withdrawn from sale prior to the AUCTION.

A2.4 YOU acknowledge that to the extent permitted by law WE owe YOU no duty of care and YOU have no claim against US for any loss.

A2.5 WE may refuse to admit one or more persons to the AUCTION without having to explain why.

A2.6 YOU may not be allowed to bid unless YOU provide such evidence of YOUR identity and other information as WE reasonably require from all bidders.

A3 Bidding and reserve PRICES

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

A3.2 WE may refuse to accept a bid. WE do not have to explain why.

A3.3 If there is a dispute over bidding WE are entitled to resolve it, and OUR decision is final.

A3.4 Unless stated otherwise each LOT is subject to a reserve PRICE (which may be fixed just before the LOT is offered for sale). If no bid equals or exceeds that reserve PRICE the LOT will be withdrawn from the AUCTION.

A3.5 Where there is a reserve PRICE the SELLER may bid (or ask US or another agent to bid on the SELLER's behalf) up to the reserve PRICE but may not make a bid equal to or exceeding the reserve PRICE. YOU accept that it is possible that all bids up to the reserve PRICE are bids made by or on behalf of the SELLER.

A4 The PARTICULARS and other information

A4.1 WE have taken reasonable care to prepare PARTICULARS that correctly describe each LOT. The PARTICULARS are based on information supplied by or on behalf of the SELLER. YOU need to check that the information in the PARTICULARS is correct.

A4.2 If the SPECIAL CONDITIONS do not contain a description of the LOT, or simply refer to the relevant LOT number, you take the risk that the description contained in the PARTICULARS is incomplete or inaccurate, as the PARTICULARS have not been prepared by a conveyancer and are not intended to form part of a legal CONTRACT.

A4.3 The PARTICULARS and the SALE CONDITIONS may change prior to the AUCTION and it is YOUR responsibility to check that YOU have the correct versions.

A4.4 If WE provide information, or a copy of a DOCUMENT, WE do so only on the basis that WE are not responsible for the accuracy of that information or DOCUMENT.

A5 The CONTRACT

A5.1 A successful bid is one WE accept as such (normally on the fall of the hammer). This CONDITION A5 applies to YOU only if YOU make the successful bid for a LOT.

A5.2 YOU are obliged to buy the LOT on the terms of the SALE MEMORANDUM at the PRICE YOU bid (plus VAT, if applicable).

A5.3 YOU must before leaving the AUCTION

- (a) provide all information WE reasonably need from YOU to enable US to complete the SALE MEMORANDUM (including proof of your identity if required by US);

- (b) sign the completed SALE MEMORANDUM; and
- (c) pay the deposit.

A5.4 If YOU do not WE may either

- (a) as agent for the SELLER treat that failure as YOUR repudiation of the CONTRACT and offer the LOT for sale again: the SELLER may then have a claim against YOU for breach of CONTRACT; or
- (b) sign the SALE MEMORANDUM on YOUR behalf.

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 (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 disapplied or changed in relation to one or more LOTS by SPECIAL CONDITIONS. The template form of SALE MEMORANDUM is not compulsory but is to be varied only if WE agree. The template forms of SPECIAL CONDITIONS and schedules are recommended, but are not compulsory and may be changed by the SELLER of a LOT.

G1 The LOT

- G1.1 The LOT (including any rights to be granted or reserved, and any exclusions from it) is described in the SPECIAL CONDITIONS, or if not so described is that referred to in the SALE MEMORANDUM.
- G1.2 The LOT is sold subject to any TENANCIES disclosed by the SPECIAL CONDITIONS, but otherwise with vacant possession on COMPLETION.
- G1.3 The LOT is sold subject to all matters contained or referred to in the DOCUMENTS. The SELLER must discharge FINANCIAL CHARGES on or before COMPLETION.
- G1.4 The LOT is also sold subject to such of the following as may affect it, whether they arise before or after the CONTRACT DATE and whether or not they are disclosed by the SELLER or are apparent from inspection of the LOT or from the DOCUMENTS:
- (a) matters registered or capable of registration as local land charges;
 - (b) matters registered or capable of registration by any competent authority or under the provisions of any statute;
 - (c) notices, orders, demands, proposals and requirements of any competent authority;
 - (d) charges, notices, orders, restrictions, agreements and other matters relating to town and country planning, highways or public health;
 - (e) rights, easements, quasi-easements, and wayleaves;
 - (f) outgoing and other liabilities;
 - (g) any interest which overrides, under the Land Registration Act 2002;
 - (h) matters that ought to be disclosed by the searches and enquiries a prudent BUYER would make, whether or not the BUYER has made them; and
 - (i) anything the SELLER does not and could not reasonably know about.
- G1.5 Where anything subject to which the LOT is sold would expose the SELLER to liability the BUYER is to comply with it and indemnify the SELLER against that liability.
- G1.6 The SELLER must notify the BUYER of any notices, orders, demands, proposals and requirements of any competent authority of which it learns after the CONTRACT DATE but the BUYER must comply with them and keep the SELLER indemnified.
- G1.7 The LOT does not include any tenant's or trade fixtures or fittings. The SPECIAL CONDITIONS state whether any chattels are included in the LOT, but if they are:
- (a) the BUYER takes them as they are at COMPLETION and the SELLER is not liable if they are not fit for use, and
 - (b) the SELLER is to leave them at the LOT.
- G1.8 The BUYER buys with full knowledge of
- (a) the DOCUMENTS, whether or not the BUYER has read them; and
 - (b) the physical condition of the LOT and what could reasonably be discovered on inspection of it, whether or not the BUYER has inspected it.
- G1.9 The BUYER admits that it is not relying on the information contained in the PARTICULARS or on any representations made by or on behalf of the SELLER but the BUYER may rely on the SELLER'S conveyancer's written replies to written enquiries to the extent stated in those replies.

G2 Deposit

- G2.1 The amount of the deposit is the greater of:
- (a) any minimum deposit stated in the AUCTION CONDUCT CONDITIONS (or the total PRICE, if this is less than that minimum); and
 - (b) 10% of the PRICE (exclusive of any VAT on the PRICE).
- 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.
- G2.3 Interest earned on the deposit belongs to the SELLER unless the SALE CONDITIONS provide otherwise.

G3 Between CONTRACT and COMPLETION

- G3.1 From the CONTRACT DATE the SELLER has no obligation to insure the LOT and the BUYER bears all risks of loss or damage unless
- (a) the LOT is sold subject to a TENANCY that requires the SELLER to insure the LOT or
 - (b) the SPECIAL CONDITIONS require the SELLER to insure the LOT.
- G3.2 If the SELLER is required to insure the LOT then the SELLER
- (a) must produce to the BUYER on request all relevant insurance details;
 - (b) must use reasonable endeavours to maintain that or equivalent insurance and pay the premiums when due;
 - (c) gives no warranty as to the adequacy of the insurance;
 - (d) must at the request of the BUYER use reasonable endeavours to have the BUYER'S interest noted on the policy if it does not cover a contracting purchaser;
 - (e) must, unless otherwise agreed, cancel the insurance at COMPLETION, apply for a refund of premium and (subject to the rights of any tenant or other third party) pay that refund to the BUYER; and
 - (f) (subject to the rights of any tenant or other third party) hold on trust for the BUYER any insurance payments that the SELLER receives in respect of loss or damage arising after the CONTRACT DATE, or assign to the BUYER the benefit of any claim;
- and the BUYER must on COMPLETION reimburse to the SELLER the cost of that insurance as from the CONTRACT DATE (to the extent not already paid by the BUYER or a tenant or other third party).
- G3.3 No damage to or destruction of the LOT, nor any deterioration in its condition, however caused, entitles the BUYER to any reduction in PRICE, or to delay COMPLETION, or to refuse to complete.
- G3.4 Section 47 of the Law of Property Act 1925 does not apply to the CONTRACT.
- G3.5 Unless the BUYER is already lawfully in occupation of the LOT the BUYER has no right to enter into occupation prior to COMPLETION.

G4 Title and identity

- G4.1 Unless CONDITION G4.2 applies, the BUYER accepts the title of the SELLER to the LOT as at the CONTRACT DATE and may raise no requisition or objection to any of the DOCUMENTS that is made available before the AUCTION or any other matter, except one that occurs after the CONTRACT DATE.
- G4.2 The following provisions apply only to any of the following DOCUMENTS that is not made available before the AUCTION:
- (a) If the LOT is registered land the SELLER is to give to the BUYER within five BUSINESS DAYS of the CONTRACT DATE an official copy of the entries on the register and title plan and, where noted on the register, of all DOCUMENTS subject to which the LOT is being sold.
 - (b) If the LOT is not registered land the SELLER is to give to the BUYER within five BUSINESS DAYS of the CONTRACT DATE an abstract or epitome of title starting from the root of title mentioned in the SPECIAL CONDITIONS (or, if none is mentioned, a good root of title more than fifteen years old) and must produce to the BUYER the original or an examined copy of every relevant DOCUMENT.
 - (c) If title is in the course of registration, title is to consist of:
 - (i) certified copies of the application for registration of title made to the Land Registry and of the DOCUMENTS accompanying that application;
 - (ii) evidence that all applicable stamp duty land tax relating to that application has been paid; and
 - (iii) a letter under which the SELLER or its conveyancer agrees to use all reasonable endeavours to answer any requisitions raised by the Land Registry and to instruct the Land Registry to send the completed registration DOCUMENTS to the BUYER.
 - (d) The BUYER has no right to object to or make requisitions on any title information more than seven BUSINESS DAYS after that information has been given to the BUYER.
- G4.3 Unless otherwise stated in the SPECIAL CONDITIONS the SELLER sells with full title guarantee except that (and the TRANSFER shall so provide):
- (a) the covenant set out in section 3 of the Law of Property (Miscellaneous Provisions) Act 1994 shall not extend to matters recorded in registers open to public inspection; these are to be treated as within the actual knowledge of the BUYER; and
 - (b) the covenant set out in section 4(1)(b) of the Law of Property (Miscellaneous Provisions) Act 1994 shall not extend to any condition or tenant's obligation relating to the state or condition of the LOT where the LOT is leasehold property.
- G4.4 The TRANSFER is to have effect as if expressly subject to all matters subject to which the LOT is sold under the CONTRACT.
- G4.5 The SELLER does not have to produce, nor may the BUYER object to or make a requisition in relation to, any prior or superior title even if it is referred to in the DOCUMENTS.
- G4.6 The SELLER (and, if relevant, the BUYER) must produce to each other such confirmation of, or evidence of, their identity and that of their mortgagees and attorneys (if any) as is necessary for the other to be able to comply with applicable Money Laundering Regulations and Land Registry Rules.

G5 TRANSFER

- G5.1 Unless a form of TRANSFER is prescribed by the SPECIAL CONDITIONS
- (a) the BUYER must supply a draft TRANSFER to the SELLER at least ten BUSINESS DAYS before the AGREED COMPLETION DATE and the engrossment (signed as a deed by the BUYER if CONDITION G5.2 applies) five BUSINESS DAYS before that date or (if later) two BUSINESS DAYS after the draft has been approved by the SELLER; and
 - (b) the SELLER must approve or revise the draft TRANSFER within five BUSINESS DAYS of receiving it from the BUYER.
- G5.2 If the SELLER has any liability (other than to the BUYER) in relation to the LOT or a TENANCY following COMPLETION, the BUYER is specifically to covenant in the TRANSFER to indemnify the SELLER against that liability.
- G5.3 The SELLER cannot be required to TRANSFER the LOT to anyone other than the BUYER, or by more than one TRANSFER.
- G5.4 Where the SPECIAL CONDITIONS state that the SELLER is to grant a new lease to the BUYER
- (a) the CONDITIONS are to be read so that the TRANSFER refers to the new lease, the SELLER to the proposed landlord and the BUYER to the proposed tenant;
 - (b) the form of new lease is that described by the SPECIAL CONDITIONS; and
 - (c) the SELLER is to produce, at least five BUSINESS DAYS before the AGREED COMPLETION DATE, the engrossed counterpart lease, which the BUYER is to sign and deliver to the SELLER on COMPLETION.

G6 COMPLETION

- G6.1 COMPLETION is to take place at the offices of the SELLER'S conveyancer, or where the SELLER may reasonably require, on the AGREED COMPLETION DATE. The SELLER can only be required to complete on a BUSINESS DAY and between the hours of 0930 and 1700.
- G6.2 The amount payable on COMPLETION is the balance of the PRICE adjusted to take account of apportionments plus (if applicable) VAT and interest, but no other amounts unless specified in the SPECIAL CONDITIONS.
- G6.3 Payment is to be made in pounds sterling and only by
- (a) direct TRANSFER from the BUYER'S conveyancer to the SELLER'S conveyancer; and
 - (b) the release of any deposit held by a stakeholder or in such other manner as the SELLER'S conveyancer may agree.
- G6.4 Unless the SELLER and the BUYER otherwise agree, COMPLETION cannot take place until both have complied with the obligations under the CONTRACT that they are obliged to comply with prior to COMPLETION, and the amount payable on COMPLETION is unconditionally received in the SELLER'S conveyancer's client account or as otherwise required by the terms of the CONTRACT.
- G6.5 If COMPLETION takes place after 1400 hours for a reason other than the SELLER'S default it is to be treated, for the purposes of apportionment and calculating interest, as if it had taken place on the next BUSINESS DAY.
- G6.6 Where applicable the CONTRACT remains in force following COMPLETION.

G7 Notice to complete

- G7.1 The SELLER or the BUYER may on or after the AGREED COMPLETION DATE but before COMPLETION give the other notice to complete within

ten BUSINESS DAYS (excluding the date on which the notice is given) making time of the essence.

- G7.2 The person giving the notice must be READY TO COMPLETE.
- G7.3 If the BUYER fails to comply with a notice to complete the SELLER may, without affecting any other remedy the SELLER has:
- (a) terminate the CONTRACT;
 - (b) claim the deposit and any interest on it if held by a stakeholder;
 - (c) forfeit the deposit and any interest on it;
 - (d) resell the LOT; and
 - (e) claim damages from the BUYER.
- G7.4 If the SELLER fails to comply with a notice to complete the BUYER may, without affecting any other remedy the BUYER has:
- (a) terminate the CONTRACT; and
 - (b) recover the deposit and any interest on it from the SELLER or, if applicable, a stakeholder.

G8 If the CONTRACT is brought to an end

- If the CONTRACT is lawfully brought to an end:
- (a) the BUYER must return all papers to the SELLER and appoints the SELLER its agent to cancel any registration of the CONTRACT; and
 - (b) the SELLER must return the deposit and any interest on it to the BUYER (and the BUYER may claim it from the stakeholder, if applicable) unless the SELLER is entitled to forfeit the deposit under CONDITION G7.3.

G9 Landlord's licence

- G9.1 Where the LOT is or includes leasehold land and licence to assign or sublet is required this CONDITION G9 applies.
- G9.2 The CONTRACT is conditional on that licence being obtained, by way of formal licence if that is what the landlord lawfully requires.
- G9.3 The AGREED COMPLETION DATE is not to be earlier than the date five BUSINESS DAYS after the SELLER has given notice to the BUYER that licence has been obtained ("licence notice").
- G9.4 The SELLER must
- (a) use all reasonable endeavours to obtain the licence at the SELLER'S expense; and
 - (b) enter into any Authorised Guarantee Agreement ("AGA") properly required (procuring a guarantee of that AGA if lawfully required by the landlord).
- G9.5 The BUYER must promptly
- (a) provide references and other relevant information; and
 - (b) comply with the landlord's lawful requirements.
- G9.6 If within three months of the CONTRACT DATE (or such longer period as the SELLER and BUYER agree) the SELLER has not given licence notice to the BUYER the SELLER or the BUYER may (if not then in breach of any obligation under this CONDITION G9) by notice to the other terminate the CONTRACT at any time before the SELLER has given licence notice. That termination is without prejudice to the claims of either SELLER or BUYER for breach of this CONDITION G9.

G10 Interest and apportionments

- G10.1 If the ACTUAL COMPLETION DATE is after the AGREED COMPLETION DATE for any reason other than the SELLER'S default the BUYER must pay interest at the INTEREST RATE on the money due from the BUYER at COMPLETION for the period starting on the AGREED COMPLETION DATE and ending on the ACTUAL COMPLETION DATE.
- G10.2 Subject to CONDITION G11 the SELLER is not obliged to apportion or account for any sum at COMPLETION unless the SELLER has received that sum in cleared funds. The SELLER must promptly pay to the BUYER after COMPLETION any sum to which the BUYER is entitled that the SELLER subsequently receives in cleared funds.
- G10.3 Income and outgoing are to be apportioned at the ACTUAL COMPLETION DATE unless:
- (a) the BUYER is liable to pay interest; and
 - (b) the SELLER has given notice to the BUYER at any time up to COMPLETION requiring apportionment on the date from which interest becomes payable by the BUYER;
- in which event income and outgoing are to be apportioned on the date from which interest becomes payable by the BUYER.
- G10.4 Apportionments are to be calculated on the basis that:
- (a) the SELLER receives income and is liable for outgoing for the whole of the day on which apportionment is to be made;
 - (b) annual income and expenditure accrues at an equal daily rate assuming 365 days in a year (or 366 in a leap year), and income and expenditure relating to some other period accrues at an equal daily rate during the period to which it relates; and
 - (c) where the amount to be apportioned is not known at COMPLETION apportionment is to be made by reference to a reasonable estimate and further payment is to be made by SELLER or BUYER as appropriate within five BUSINESS DAYS of the date when the amount is known.
- G10.5 If a payment due from the BUYER to the SELLER on or after COMPLETION is not paid by the due date, the BUYER is to pay interest to the SELLER at the INTEREST RATE on that payment from the due date up to and including the date of payment.

G11 ARREARS

Part 1 – Current rent

- G11.1 "Current rent" means, in respect of each of the TENANCIES subject to which the LOT is sold, the instalment of rent and other sums payable by the tenant on the most recent rent payment date on or within four months preceding COMPLETION.
- G11.2 If on COMPLETION there are any ARREARS of current rent the BUYER must pay them, whether or not details of those ARREARS are given in the SPECIAL CONDITIONS.
- G11.3 Parts 2 and 3 of this CONDITION G11 do not apply to ARREARS of current rent.
- Part 2 – BUYER to pay for ARREARS
- G11.4 Part 2 of this CONDITION G11 applies where the SPECIAL CONDITIONS give details of ARREARS.
- G11.5 The BUYER is on COMPLETION to pay, in addition to any other money then due, an amount equal to all ARREARS of which details are set out in the SPECIAL CONDITIONS.
- G11.6 If those ARREARS are not OLD ARREARS the SELLER is to assign to the BUYER all rights that the SELLER has to recover those ARREARS.
- Part 3 – BUYER not to pay for ARREARS

G11.7 Part 3 of this CONDITION G11 applies where the SPECIAL CONDITIONS (a) so state; or (b) give no details of any ARREARS.

G11.8 While any ARREARS due to the SELLER remain unpaid the BUYER must: (a) try to collect them in the ordinary course of management but need not take legal proceedings or forfeit the TENANCY; (b) pay them to the SELLER within five BUSINESS DAYS of receipt in cleared funds (plus interest at the INTEREST RATE calculated on a daily basis for each subsequent day's delay in payment); (c) on request, at the cost of the SELLER, assign to the SELLER or as the SELLER may direct the right to demand and sue for OLD ARREARS, such assignment to be in such form as the SELLER'S conveyancer may reasonably require; (d) if reasonably required, allow the SELLER'S conveyancer to have on loan the counterpart of any TENANCY against an undertaking to hold it to the BUYER'S order; (e) not without the consent of the SELLER release any tenant or surety from liability to pay ARREARS or accept a surrender of or forfeit any TENANCY under which ARREARS are due; and (f) if the BUYER disposes of the LOT prior to recovery of all ARREARS obtain from the BUYER'S successor in title a covenant in favour of the SELLER in similar form to part 3 of this CONDITION G11.

G11.9 Where the SELLER has the right to recover ARREARS it must not without the BUYER'S written consent bring insolvency proceedings against a tenant or seek the removal of goods from the LOT.

G12 Management

G12.1 This CONDITION G12 applies where the LOT is sold subject to TENANCIES.

G12.2 The SELLER is to manage the LOT in accordance with its standard management policies pending COMPLETION.

G12.3 The SELLER must consult the BUYER on all management issues that would affect the BUYER after COMPLETION (such as, but not limited to, an application for licence; a rent review; a variation, surrender, agreement to surrender or proposed forfeiture of a TENANCY; or a new TENANCY or agreement to grant a new TENANCY) and: (a) the SELLER must comply with the BUYER'S reasonable requirements unless to do so would (but for the indemnity in paragraph (c)) expose the SELLER to a liability that the SELLER would not otherwise have, in which case the SELLER may act reasonably in such a way as to avoid that liability; (b) if the SELLER gives the BUYER notice of the SELLER'S intended act and the BUYER does not object within five BUSINESS DAYS giving reasons for the objection the SELLER may act as the SELLER intends; and (c) the BUYER is to indemnify the SELLER against all loss or liability the SELLER incurs through acting as the BUYER requires, or by reason of delay caused by the BUYER.

G13 Rent deposits

G13.1 Where any TENANCY is an assured shorthold TENANCY, the SELLER and the BUYER are to comply with their respective statutory duties in relation to the protection of tenants' deposits, and to demonstrate in writing to the other (before COMPLETION, so far as practicable) that they have complied.

G13.2 The remainder of this CONDITION G13 applies where the SELLER is holding or otherwise entitled to money by way of rent deposit in respect of a TENANCY. In this CONDITION G13 "rent deposit deed" means the deed or other DOCUMENT under which the rent deposit is held.

G13.3 If the rent deposit is not assignable the SELLER must on COMPLETION hold the rent deposit on trust for the BUYER and, subject to the terms of the rent deposit deed, comply at the cost of the BUYER with the BUYER'S lawful instructions.

G13.4 Otherwise the SELLER must on COMPLETION pay and assign its interest in the rent deposit to the BUYER under an assignment in which the BUYER covenants with the SELLER to:

- (a) observe and perform the SELLER'S covenants and conditions in the rent deposit deed and indemnify the SELLER in respect of any breach;
- (b) give notice of assignment to the tenant; and
- (c) give such direct covenant to the tenant as may be required by the rent deposit deed.

G14 VAT

G14.1 Where a SALE CONDITION requires money to be paid or other consideration to be given, the payer must also pay any VAT that is chargeable on that money or consideration, but only if given a valid VAT invoice.

G14.2 Where the SPECIAL CONDITIONS state that no VAT OPTION has been made the SELLER confirms that none has been made by it or by any company in the same VAT group nor will be prior to COMPLETION.

G15 TRANSFER as a going concern

G15.1 Where the SPECIAL CONDITIONS so state:

- (a) the SELLER and the BUYER intend, and will take all practicable steps (short of an appeal) to procure, that the sale is treated as a TRANSFER of a going concern; and
- (b) this CONDITION G15 applies.

G15.2 The SELLER confirms that the SELLER:

- (a) is registered for VAT, either in the SELLER'S name or as a member of the same VAT group; and
- (b) has (unless the sale is a standard-rated supply) made in relation to the LOT a VAT OPTION that remains valid and will not be revoked before COMPLETION.

G15.3 The BUYER confirms that

- (a) it is registered for VAT, either in the BUYER'S name or as a member of a VAT group;
- (b) it has made, or will make before COMPLETION, a VAT OPTION in relation to the LOT and will not revoke it before or within three months after COMPLETION;
- (c) article 5(2B) of the Value Added Tax (Special Provisions) Order 1995 does not apply to it; and
- (d) it is not buying the LOT as a nominee for another person.

G15.4 The BUYER is to give to the SELLER as early as possible before the AGREED COMPLETION DATE evidence

- (a) of the BUYER'S VAT registration;
- (b) that the BUYER has made a VAT OPTION; and
- (c) that the VAT OPTION has been notified in writing to HM Revenue and Customs;

and if it does not produce the relevant evidence at least two BUSINESS DAYS before the AGREED COMPLETION DATE, CONDITION G14.1 applies at COMPLETION.

G15.5 The BUYER confirms that after COMPLETION the BUYER intends to

- (a) retain and manage the LOT for the BUYER'S own benefit as a continuing business as a going concern subject to and with the benefit of the TENANCIES; and
- (b) collect the rents payable under the TENANCIES and charge VAT on them.

G15.6 If, after COMPLETION, it is found that the sale of the LOT is not a TRANSFER of a going concern then:

- (a) the SELLER'S conveyancer is to notify the BUYER'S conveyancer of that finding and provide a VAT invoice in respect of the sale of the LOT;
- (b) the BUYER must within five BUSINESS DAYS of receipt of the VAT invoice pay to the SELLER the VAT due; and
- (c) if VAT is payable because the BUYER has not complied with this CONDITION G15, the BUYER must pay and indemnify the SELLER against all costs, interest, penalties or surcharges that the SELLER incurs as a result.

G16 Capital allowances

G16.1 This CONDITION G16 applies where the SPECIAL CONDITIONS state that there are capital allowances available in respect of the LOT.

G16.2 The SELLER is promptly to supply to the BUYER all information reasonably required by the BUYER in connection with the BUYER'S claim for capital allowances.

G16.3 The value to be attributed to those items on which capital allowances may be claimed is set out in the SPECIAL CONDITIONS.

G16.4 The SELLER and BUYER agree:

- (a) to make an election on COMPLETION under Section 198 of the Capital Allowances Act 2001 to give effect to this CONDITION G16; and
- (b) to submit the value specified in the SPECIAL CONDITIONS to HM Revenue and Customs for the purposes of their respective capital allowance computations.

G17 Maintenance agreements

G17.1 The SELLER agrees to use reasonable endeavours to TRANSFER to the BUYER, at the BUYER'S cost, the benefit of the maintenance agreements specified in the SPECIAL CONDITIONS.

G17.2 The BUYER must assume, and indemnify the SELLER in respect of, all liability under such agreements from the ACTUAL COMPLETION DATE.

G18 Landlord and Tenant Act 1987

G18.1 This CONDITION G18 applies where the sale is a relevant disposal for the purposes of part 1 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

G30.1 If a cheque for all or part of the deposit is not cleared on first presentation, the AUCTIONEERS are under no obligation to re-present the cheque, but should they do so (at their sole discretion) then the BUYER will pay to the AUCTIONEERS a fee of £100 plus VAT, such payment being due whether or not the cheque ultimately clears.

G30.2 Vacant possession of the LOT shall be given to the BUYER on COMPLETION except where stated in the SPECIAL CONDITIONS. The BUYER accepts vacant possession of the whole or any part of the LOT offered with vacant possession notwithstanding that:

- (a) there may be furniture, fittings, effects, waste or rubbish remaining at the LOT in which case the BUYER shall not be entitled to require the removal of such items or delay COMPLETION on the grounds that the existence of such items does not constitute vacant possession, and

(b) that all or part of the LOT whether comprising a house, part of a house, flat or flats may not legally be used for immediate residential occupation.

G30.3 The BUYER will pay to the AUCTIONEERS an Administration Fee of £1,500 inclusive of VAT (£795 for transactions of less than £10,000). If for any reason this sum is not paid on exchange of contracts then it will be payable to the SELLER'S solicitors on COMPLETION in addition to the purchase PRICE.

G30.4 Any description of the LOT which includes reference to its use does not imply or warrant that it may be legally used for that purpose.

G30.5 If the BUYER is unable to provide adequate means of identification prior to any exchange of contracts either for himself or for the contractual BUYER (if this is different) the AUCTIONEERS may retain the sale memorandum signed by or on behalf of the SELLER until such identification is produced and in the absence of its Production may (as agents for the SELLER) treat this as the BUYER'S repudiation of the CONTRACT and re-offer the LOT for sale.

G30.6 The AUCTIONEERS shall be under no financial liability in respect of any matters arising out of the AUCTION or the PARTICULARS of any LOT or any of the CONDITIONS relating to any LOT. No claims shall be made against the AUCTIONEERS by the BUYER in respect of any loss or damage or claim actually or allegedly suffered by or made against the BUYER by reason of the BUYER entering into the CONTRACT.

G30.7 The AUCTIONEERS have undertaken their best endeavours to satisfy themselves as to the bona fides of the SELLER and that he is the beneficial owner but we give no warranty.

G30.8 The deposit will be held by the AUCTIONEERS as agents for the SELLER unless the sale is subject to VAT where it will be held as stakeholder.

G30.9 In the event of an AUCTION being held by way of remote bidding only, all deposits must be received in full within 24 hours of the auction. Failure to pay the deposit in full within this time may result in repudiation of the contract and the lot being reoffered.

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Auction accounts team on 020 7637 4000

NAME / COMPANY:

ADDRESS:

POSTCODE:

TELEPHONE: EMAIL:

METHOD OF PAYMENT:

Enclose cheque made payable to “Strettons” with completed form or provide Credit/Debit Card details:

TYPE OF PAYMENT CARD

NAME ON CARD CARD NUMBER:

EXPIRY DATE 3 DIGIT SECURITY CODE:

AUCTION MEMORANDUM

Please note we are unable to accept the deposit payment in cash.

SUBJECT TO SPECIAL CONDITIONS ATTACHED OPPOSITE SHEET(S)

Date 2025

Name of seller

Name and address of buyer

The lot number

The price (excl. any vat)

Deposit paid

The seller agrees to sell and the buyer agrees to buy the lot for the price. This agreement is subject to the conditions so far as they apply to the lot.

We acknowledge receipt of the deposit.

Signed by the buyer

Signed by Strettons as agent for the seller (Ref:)

BUYER'S SOLICITORS:

Name

Address

Contact

Bankers draft £

Cheque £

Debit card £

Admin Fee £

In addition to the deposit to be paid to Strettons on exchange of contracts you are required to pay a Buyer's Administration Fee of £1,500 inclusive of VAT (or £795 for transactions less than £10,000). A VAT receipt will be issued on the following working day.

DO NOT DETACH • DO NOT DETACH • DO NOT DETACH • DO NOT DETACH • DO NOT DETACH • DO NOT DETACH

LEGAL DOCUMENTS

Legal documents may be inspected/ downloaded free via the internet. Just log on to our 'on line' catalogue at **strettons.co.uk** enter the lot in question, click on the 'Legal Documents' button and follow the simple instructions.

Alternatively you may inspect this documentation at our Auction office during normal opening hours, and in the auction room on the day of the sale. If photocopies are required then there will be a charge, which may be paid by debit card.

Please be aware that the legal package may be amended at any time prior to the sale and you should thus check for any late changes on the day of the auction.

STRETTONS' GUIDE TO BUYING AT AUCTION

If you are unfamiliar with procedures, please look at the buyers' guide on our website or call the auction team on 020 7637 4000 who will help you.

AUCTION DEPOSITS

You are specifically referred back to the "Notices" printed on the inside front cover to this catalogue, including that relating to the payment of the contractual deposit.

As members of the Auctioneers Completion and Deposit Scheme (ACADS) details of any dishonoured cheque are circulated to other principal auctioneers, which could preclude any defaulter from future bidding at other London auctions in addition to Strettons.

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See adverts in the catalogue.

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You are strongly recommended to attend the auction to bid personally.

If you are unable to do so then it may be possible, by prior arrangement, for you to bid by proxy up to your previously specified limit.

Proxy bids may be by specific authority for a member of our staff to bid on your behalf, by telephone, or by internet. Whichever method is chosen a proxy bidding form (available from our office or via our web site on strettons.co.uk) must be completed in full and returned to us at least 2 clear working days before the auction. It should be accompanied by your deposit, in the prescribed form, for 10% of your maximum bid price, subject to a minimum of £3,000.

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For up-to-the-minute information on guide prices, amendments, announcements, legal documentation

AUCTION CALENDAR 2025

RESIDENTIAL & COMMERCIAL

THURSDAY 20 FEBRUARY

THURSDAY 3 APRIL

THURSDAY 22 MAY

THURSDAY 10 JULY

THURSDAY 11 SEPTEMBER

THURSDAY 23 OCTOBER

THURSDAY 11 DECEMBER

OTHER SERVICES

RESIDENTIAL & COMMERCIAL

SALES & LETTINGS

VALUATION

LEASE ADVISORY

LANDLORD/TENANT REPRESENTATION

LEASEHOLD REFORM

EXPERT WITNESS & LITIGATION

COMPULSORY PURCHASE

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