

STRETTONS

RESIDENTIAL & COMMERCIAL
NATIONAL PROPERTY AUCTION

Thursday 16 April 2026, 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 16 APRIL 2026

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:

- Chargées in possession
- Joint LPA Receivers
- Pension Fund Trustees
- LPA Receivers
- Harlow District Council
- C.Kornbluth & M.Khaliq as Joint LPA Receivers



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STRETTONS

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REGIONAL PROPERTY AUCTIONS



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 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 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

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AUCT

MEET THE TEAM

AUCTION & INVESTMENTS 020 7637 4000



Graham Slyper

Strettons were deeply saddened to learn of the passing of Graham Slyper, aged 82, following a long illness.

Graham was instrumental in building the auction department we have today and is now very much part of our identity here at Strettons.

Graham spent 34 years at Strettons having joined in the 1970s as a qualified surveyor.

At the time, Strettons were holding 3-4 auctions a year and under Graham's leadership, increased to 7 auctions.

Graham also led the way for legal packs to be available online, something which is an industry standard today.

He was an industry leading expert in the world of property auctions.

Graham will be sorely missed, and our heartfelt condolences go to Graham's wife, children and family.



Andrew Brown
Director of Auctions and Auctioneer
020 8509 4470



Robert Woolfe
Associate Director
020 8509 4408



Rob Hills
Associate Director
020 7614 9933



Michael Mercer
Auction Surveyor
020 8509 4406



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 a very warm welcome to our second auction catalogue of 2026 for our sale on the 16th of April. Whether this will be your first ever foray into the world of buying property at auction, or if you are a seasoned buyer, we're very glad that you are considering buying through Strettons!

It has been very busy few weeks for us looking at and advising on properties right across the UK and I know from talking to my team that being out inspecting and photographing the lots has required extra scarves, hats, gloves and umbrellas this time around! And whilst this certainly has felt like a very long winter indeed, I am hopeful by the time we are into the swing of the April marketing, the evenings will be lighter for longer allowing us to conduct viewings further into the afternoons and the promise of spring and all the optimism that it brings will be just around the corner!

If you see something in the catalogue that you like the look of, please check our website for viewing times, and if any of the lots are "viewing by appointment", do give us a call and we'll do our best to accommodate you.

As any auction buying veteran will tell you, doing your due diligence on a property that you are planning to bid on as early and as thoroughly as possible is vital; and with this in mind it is worth registering your interest as soon as you can, so that when the legal packs arrive we are able to notify you and keep you fully informed of all information supplied by the solicitors.

If you are unsure about the contents of a legal pack we would recommend that you seek advice from a solicitor or registered conveyancer. We work very closely with a number of different solicitors and we are always happy to make a recommendation as to which firm and individual may be best placed to assist you.

When you have identified a lot that is of interest, if you need to arrange finance for your purchase this ideally needs to be arranged in plenty of time prior to the auction. Again, if you are looking for finance there are a number of companies advertising in our catalogue who may be able to assist.

As those who watched the February auction will know, it was another good day on the rostrum; with our clients selling just over £11M of property at a success rate of 83%. Our April sale promises to be another interesting affair; and I am thrilled that we have 58 varied lots for your consideration. We have an exciting selection of vacant and tenanted commercial and residential properties and land offered on behalf of Fixed Charge Receivers, LPA Receivers, Chargees in Possession, Local Authorities, Pension Fund Trustees, property companies and individuals.



We have some super lots to offer you this month, including two (count 'em) lots on Hoe Street in Walthamstow; always a destination that is very popular with our buyers! We have a several telephone boxes in Canterbury, Kensington and Epping, and if you prefer something a little less off the wall, we have a retail corner investment property in East Ham directly adjacent to The Champions Statue, depicting the 1966 FIFA World Cup winners; at a guide price of £750,000, it's one of my favourite lots!

As well as East Ham, Walthamstow and Kensington, there are many other parts of London represented in this month's auction: East Dulwich, Bethnal Green, Leyton, Edmonton, Seven Kings, South Woodford, Canning Town, Tottenham Hale, Hackney, Stratford, Victoria Park, Chingford, Ilford, Wood Green, Clerkenwell, Southwark, Battersea and Barons Court all feature!

But with lots ranging from Northumberland in the north, to Hampshire in the south and from Devon and Dorset in the west to Suffolk and Kent in the East, ours truly is a "National" auction and with guide prices ranging between £5,000 to over £3,000,000, as ever, there really is something for every pocket.

Our April sale will once again be live streamed, and I should remind you that we will only be accepting remote bids. As with all of our catalogues since we began holding

our sales remotely, we have added details of which auction surveyor is dealing with each individual lot on the catalogue listings; we have done this to make it easier for you to speak directly to the best placed team member, who will answer all of your questions.

As ever, all our legal packs can be viewed online at our website, and we have seen a great take up in our fully online, automated registration process; if you haven't used it yet, full details of how you can do this can be found on our website, but if it is at all confusing, my team and I will be delighted to assist you with any enquiries that you may have in respect of registration or remote bidding, so please feel free to get in touch.

I hope that you can "virtually" join us on April 16th, but until then, happy hunting!

Andrew Brown
Director of Auctions
26th March 2026



NEED A FASTER SOLUTION?

Pre-approved funds before auction

Borrow from £50k-£10m

No exit fees, no ERCs

Properties requiring works acceptable

RESULTS

19 FEBRUARY 2026 AUCTION



SOLD FOR £464,000

LOT 1 60 Holmwood Road, Ilford, Essex, IG3 9XZ
Guide price* £320,000 PLUS



SOLD FOR £1,365,000

LOT 3 183-185 Hoe Street, Walthamstow, London, E17 3AP
Guide price* £1,000,000 PLUS

£11m

RAISED

83%

SUCCESS RATE



SOLD FOR £395,000

LOT 10 Flat 25 Gatsby Apartments, 18 Gunthorpe Street, London, E1 7BF
Guide price* £375,000 PLUS



SOLD FOR £436,000

LOT 11 145 Fanshawe Avenue, Barking, London, IG11 8RF
Guide price* £345,000 PLUS



SOLD FOR £372,000

LOT 19 146 York Road, Southend-on-Sea, Essex, SS1 2EA
Guide price* £300,000 PLUS



SOLD FOR £335,000

LOT 47 167 Westmorland Avenue, Luton, Bedfordshire, LU3 2PU
Guide price* £250,000 PLUS

NEXT AUCTION

4 JUNE 2026

CATALOGUE ONLINE

15 MAY 2026

Higher LTVs, Lower Rates



AUCTION
FINANCE



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ORDER OF SALE THURSDAY 16 APRIL 2026

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

- 1 33B Canterbury Road, London, E10 6EE
- 2 Herons Wood Depot, The Hornbeams, Harlow, Essex, CM20 1RR
- 3 62,64,66 & 68 Church Street, Coggeshall, Colchester, Essex, CO6 1TY
- 4 51 Northbrook Road, Ilford, Redbridge, IG1 3BP
- 5 98 Morieux Road, Leyton, London, E10 7LL
- 6 24a Wellwood Road, Seven Kings, Ilford, Redbridge, IG3 8TR
- 7 Land off Red Lion Lane, Rear of Prentice Place, Harlow, Essex, CM17 9BG
- 8 Garages and land at, Betterton Drive, Sidcup, Kent, DA14 4PS
- 9 51 Margravine Road, London, W6 8LL
- 10 22 Mansfield Hill, London, E4 7JU
- 11 Barrows Farm Cottage, Elizabeth Way, Harlow, Essex, CM19 5BE
- 12 Flat 11 Bramley Court, 86-88 Surrey Road, Poole, Dorset, BH12 1EQ
- 13 312 Hoe Street, Walthamstow, London, E17 9PX
- 14 224 Lea Bridge Road, London, E10 7LN
- 15 Gothic House, 1 High Street, Harlow, Essex, CM17 0DN
- 16 Flat 26 Chelsfield Point, Penschurst Road, London, E9 7DY
- 17 Flat 2, Basle House, Albert Square, Stratford, London, E15 1HH
- 18 9B Chigwell Road, South Woodford, London, Redbridge, E18 1LR
- 19 Land on the north of Old Ford Road, Bethnal Green, London, E2 9LY
- 20 Land at, 265 Albert Road, Wood Green, London, Haringey, N22 7XL
- 21 Flat 8, 132 Battersea High Street, London, SW11 3JR
- 22 10 Barton Way, Borehamwood, Hertfordshire, WD6 1PH
- 23 15 Glade Path, London, SE1 8EG
- 24 246 Hoe Street, Walthamstow, London, E17 3AX
- 25 86 Princethorpe Road, Birmingham, West Midlands, B29 5QA
- 26 17 West Gate Mews, 428 Whippendell Road, Watford, Hertfordshire, WD18 7BX
- 27 10 Church Gate, Leicester, LE1 4AJ
- 28 144 -147 Lichfield Street, Walsall, Walsall, WS1 1SE
- 29 17 Brookside, Wappenham, Towcester, Northamptonshire, NN12 8SS
- 30 Longridge House, Church Lane, Church Brampton, Northampton, Northamptonshire, NN6 8AT
- 31 Upper Welford House, Barton Road, Welford on Avon, Stratford-upon-Avon, CV37 8HD
- 32 The Lodge, Browney Lane, Browney, Durham, County Durham, DH7 8HU
- 33 1-2 Fairview Parade, Mawney Road, Romford, Essex, RM7 7AD
- 34 Units 1, 2, 3 & 4, 2 Barking Road, East Ham, London, E6 3BP
- 35 120-122 High Street, Hoddesdon, Hertfordshire, EN11 8HD
- 36 Garages and land at Giffard Drive, Farnborough, Hampshire, GU14 8QD
- 37 126 Hertford Road, London, N9 7HL
- 38 Flat 31 Kirkstall Gate, 101 Commercial Road, Leeds, West Yorkshire, LS5 3AD
- 39 Flat 21 Kirkstall Gate, 101 Commercial Road, Leeds, West Yorkshire, LS5 3AD
- 40 Flat 14 Kirkstall Gate, 101 Commercial Road, Leeds, West Yorkshire, LS5 3AD
- 41 Flat 7 Kirkstall Gate, 101 Commercial Road, Leeds, West Yorkshire, LS5 3AD
- 42 Paragraph Hotel, 6 Cheapside, North Circular Road, London, N13 5ED
- 43 35 Hindmarsh Drive, Ashington, Northumberland, NE63 9FA
- 44 Land Adjoining, 2A Roseheath Road, Hounslow, Middlesex, TW4 5HH
- 45 259-263 Goswell Road, London, EC1V 7AH
- 46 Flat 102, Bream Close, Tottenham Hale, London, N17 9DQ
- 47 105 Landcroft Road, East Dulwich, London, SE22 9JP
- 48 109 Seymour Way, Sunbury-on-Thames, Middlesex, TW16 7NL
- 49 Flat 5, 34A Geldeston Road, Hackney, London, Hackney, E5 8SB
- 50 Land at Culm Spring Farm, Road From Old Hill Cross To Mutterstock Cross, Cullompton, Devon, EX15 1RW
- 51 283 Kingston Road, Leatherhead, Surrey, KT22 7PJ
- 52 Flat 5, 315 Barking Road, London, Canning Town, E13 8EE
- 53 40 Pretoria Road, Ilford, Essex, IG1 2HW
- 54 Two Former Public Telephone Kiosks, High Street, Epping, Essex, CM16 4DA
- 55 Former Public Telephone Kiosk, Opposite St Lukes Church, Redcliffe Square, London, SW10 9HF
- 56 Former Public Telephone Kiosk, Longport, Canterbury, Kent, CT1 1PE
- 57 32 Crown Street, Halifax, West Yorkshire, HX1 1TT
- 58 Land at The Hawthorns, Baughurst, Tadley, Hampshire, RG26 5FJ

NOW TAKING INSTRUCTIONS FOR OUR NEXT AUCTION

Thursday 4 June 2026

020 7637 4000

ALPHABETICAL INDEX THURSDAY 16 APRIL 2026

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

E2

19 Land on the north of Old Ford Road, Bethnal Green, London, E2 9LY

E4

10 22 Mansfield Hill, London, E4 7JU

E5

49 Flat 5, 34A Geldeston Road, Hackney, London, Hackney, E5 8SB

E6

34 Units 1, 2, 3 & 4, 2 Barking Road, East Ham, London, E6 3BP

E9

16 Flat 26 Chelsfield Point, Penshurst Road, London, E9 7DY

E10

1 33B Canterbury Road, London, E10 6EE

5 98 Morieux Road, Leyton, London, E10 7LL

14 224 Lea Bridge Road, London, E10 7LN

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24 246 Hoe Street, Walthamstow, London, E17 3AX

13 312 Hoe Street, Walthamstow, London, E17 9PX

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18 9B Chigwell Road, South Woodford, London, Redbridge, E18 1LR

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IG1

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IG3

6 24a Wellwood Road, Seven Kings, Ilford, Redbridge, IG3 8TR

N9

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N17

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SE22

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21 Flat 8, 132 Battersea High Street, London, SW11 3JR

W6

9 51 Margravine Road, London, W6 8LL

County Durham

32 The Lodge, Browney Lane, Browney, Durham, County Durham, DH7 8HU

Devon

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53 40 Pretoria Road, Ilford, Essex, IG1 2HW

54 Two Former Public Telephone Kiosks, High Street, Epping, Essex, CM16 4DA

Hampshire

36 Garages and land at Giffard Drive, Farnborough, Hampshire, GU14 8QD

58 Land at The Hawthorns, Baughurst, Tadley, Hampshire, RG26 5FJ

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22 10 Barton Way, Borehamwood, Hertfordshire, WD6 1PH

26 17 West Gate Mews, 428 Whippendell Road, Watford, Hertfordshire, WD18 7BX

35 120–122 High Street, Hoddesdon, Hertfordshire, EN11 8HD

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8 Garages and land at, Betterton Drive, Sidcup, Kent, DA14 4PS

56 Former Public Telephone Kiosk, Longport, Canterbury, Kent, CT1 1PE

Leicestershire

27 10 Church Gate, Leicester, LE1 4AJ

Middlesex

44 Land Adjoining, 2A Roseheath Road, Hounslow, Middlesex, TW4 5HH

48 109 Seymour Way, Sunbury-on-Thames, Middlesex, TW16 7NL

Northamptonshire

29 17 Brookside, Wappenham, Towcester, Northamptonshire, NN12 8SS

30 Longridge House, Church Lane, Church Brampton, Northampton, Northamptonshire, NN6 8AT

43 35 Hindmarsh Drive, Ashington, Northumberland, NE63 9FA

Surrey

51 283 Kingston Road, Leatherhead, Surrey, KT22 7PJ

Warwickshire

31 Upper Welford House, Barton Road, Welford on Avon, Stratford-upon-Avon, CV37 8HD

West Midlands

25 86 Princethorpe Road, Birmingham, West Midlands, B29 5QA

28 144 – 147 Lichfield Street, Walsall, Walsall, WS1 1SE

38 Flat 31 Kirkstall Gate, 101 Commercial Road, Leeds, West Yorkshire, LS5 3AD

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41 Flat 7 Kirkstall Gate, 101 Commercial Road, Leeds, West Yorkshire, LS5 3AD

57 32 Crown Street, Halifax, West Yorkshire, HX1 1TT

PRIVATE TREATY

VI & JOHN RUBENS HOUSE, GANTS HILL, ILFORD, IG2 6JH

FOR SALE



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sean.crowhurst@strettons.co.uk
07791 849 470

UNIT 12 AVENUE INDUSTRIAL ESTATE, JUSTIN ROAD, CHINGFORD E4 8SU

FOR SALE



Industrial warehouse unit for sale

Area: 4,350 sq ft
Price: £1,400,000

nick.haywood@strettons.co.uk
07836 554 624

ben.pater@strettons.co.uk
07915 066 170

HOWARD ROAD, CHAFFORD HUNDRED, GRAYS, RM16 6YJ

FOR SALE



Freehold land with implimented planning

Area: 2.63 acres
Price: £3,000,000

aasia.pathan@strettons.co.uk
07807 979 061

chris.wade@strettons.co.uk
07816 505 718

UNIT 1C - CALLY YARD, CALEDONIAN ROAD, LONDON, N7 9BG

FOR SALE



Newly Built Self-Contained Media Style Offices

Area: 4,432 sq ft
Price: Offers in excess of £1,200,000

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

LUMEN, BEACHY ROAD, FISH ISLAND E3 2PL

FOR SALE



Three floors of commercial space

Area: 7,900 sq ft
Price: Offers in excess of £1,850,000

tom.schwier@strettons.co.uk
07583 037 559

COSMOPOLITAN HOUSE, 2 PHIPP STREET, SHOREDITCH, EC2A 4BP

FOR SALE



Virtual freehold self-contained Shoreditch property

Area: 8,299 sq ft
Price: Offers in excess of £2,950,000

tom.schwier@strettons.co.uk
07583 037 559

PRIVATE TREATY

FREEHOLD BLOCK OF SIX FLATS

FOR SALE



MARLBOROUGH HOUSE, FIRSGROVE CRESCENT, BRENTWOOD, CM14 5TF

PRICE: £200,000

oliver.knipe@strettons.co.uk
07977 366 328

ONE BEDROOM FLAT

FOR SALE



WARNEFORD COURT, COLINDALE, NW9 5WD

PRICE: £250,000

oliver.knipe@strettons.co.uk
07977 366 328

ONE BEDROOM FLAT

FOR SALE



LATCHINGDON COURT, LONDON, E17 6JT

PRICE: £275,000

oliver.knipe@strettons.co.uk
07977 366 328

ONE BEDROOM FLAT

FOR SALE



FINCHLEY ROAD, LONDON, NW3 7AW

PRICE: £525,000

oliver.knipe@strettons.co.uk
07977 366 328

THREE BEDROOM TERRACE HOUSE

FOR SALE



MANBEY GROVE, LONDON, E15 1EX

PRICE: £650,000

oliver.knipe@strettons.co.uk
07977 366 328

SIX BEDROOM END OF TERRACE

FOR SALE



HILLSIDE AVENUE, WOODFORD GREEN, IG8 7RN

PRICE: £920,000

oliver.knipe@strettons.co.uk
07977 366 328

**The
smart
time is
now...**

LOTS INVITED
FOR OUR NEXT
AUCTION

**NATIONAL
PROPERTY
AUCTION**

RESIDENTIAL &
COMMERCIAL

**THURSDAY
4 JUNE 2026
12 Noon**



Auction enquiries 020 7637 4000

LOT
1

33B CANTERBURY ROAD, LONDON E10 6EE

GUIDE PRICE* £95,000 PLUS



LONG LEASEHOLD FIRST FLOOR VACANT ONE BEDROOM FLAT

LOCATION & DESCRIPTION

The property is located on the north side of Canterbury Road, and is 100m from the junction with High Road Leyton (A112), in a residential area. Leyton Midland Road Train Station (Suffergette Line), is 200m to the south and Leytonstone Tube (Central Line) and the A12 road are 400m to the south east.

The property comprises a first floor one bedroom flat, that is in need of a full repair and modernisation. It does not have a fitted kitchen or bathroom/toilet.

ACCOMMODATION (Measurements based on EPC)

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

First Floor: One bedroom, lounge, kitchen, and bathroom/toilet (not fitted) 602 Sq Ft (56 SqM)

NOTE

1. The property is in need of a full refurbishment and modernisation.
2. The property does not have a fitted kitchen, bathroom or toilet.
3. Photos are provided by vendor.

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

TENURE

Leasehold for a term of 99 years from 25th December 1986 (60 years remaining)

EPC Rating: D

OFFERED VACANT FOR MODERISATION



GUIDE PRICE* £27,500 PLUS



**FREEHOLD VACANT FORMER
COUNCIL DEPOT BUILDING ON
0.056 ACRES OF LAND**

LOCATION & DESCRIPTION

The property is located in a residential area of Harlow, with Elizabeth Way (A1169) 200m to the north, and Hodings Road, 50m to the south. The property can be reached via The Hornbeams. Harlow Town Train Station (Stanstead Express) is 600m to the north east and Princess Alexandra Hospital is 300m to the south. The property comprises a former Council Depot building, which is in a dilapidated condition. The building sits on a site of 0.056 acres.

ACCOMMODATION (Areas for guidance only)

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

Ground Floor: Former Council Depot building (approximately 850 Sq Ft) on a site of 0.056 acres.

NOTE

1. Potential for future development, subject to obtaining the necessary planning consents.
2. The pictures have been provided by the vendor

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

**OFFERED VACANT / DEVELOPMENT
OPPORTUNITY**



NOT TO SCALE FOR INFORMATION ONLY © ES100004608

LOT
3

62,64,66 & 68 CHURCH STREET,
COGGESHALL, COLCHESTER, ESSEX CO6 1TY

GUIDE PRICE* £230,000 PLUS



FOUR TWO-BEDROOM SPLIT-LEVEL GRADE 2 LISTED COTTAGES OCCUPYING A 0.16 ACRE PLOT AND CURRENTLY GENERATING £27,900 P.A.

LOCATION & DESCRIPTION

The property comprises four split-level, two-bedroom cottages, locally known as Derwent Cottages. The properties were originally constructed to accommodate the servants of Derwent House. Each cottage benefits from a spacious living room, a fully fitted kitchen, two double bedrooms, and a three-piece family bathroom. A communal cobbled pathway runs through the centre of the building, providing access to each individual property. To the rear, there is an approximately 114-foot communal south-east facing garden, which may offer potential for future development, subject to the necessary planning consents.

The property is located in the desirable village of Coggeshall, offering a quiet countryside setting while still being well connected for travel. Local amenities can be found within walking distance and provides supermarkets, cafés, pubs, and everyday services. For rail travel, Marks Tey railway station and Kelvedon Station are a short drive away, offering direct services to London Liverpool Street Station and links across East Anglia. The area also benefits from easy access to the A12 road, connecting to Chelmsford, Ipswich, and the wider regional road network.

ACCOMMODATION

62 Front Left: Reception Room, Kitchen, Two Double Bedrooms and Bathroom

64 Front Right: Reception Room, Kitchen, Two Double Bedrooms and Bathroom

66 Rear Right: Reception Room, Kitchen, Two Double Bedrooms and Bathroom.

68 Rear Left: Reception Room, Kitchen, Two Double Bedrooms and Bathroom

TENANCY DETAILS

62: 3 year AST from 03/03/2023 producing £650 pcm

64: 3 year AST from 29/03/2020 producing £550 pcm

66: 3 year AST from 05/11/2025 producing £575 pcm

68: 3 year AST from 10/12/2015 producing £550 pcm

EPC Rating: 62 - C Expiring (3 March 2036)

64 - D Expiring (5 March 2036)

66 - E Expiring (3 March 2036)

68 - D Expiring (3 March 2036)

NOTE

Auction Surveyor: Bryn Nettle
Contact: 0207 614 9931 bryn.nettle@strettons.co.uk

Please note all properties are currently under-rented, with an estimated rental value (ERV) of £57,600 p.a. if all the properties were fully refurbished.



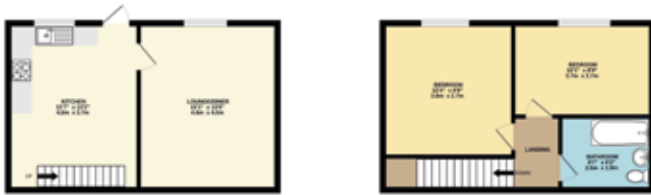
LOT
3

62,64,66 & 68 CHURCH STREET,
COGGESHALL, COLCHESTER, ESSEX CO6 1TY

GUIDE PRICE* £230,000 PLUS

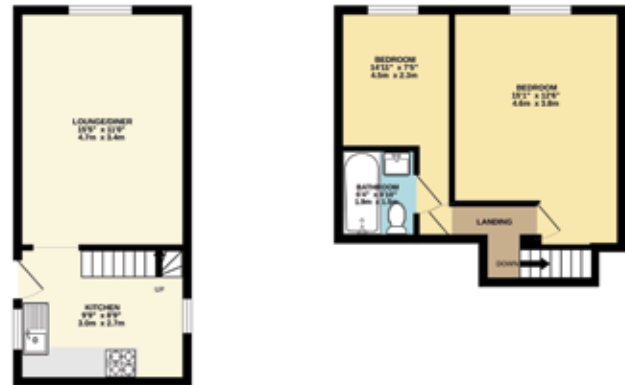


68 Rear Left



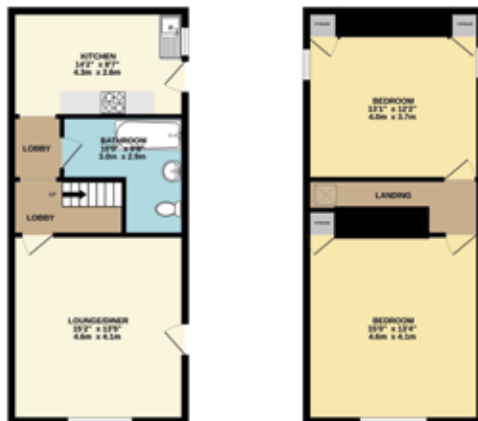
TOTAL FLOOR AREA: 689 sq. ft. (64.2 sq. m.) approx.
*This area should not be used to assess the accuracy of the floorplan contained here. Measurements of plots, streets, roads and any other details are approximate and do not constitute an offer of any kind. The floorplan is for information only and should not be used for any other purpose. The actual area and details may vary from those shown on the floorplan.

66 Rear Right



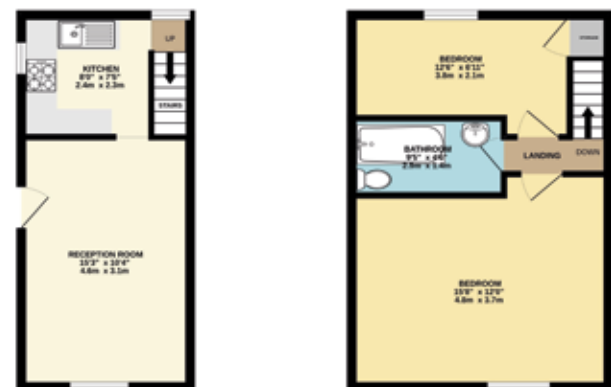
TOTAL FLOOR AREA: 624 sq. ft. (57.7 sq. m.) approx.
*This area should not be used to assess the accuracy of the floorplan contained here. Measurements of plots, streets, roads and any other details are approximate and do not constitute an offer of any kind. The floorplan is for information only and should not be used for any other purpose. The actual area and details may vary from those shown on the floorplan.

62 Front Left



TOTAL FLOOR AREA: 682 sq. ft. (63.2 sq. m.) approx.
*This area should not be used to assess the accuracy of the floorplan contained here. Measurements of plots, streets, roads and any other details are approximate and do not constitute an offer of any kind. The floorplan is for information only and should not be used for any other purpose. The actual area and details may vary from those shown on the floorplan.

64 Front Right



TOTAL FLOOR AREA: 682 sq. ft. (63.2 sq. m.) approx.
*This area should not be used to assess the accuracy of the floorplan contained here. Measurements of plots, streets, roads and any other details are approximate and do not constitute an offer of any kind. The floorplan is for information only and should not be used for any other purpose. The actual area and details may vary from those shown on the floorplan.



A LEASEHOLD ONE BEDROOM GROUND FLOOR GARDEN FLAT LET ON AN ASSURED SHORTHOLD TENANCY AT £17,100 P.A.

LOCATION & DESCRIPTION

The property is a well-presented one-bedroom ground floor apartment forming part of an attractive period conversion. The accommodation comprises a well-proportioned bedroom, a spacious fully tiled three-piece bathroom, a generous reception room with a clearly defined dining area, and a fully fitted kitchen. Further benefits include a substantial basement offering excellent storage or potential additional use, a private rear garden, and an allocated parking space to the front, conveniently accessed via a dropped kerb.

Ideally located in the heart of Ilford, the property is within easy reach of a wide range of local amenities, including shops, cafés, supermarkets, and leisure facilities along Ilford High Road. Excellent transport links are close by, with Ilford Station offering fast and frequent services into Stratford, Liverpool Street, and Canary Wharf via the Elizabeth Line. Multiple bus routes also serve the area, providing easy access to surrounding neighbourhoods, while nearby road connections include the A12 and A406, making this an ideal location for both commuters and local living.

TENURE

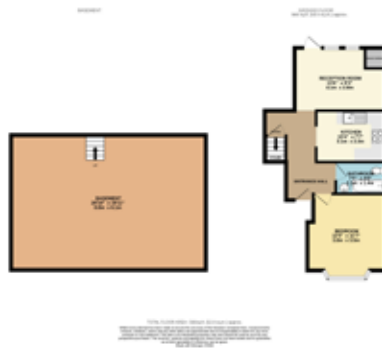
Leasehold - A term of 99 years from 01/01/1988 (approximately 61 years unexpired).

TENANCY DETAILS

Let to individual on a Periodic Tenancy. Current tenancy is for 12 months from 21/07/2025. Current rent £1,425 pcm

NOTE

Auction Surveyor: Bryn Nettle
Contact: 0207 614 9931
bryn.nettle@strettons.co.uk





VACANT LEASEHOLD FIRST FLOOR TWO BEDROOM FLAT

LOCATION & DESCRIPTION

A vacant two bedroom first floor flat with own entrance, situated on Morieux Road, off Lea Bridge Road (A104) between Seymour Road and Bloxhall Road within the 'Clementina Estate'. Also, located within approximately half a mile of Lea Bridge Road mainline Station giving easy access to Stratford. Lea Bridge Road provides easy vehicular access to both Hackney and Westfield shopping centre.

ACCOMMODATION

The accommodation comprises the following:
First Floor Flat: Two bedrooms, living room, kitchen and shower room with separate toilet.
External: Shared rear garden.

TENURE

Leasehold - A term of 125 years from 22/11/2022 (approximately 121 years unexpired).

NOTE

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

OFFERED VACANT

EPC Rating: C

FIRST FLOOR





A LEASEHOLD TWO BEDROOM GROUND FLOOR FLAT LET ON AN ASSURED SHORTHOLD TENANCY AT £17,700 P.A.

LOCATION & DESCRIPTION

The subject property comprises a two-bedroom ground floor apartment within a period conversion. The accommodation includes two well-proportioned bedrooms, three bathrooms, a spacious reception room, and a fully fitted kitchen with a dedicated dining area. The property further benefits from a large basement, a private rear garden, and an allocated parking space to the front, accessed via a dropped kerb.

The property is ideally situated within the well-established residential area of Goodmayes, Ilford, offering a wide range of everyday amenities within easy reach. Goodmayes High Road provides a variety of shops, supermarkets, cafés and restaurants. The area benefits from excellent transport connections, with Goodmayes Station providing swift and direct services into Stratford, Liverpool Street and central London via the Elizabeth Line. Several local bus routes also serve the area, offering convenient links to Ilford, Romford and the surrounding neighbourhoods, making it a well-connected and convenient location for commuters and families alike.

TENURE

Leasehold - A term of 99 years from 25/12/1975 (approximately 48 years unexpired).

TENANCY DETAILS

Let to individual on a Periodic Tenancy. Current tenancy is for 12 months from 28/10/2025. Current rent £1,475 pcm

NOTE

Auction Surveyor: Bryn Nettle
Contact: 0207 614 9931
bryn.nettle@strettons.co.uk



GUIDE PRICE* £100,000 PLUS



FREEHOLD VACANT SITE OF APPROXIMATELY 0.11 ACRES

LOCATION & DESCRIPTION

The property is located in a predominately residential area, with Harlow Town Centre 1 mile to the north west and Old Harlow and Harlow Mill Train Station (Greater Anglia Line) being 1 mile to the north. The site can be reached via the A414, which is 200m to the west, and Potter Street and Red Lion Lane.

The site comprises a roughly rectangular parcel of land of approximately 0.11 acres.

NOTE

1. Potential for future development, subject to obtaining the necessary planning consents.
2. There are electric meters on the flank wall of the adjacent garages being retained by the Council. The blue colouring on the plan denotes the land over which the Council reserve access rights, to read these meters and to maintain the flank wall of the garages.

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

OFFERED VACANT / DEVELOPMENT POTENTIAL (SUBJECT TO PLANNING)

ACCOMMODATION (Areas for guidance only)

Whilst Strettons have not been on the site, we understand it to comprises:

Ground Floor: Roughly rectangular site of 0.11 acres

TENURE

Freehold



NOT TO SCALE FOR INFORMATION ONLY ©
EST100004608

GARAGES AND LAND AT, BETTERTON DRIVE, SIDCUP, KENT DA14 4PS

GUIDE PRICE* £92,500 PLUS



FREEHOLD SITE WITH EIGHT VACANT GARAGES WITH DEVELOPMENT POTENTIAL

LOCATION & DESCRIPTION

The property is located at the junction of Betterton Drive and Longmead Drive in Sidcup, in a predominately residential area. Albany Park Train Station is 400m to the west and Bexley Train Station (Southeastern Line), is 1 mile to the east. Bexley Heath is 1 mile to the north and Greenwich is 6 miles to the north west. The property can be reached via the A2 and A20 roads. The property comprises 8 vacant garages, (with some in need of repair), on a site of approximately 0.06 acres.

ACCOMMODATION (Areas for guidance only)

The property comprises:

Ground Floor: 8 vacant garages in a block, on a rectangular site of approximately 0.06 acres.

TENURE

Freehold

NOTE

1. Some pictures are historic.

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

MANAGEMENT AND DEVELOPMENT OPPORTUNITY (SUBJECT TO PLANNING)

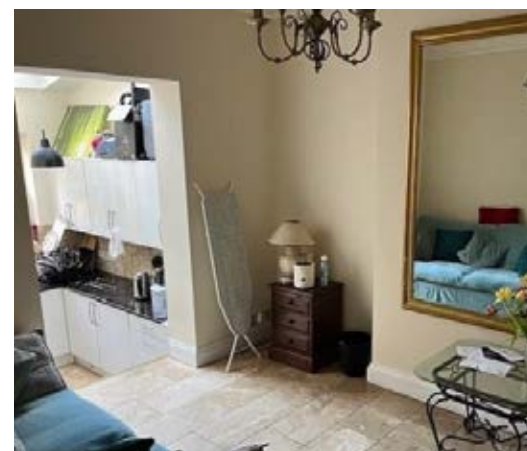


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NOT TO SCALE FOR INFORMATION ONLY © ES100004608





FREEHOLD RESIDENTIAL INVESTMENT COMPRISING A 5 BEDROOM HMO (HOUSE IN MULTIPLE OCCUPATION) PRODUCING £66,000 P.A.

LOCATION & DESCRIPTION

The property is situated on the southern side of Margravine Road, to the east of its junction with Claybrook Road and broadly opposite its junction with Claxton Grove.

The property forms part of an affluent residential area in West London between Hammersmith and Fulham, just to the east of Charing Cross Hospital and the property is within walking distance of transport links at Barons Court (0.4 miles) and Hammersmith (0.7 miles).

TENANCY DETAILS

Let on an AST for 6 months from 9th September 2024 at a rent of £5,500 pcm (£66,000 p.a.).

NOTE

1. HMO Licence granted by Hammersmith & Fulham Council on 03/03/2025 until 16/10/2029.
2. Photos taken from valuation report dated from February 2025.

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

PRODUCING EQUIVALENT TO £66,000 P.A.

EPC Rating: C

ACCOMMODATION (Details from valuation report)

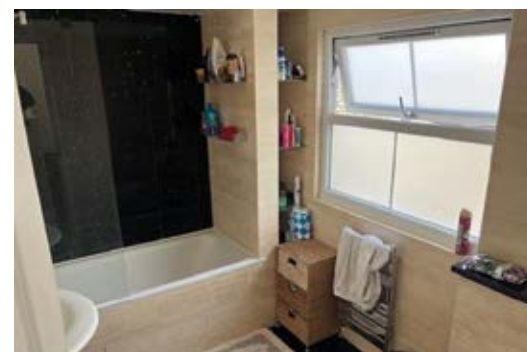
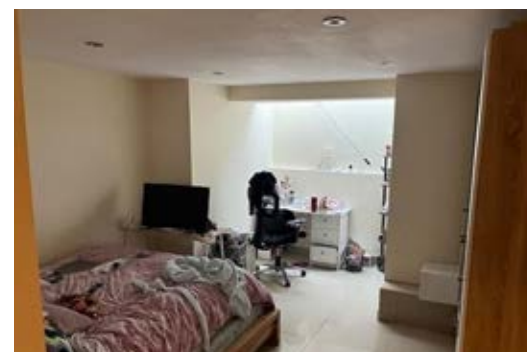
Basement: 1 Bedroom with en-suite (334 sq ft / 31.04 sq m)

Ground floor: Kitchen, two reception rooms (497 sq ft / 46.14 sq m)

First floor: Three bedrooms (454 sq ft / 42.17 sq m)

Second floor: Bedroom with en-suite, bathroom (314 sq ft / 29.14 sq m)

Total GIA: 1,598 sq ft (148.49 sq m)



LOT
10

22 MANSFIELD HILL, LONDON E4 7JU

GUIDE PRICE* £820,000 PLUS



VACANT FOUR BEDROOM FREEHOLD DETACHED PROPERTY SET ON 0.484 ACRES OF LAND

LOCATION & DESCRIPTION

The property is a double-fronted, four-bedroom detached home, set on nearly half an acre of land. The property comprises of three reception rooms, a fitted kitchen, a utility space, a w/c and a double garage all located on the ground floor. The first floor consists of four well sized bedrooms, a conservatory, along with family bathroom and separate toilet.

The area offers a relaxed suburban vibe with strong local amenities. You'll find everyday conveniences like a Tesco Express and Co-operative Food on Station Road, a nearby GP surgery (The Ridgeway Surgery), and great access to green space via Epping Forest, perfect for walks or runs. With these on your doorstep and good transport links to central London, it's a comfortable and convenient place to live.

TENURE FREEHOLD

PLANNING

On 2nd Dec 2016, under reference 163267, Planning permission via The London Borough of Waltham Forest was withdrawn for:
"Demolition of existing detached house and construction of 9 x two storey, 3 bedroom houses."

ACCOMMODATION

The Accommodation comprises the following:

Entrance Hall 1.36m x 5.91m
Reception Room One 5.41m x 4.10m
Reception Room Two 5.73m x 4.10m
Reception Room Three 3.52m x 3.17m
Kitchen/Diner 4.46m x 4.29m
Utility Room 4.10m x 2.56m
Ground Floor Toilet 0.83m x 1.16m
Integral Garage 5.97m x 5.07m
First Floor Landing 4.67m x 2.02m
Bedroom One 5.63m x 4.10m
Bedroom Two 5.40m x 4.10m
Bedroom Three 4.48m x 3.17m
Bedroom Four 3.36m x 2.41m
First Floor Conservatory 4.95m x 2.65m
First Floor Bathroom 2.20m x 1.93m
First Floor Toilet 0.85m x 1.09m

NOTE

Auction Surveyor: Bryn Nettle
Contact: 0207 614 9931
bryn.nettle@strettons.co.uk



LOT
10

22 MANSFIELD HILL, LONDON E4 7JU

GUIDE PRICE* £820,000 PLUS



NOT TO SCALE FOR INFORMATION ONLY © E5100004608

GUIDE PRICE* £270,000 PLUS

FREEHOLD VACANT THREE BEDROOM HOUSE WITH DEVELOPMENT POTENTIAL

LOCATION & DESCRIPTION

The property, known as Barrows Farm Cottage, is located 500m to the east of Harlow, and can be reached via Roydon Road and Elizabeth Way (A1169). Harlow Town Football Club (Harlow Arena) is 50m to the west. Harlow Town Train Station is 1 mile to the north east.

The building is a two storey, three bedroom, detached house, set over ground and first floors. To the rear of the property, there is a single storey extension, estimated to have been added around 1970-80's. The property requires extensive works throughout.

TENURE

Freehold

NOTE

1. Potential for future development, subject to obtaining the necessary planning consents.
2. Internal pictures are provided by the vendor

Auction Surveyor : Rob Hills

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

OFFERED VACANT / DEVELOPMENT OPPORTUNITY (SUBJECT TO PLANNING)

EPC Rating: F

ACCOMMODATION (Measurements based on EPC)

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

Ground Floor: Living room, kitchen, bathroom, reception and store room

First Floor: Three bedrooms and landing

TOTAL: 1,076 Sq Ft (100 Sq M)



NOT TO SCALE FOR INFORMATION ONLY © E5100004608



LOT
12

**FLAT 11 BRAMLEY COURT, 86-88 SURREY ROAD,
POOLE, DORSET BH12 1EQ**

GUIDE PRICE* £125,000 PLUS



LONG LEASEHOLD VACANT TWO BEDROOM FLAT WITH GARAGE EN-BLOC

LOCATION & DESCRIPTION

A purpose-built, self-contained second floor flat plus a garage en-bloc. Located within a popular residential area close to Coy Pond Gardens, about ¾ mile from Branksome railway station, 1½ miles from Bournemouth town centre and 2 miles from the seafront where there are a variety of popular tourist attractions including Bournemouth Pier.

ACCOMMODATION

Second Floor Flat: 2 bedrooms, living room, kitchen, bathroom/toilet
Garage en-bloc

TENURE

Long Leasehold - 199 years (less 10 days) from 01.11.1975 at a fixed ground rent of £35 p.a.

NOTE

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

OFFERED VACANT FOR MODERNISATION

EPC Rating: E



312 HOE STREET, WALTHAMSTOW, LONDON E17 9PX

GUIDE PRICE* £675,000 PLUS



FREEHOLD COMMERCIAL INVESTMENT - SHOP & RESIDENTIAL UPPER PARTS - PRODUCING A TOTAL OF £67,560 P.A.

LOCATION & DESCRIPTION

Comprising a ground floor shop with separate front access and rear access (via Cedars Avenue) to a self-contained residential across the three upper floors. Located close to Walthamstow town centre and almost opposite the junction with Second Avenue. The "17&Central" shopping centre and street market are nearby and Walthamstow Central station (Victoria line and overground) is within a short walking distance.

ACCOMMODATION

Ground Floor Shop:— Let at a passing rent of £30,000 per annum, on 10 year lease from July 2021, subject to a mid-term rent review July 2026. The lease is contracted inside the security of tenure provisions of the Landlord & Tenant Act 1954 Part II.

First Floor:— Arranged as kitchen/living and two bedrooms plus shower room with toilet*

Second Floor:— Arranged as kitchen/living and bedroom plus shower room with toilet*

Top Floor:— Arranged as kitchen/living with shower room with toilet*

*The upper floors are producing a combined rental income of £37,560

EPC Rating: Shop = D
312a = D

TENURE

FREEHOLD

NOTE

Auction Surveyor: Michael Mercer & Sean Crowhurst
020 8509 4406 michael.mercer@strettons.co.uk or sean.crowhurst@strettons.co.uk

PRODUCING £67,560 P.A.



LOT
14

224 LEA BRIDGE ROAD, LONDON E10 7LN
GUIDE PRICE* £270,000 PLUS



LEASEHOLD VACANT TWO BEDROOM FLAT WITH FRONT YARD AND SHARED REAR GARDEN

LOCATION & DESCRIPTION

The property is located in a mixed commercial and residential area, on Lea Bridge Road (A104), 30m from the junction with Bloxhall Road, and opposite the Esso garage and Morrison Daily Supermarket. Lea Bridge Train Station (Greater Anglia Line), is 400m to the west, and Hackney Marshes Park is 500m to the south. Walthamstow Tube Station (Victoria and Weaver Lines), is 1 mile to the north east.

The property comprises a ground floor two bedroom flat, with front yard and side access from the kitchen, to a shared rear garden and yard area.

TENURE

Leasehold - for a term of 99 year lease from 25/12/87 (61 years remaining)

NOTE

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

EPC Rating: C

ACCOMMODATION (Measurements based on EPC)

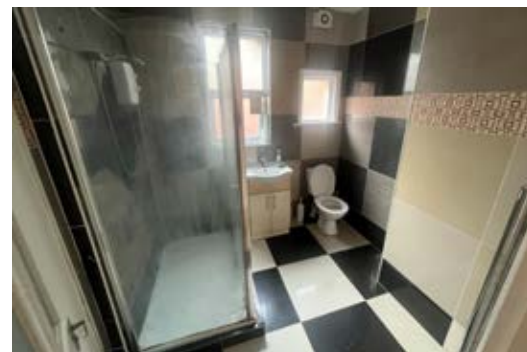
The property comprises:

Ground Floor: Two bedrooms, reception room, hall, kitchen, store area, shower and toilet, with front yard area, and shared rear garden 753 Sq Ft (70 Sq M)

OFFERED VACANT



NOT TO SCALE FOR INFORMATION ONLY © ES100004608



GOTHIC HOUSE, 1 HIGH STREET, HARLOW, ESSEX CM17 0DN

GUIDE PRICE* £600,000 PLUS



FREEHOLD COMMERCIAL INVESTMENT - PRODUCING £63,340 PA

LOCATION & DESCRIPTION

Gothic House is an attractive unbroken three storey building, at a corner position on High Street and Station Road in the centre of Old Harlow. Occupiers of the surrounding commercial environment include estate agents, financial advisors and solicitors as well as a number of independent retailers, coffee shops and eateries. Located close to the Harlow Mill railway station. Junction 7a of the M11 motorway gives swift access to London and is approximately 2.5 miles from the property.

PLANNING

Asset management opportunities as well as potential for future conversion/development, subject to obtaining the necessary planning consents and vacant possession.

NOTE

Please note that the sizes have been provided by our client and interested parties would be advised to obtain their own measurements on site for verification purposes.

Auction Surveyor: Michael Mercer & Sean Crowhurst
020 8509 4406 michael.mercer@strettons.co.uk or
sean.crowhurst@strettons.co.uk

EPC Rating: C

ACCOMMODATION

The accommodation comprises the following (NET INTERNAL AREAS):

Ground Floor - Gothic House : - 1,600 Sq Ft (148.6 Sq M)

First Floor - Rooms 1-3 : - 374 Sq Ft (34.7 Sq M)

First Floor - Rooms 4-5 : - 495 Sq Ft (36 Sq M)

First Floor - Rooms 6 : - Included in Sq Ft of Rooms 4-5

Ground Floor - Rooms 8-9 : - 388 Sq Ft (36 Sq M)

Total = 2,858 Sq Ft (265.5 Sq M)

Lease Summary:

Ground Floor - Gothic House : - Let on a 6 year lease from 01.08.2024 at £34,000 p.a.

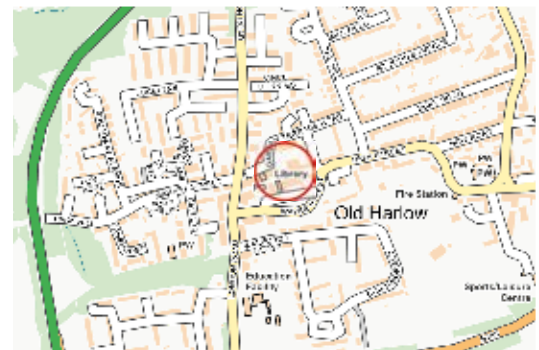
Ground Floor - Rooms 8-9 : - Let on a 3 year lease from 01.08.2022 at £8,400 p.a.

First Floor - Rooms 1-3 : - Let on a 5 year lease from 10.09.2023 at £6,540 p.a.

First Floor - Rooms 4-5 : - Let on a 5 year lease from 06.03.2023 at £7,200 p.a.

First Floor - Rooms 6 : - Let on a 4 year lease from 04.03.2024 at £7,200 p.a.

Current Total Net Income = £63,340



LOT
15

GOTHIC HOUSE, 1 HIGH STREET, HARLOW, ESSEX CM17 0DN

GUIDE PRICE* £600,000 PLUS



LOT
16

FLAT 26 CHELSFIELD POINT, PENSHURST ROAD, LONDON E9 7DY

GUIDE PRICE* £205,000 PLUS



LONG LEASEHOLD VACANT ONE BEDROOM FLAT

LOCATION & DESCRIPTION

The property is located in Hackney in Chelsfield Point tower block. It is situated in a residential area, at the junction of Peshurst Road and Banbury Road. It can be reached via Victoria Park Road (A106), and is 300 to the west of Victoria Park, and 600m to the east of London Fields (Weaver Line) Tube Station. The property is a vacant seventh floor, one bedroom flat with balcony, and access to a communal garden. It has excellent views of Victoria Park and the Olympic Park.



ACCOMMODATION (Measurements based on EPC)

The property comprises:

Seventh Floor: Bedroom, lounge, balcony, kitchen, shower and toilet. 570 Sq Ft (53 Sq M)

TENURE

Leasehold for a term expiring 23rd June 2116 at a ground rent on £9 per annum (90 years unexpired)

NOTE

1. Fixtures and fittings are included in property sale.

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

OFFERED VACANT

EPC Rating: D



LOT
17

FLAT 2, BASLE HOUSE, ALBERT SQUARE,
STRATFORD, LONDON E15 1HH

BY ORDER OF JOINT LPA
RECEIVERS

GUIDE PRICE* £160,000 PLUS



LONG LEASEHOLD VACANT SPLIT LEVEL ONE BEDROOM FLAT FOR MODERNISATION

LOCATION & DESCRIPTION

A self-contained split level flat and located within a popular residential area at the junction with Forest Lane, east of Leytonstone Road, close to Forest Lane Park, within ¼ mile of Maryland station (Elizabeth line) and about a mile from Westfield Stratford City shopping centre.

ACCOMMODATION

Ground Floor: Living room/kitchen, WC

Lower Ground Floor: Bedroom (with access to enclosed external area), bathroom/toilet

TENURE

Long Leasehold - 125 years from 01.01.2006 at a current ground rent of £250 p.a.

NOTE

Auction Surveyor: Robert Woolfe

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

OFFERED VACANT FOR MODERNISATION

EPC Rating: E



9B CHIGWELL ROAD,
SOUTH WOODFORD, LONDON, REDBRIDGE E18 1LR

GUIDE PRICE* £170,000 PLUS



A LEASEHOLD ONE BEDROOM SECOND FLOOR FLAT LET ON AN ASSURED SHORTHOLD TENANCY AT £18,180 P.A.

LOCATION & DESCRIPTION

The subject property is a one-bedroom second floor apartment located above a commercial premises. The accommodation comprises a well-proportioned bedroom, a spacious fully tiled three-piece family bathroom, a generous reception room with an open plan fully fitted kitchen. The property further benefits from a private rear garden.

Situated in the desirable South Woodford area, the property benefits from a wide range of local amenities and excellent transport links. The vibrant George Lane high street is just a short distance away, offering an array of shops, cafés, restaurants and supermarkets for everyday convenience. The area is also close to attractive green spaces including Churchfields Recreation Ground and the vast Epping Forest, providing excellent opportunities for outdoor leisure. South Woodford Underground Station (Central Line) offers direct connections to Stratford, the City, and the West End, while nearby road links including the A406 North Circular, A12, and M11 provide convenient access across London and beyond.

TENURE

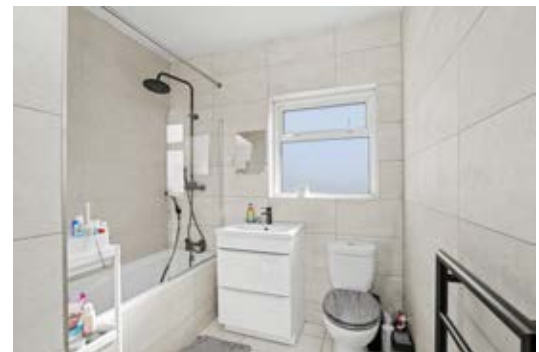
Leasehold - A term of 99 years from 01/01/1985 (approximately 57 years unexpired).

TENANCY DETAILS

Let to individual on a Periodic Tenancy. Current tenancy is for 12 months from 12/11/2025. Current rent £1,515 pcm

NOTE

Auction Surveyor: Bryn Nettle
Contact: 0207 614 9931
bryn.nettle@strettons.co.uk



LOT
19

LAND ON THE NORTH OF OLD FORD ROAD,
BETHNAL GREEN, LONDON E2 9LY

GUIDE PRICE* £40,000 PLUS



FREEHOLD VACANT LAND WITH DEVELOPMENT POTENTIAL

LOCATION & DESCRIPTION

A triangular shaped site at the junction with Approach Road and located within a popular residential area east of Cambridge Heath Road and about ¼ mile from Victoria Park, Bethnal Green underground station (Central line) and the shops on Bethnal Green Road.

SITE AREA (from digital mapping)

1,330 sq ft (123.6 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)**

JOINT AUCTIONEER

Cedar Harp
020 3930 3717
jezekiel@cedarharp.com
Ref: Joe Ezekiel



LAND AT 265 ALBERT ROAD, WOOD GREEN, LONDON, HARINGEY N22 7XL

GUIDE PRICE* £225,000 PLUS



FREEHOLD VACANT LAND WITH PLANNING PERMISSION FOR DEMOLITION OF AN EXISTING SINGLE-STOREY CAR GARAGE AND THE CONSTRUCTION OF A THREE-STOREY, THREE-BEDROOM INFILL FAMILY HOME

LOCATION & DESCRIPTION

The site extends to approximately 111.8 sqm (1,203 sqft) and is currently occupied by a detached, brick-built garage. The approved scheme proposes a three-bedroom, three-storey family dwelling with both front and rear gardens. The proposed gross internal area (GIA) is approximately 104 sqm (1,119 sqft).

The site is well connected by bus and tube and is surrounded by a variety of useful amenities. It is opposite a large park and benefits from nearby supermarkets, cafés, and local shops, close to Muswell Hill as well as the green spaces of Alexandra Palace and Highgate Wood for outdoor leisure. Residents have convenient access to healthcare facilities, gyms, and are opposite what are widely regarded as the best two schools in the borough (Rhodes Avenue primary and Alexandra Park School secondary - both Sunday Times top 100).

PLANNING

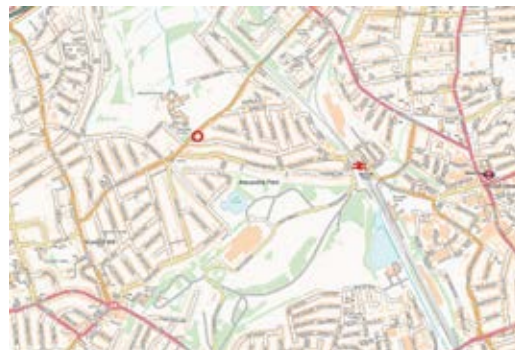
On 04/06/2025, under reference HGY/2025/0966, London Borough of Haringey granted planning permission for: "demolition of an existing single-storey car garage and the construction of a three-storey, three-bedroom infill family home."

NOTE

Auction Surveyor: Bryn Nettle
Contact: 0207 614 9931

bryn.nettle@strettons.co.uk

The four smaller photo's on the right represent the current approved design and supplied by vendor. (please refer to legal pack).



NOT TO SCALE FOR INFORMATION ONLY © ES100004608



GUIDE PRICE* £600,000 PLUS



**VACANT LONG LEASEHOLD
SPLIT LEVEL PENTHOUSE
APARTMENT**

LOCATION & DESCRIPTION

The entrance floor features the primary bedroom, complete with a contemporary en-suite shower room featuring a double sink. Two additional double bedrooms are positioned at the front of the apartment, accompanied by a luxurious family bathroom. A staircase leads to the upper floor, where you'll discover an impressive open-plan kitchen and reception room. Floor-to-ceiling panoramic windows flood the space with natural light and offer far-reaching rooftop views across London. The fully fitted kitchen includes beautifully crafted wall and base units, marble worktops, and a generous central island. Patio doors open onto a private roof terrace, an ideal setting for entertaining and al-fresco dining.

The apartment benefits from a vibrant and highly sought-after neighbourhood. The area offers excellent transport links, with Clapham Junction nearby, as well as an array of independent cafés, restaurants, and boutiques.

TENURE

Leasehold - A term of 999 years from 01/01/2020 (approximately 993 years unexpired).

NOTE

Auction Surveyor: Bryn Nettle
Contact: 0207 614 9931 bryn.nettle@strettons.co.uk





FREEHOLD THREE BED HOUSE CURRENTLY PRODUCING £28,200 P.A AND PLOT OF LAND WITH PLANNING PERMISSION FOR AN ADDITIONAL THREE BED HOUSE.

LOCATION & DESCRIPTION

A three bedroom end of terrace house and plot of land with planning for an additional three bedroom house. Located on a quiet residential road within easy walking distance to the town centre and a number of multiple retailers including Ladbroke's, Nando's and Starbucks whilst also being close to the Borehamwood Shopping Park. Elstree & Borehamwood Station (Thameslink) is located just over 1/2 a mile away giving easy access into central London.

ACCOMMODATION (NOT INSPECTED - DETAILS PROVIDED BY SELLER)

Ground Floor: Living room, kitchen, separate toilet.
First Floor: Three bedrooms and bathroom/toilet.
External: Front driveway & rear garden

TENANCY DETAILS

Let on a 12 month Assured Shorthold Tenancy from 15th October 2024 (holding over) at £2,350 per calendar month.

PLANNING

Planning Permission was granted on appeal (Ref: APP/N1920/W/23/3335888) on 21.08.2024 for the Erection of a two-storey 3 bedroom dwelling with bin and bike store to form end of terrace at 10 Barton Way, Borehamwood, Hertfordshire WD6 1PH in accordance with the terms of the application Ref 23/1063/FUL. Planning is subject to a CIL of £17,981.92.

EPC Rating: C

NOTE

1. Please note images, floor plan and measurements have been supplied by the seller and Strettons have not inspected the property.

Auction Surveyor: Michael Mercer
 020 8509 4406 / 07792 992 028
 michael.mercer@strettons.co.uk

PRODUCING EQUIVALENT TO £28,200 P.A. PLUS VACANT PLOT WITH PLANNING PERMISSION FOR ADDITIONAL 3 BED HOUSE

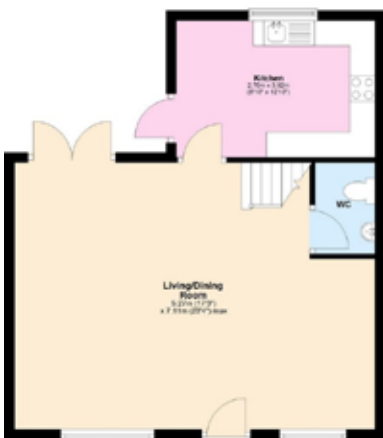


LOT
22

10 BARTON WAY, BOREHAMWOOD, HERTFORDSHIRE WD6 1PH
GUIDE PRICE* £525,000 PLUS



Ground Floor
Approx. 48.4 sq. metres (521.5 sq. feet)



First Floor
Approx. 48.8 sq. metres (525.7 sq. feet)



Proposed Plans



LOT

23

15 GLADE PATH, LONDON SE1 8EG

GUIDE PRICE* £565,000 PLUS



LEASEHOLD VACANT GROUND FLOOR OFFICE UNIT IN THE HEART OF SOUTHWARK

LOCATION & DESCRIPTION

The property is located at the junction of Glade Path and Library Street, in the heart of Southwark, 30m from St. George's Circus. It can be reached via Blackfriars Road (A201), Westminster Bridge Road (A3202), and Borough Road (A3202). Elephant Castle Tube Station (Bakerloo and Northern Lines), is 250m to the south east, Waterloo Train Station and Tube (South Western Lines), is 300m to the north west, and the Thames and London Bridge Station and Tube Lines, (Jubilee, Northern and Southern Lines) is 950m to the north east, and Borough Market is 500m to the north east. The property comprises a modern fully self-contained ground floor office unit, with work stations, kitchen, boardroom, two toilets and storage.

ACCOMMODATION (MEASUREMENTS BASED ON EPC)

The property comprises:

Ground Floor: Open plan office, work stations, kitchen, board room, toilets and loft storage 1,894 Sq Ft (176 Sq M)

TENURE

Leasehold for a term of 999 years from 2019

EPC Rating: D

NOTE

1. Some pictures provided by vendor.
Auction Surveyor: Rob Hills
Contact: 0207 614 9933 Robert.hills@strettons.co.uk

OFFERED VACANT

JOINT AUCTIONEER

Ben Locke
Tel: 020 7234 9639

FIELD & SONS
COMMERCIAL



LOT
23

15 GLADE PATH, LONDON SE1 8EG

GUIDE PRICE* £565,000 PLUS



LOT
24

246 HOE STREET, WALTHAMSTOW, LONDON E17 3AX
GUIDE PRICE* £1,275,000 PLUS



FREEHOLD COMMERCIAL INVESTMENT PRODUCING £64,600 P.A.

LOCATION & DESCRIPTION

A Freehold property comprising a well established school uniform shop on the ground floor with offices on the upper floors. There is Parking to the rear of the property.

Located in the heart of the town centre, moments from Walthamstow Central station (Victoria Line and Overground - Weaver line) and close to the shopping centre and street market.

TENURE

Freehold

NOTE

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

CURRENTLY LET AT A TOTAL OF £64,600 P.A.

Sami Rashid
Estates 21 Walthamstow
T: 020 8531 6990
samirashid@estates21.co.uk



ACCOMMODATION (DETAILS PROVIDED BY JOINT AUCTIONEER)

Ground Floor: Comprising commercial retail unit & storage. Parking to rear. 1,248.62 sq ft (116 sq m)

First Floor: Comprising 3 offices, communal kitchen & toilets. 701.87 sq ft (65.25 sq m)

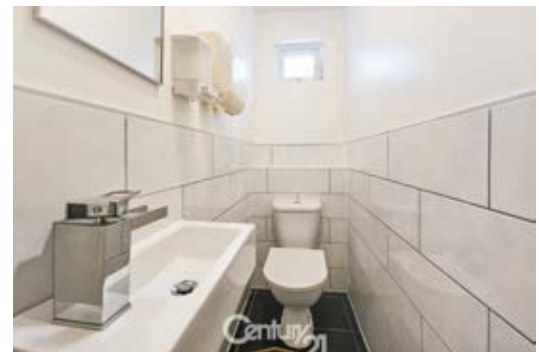
Second Floor: Comprising 2 offices. 437.5 sq ft (40.65 sq m)

GIA: 2,388 sq ft (221.9 sq m)

LEASE DETAILS

Ground Floor: New 5 year lease from completion at £40,000 p.a.

First & Second Floors: Lease until 20th June 2027 at £2,050pcm (£24,600 p.a.)



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LOT
24

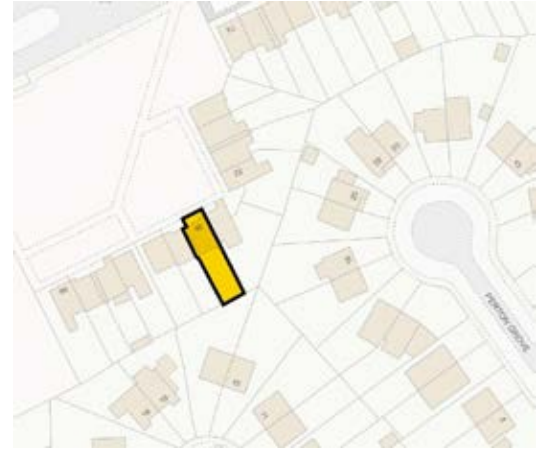
246 HOE STREET, WALTHAMSTOW, LONDON E17 3AX
GUIDE PRICE* £1,275,000 PLUS



LOT
25

86 PRINCETHORPE ROAD,
BIRMINGHAM, WEST MIDLANDS B29 5QA

GUIDE PRICE* £105,000 PLUS



NOT TO SCALE FOR INFORMATION ONLY © E510004608



FREEHOLD THREE BEDROOM MID TERRACE PROPERTY

LOCATION & DESCRIPTION

The property is a well-positioned, three-bedroom mid-terrace family home. The ground floor features a spacious entrance hall, a large lounge, a fully fitted kitchen and ground floor bathroom. On the first floor, there are three generously sized bedrooms. The home further benefits from a 45ft south-east facing garden.

The property is located in the popular Selly Oak area of Birmingham, well-known for its excellent transport links, local conveniences, and strong community feel. The neighbourhood benefits from close proximity to the University of Birmingham, Queen Elizabeth Hospital, and Selly Oak Retail Park, which offers a wide range of shops, cafés, gyms, and supermarkets.

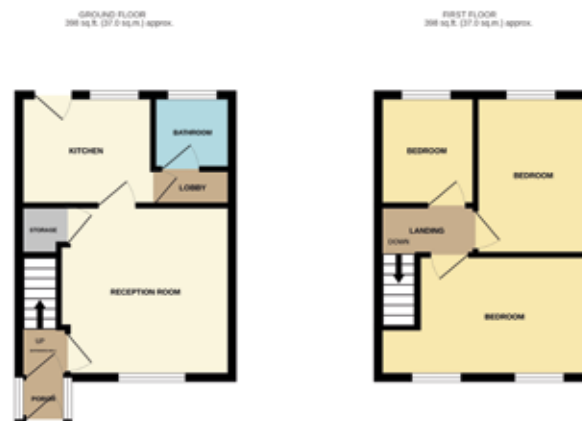
TENANCY DETAILS

It is understood that the property is occupied on unknown terms. The property is sold subject subject to such occupancies as are subsisting at the time of completion.

NOTE

Please note images and floorplan have been provided by vendor, Strettons have not physically inspected the property

Auction Surveyor: Bryn Nettle
Contact: 0207 614 9931 bryn.nettle@strettons.co.uk



TOTAL FLOOR AREA: 707 sq. ft. (65.1 sq.m.) approx.
*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

LOT
26

17 WEST GATE MEWS 428 WHIPPENDELL ROAD,
WATFORD, HERTFORDSHIRE WD18 7BX

GUIDE PRICE* TO BE OFFERED IN OUR 4TH JUNE AUCTION



LONG LEASEHOLD RESIDENTIAL INVESTMENT - ONE BEDROOM FLAT PRODUCING £13,800 P.A.

LOCATION & DESCRIPTION

Forming part of a purpose-built block and comprising a second floor self-contained one bedroom flat. Located just over half a mile north of the property is Watford Underground Station (Metropolitan Line) giving easy access to London Liverpool Street and City center. The area provides an array of shops, bars, cafes, restaurants and amenities. Also, close to the M1 & M25.

ACCOMMODATION

The property comprises the following:

Second Floor Flat: Open Plan Lounge/ kitchen, one bedrooms and bathroom with toilet

TENURE

Long Leasehold - A term of 155 years from 01/11/2007 (approximately 136 years unexpired).

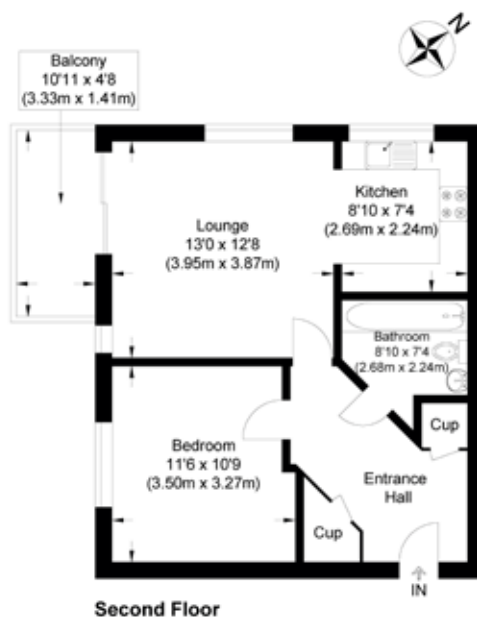
LEASE DETAILS

Let on a 12 month Assured Shorthold Tenancy from 10th August 2024 (holding over) at £1,150 per calendar month.

NOTE

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

EPC Rating: D



West Gate Mews, Whippendell Road

Approximate Gross Internal Floor Area : 45.60 sq m / 490.83 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.





FREEHOLD VACANT COMMERCIAL BUILDING WITH PLANNING FOR 8 FLATS

LOCATION & DESCRIPTION

The property is located in the heart of Leicester City Centre. It is a mid terraced property of traditional construction over three floors, with a double frontage onto Church Gate and New Bond Street to the rear. The property is currently vacant and in need of refurbishment.

ACCOMMODATION (Details from valuation report)

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

Ground Floor: Vacant Retail 2,409 Sq Ft (224 Sq M)
First Floor: 2,347 Sq Ft (218 Sq M)
Second Floor: 2,347 Sq Ft (218 Sq M)
Third Floor: 678 Sq Ft (63 Sq M)

NOTE

1. The photos are taken from a 2026 insurance report.

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

OFFERED WITH VACANT POSSESSION

PLANNING

Leicester City Council. Tel: 0116 454 1000.
www.leicester.gov.uk

Application Number 2019893 - The property has planning for the change of uses of part first floor, second floor, and third floors, from uses ancillary to restaurant (Class A3), to eight flats (8 x 1bed) (Class C3) Amended 01.09.20 / Decision date 12/03/21.

EPC Rating: E



NOT TO SCALE FOR INFORMATION ONLY © ES100004608





FREEHOLD PART VACANT BUILDING WITH THREE RETAIL UNITS AND TWELVE FLATS PRODUCING £13,800 PER ANNUM

LOCATION & DESCRIPTION

The property a grade II Listed four storey Victorian building, in the town centre of Walsall. It can be reached via the A4148 and Walsall Train Station which is 500m to the south west. The property comprises three retail units and 12 flats (10 one bed and 2 studios) over the upper floors. It is understood to be mostly vacant, and in need of refurbishment.

ACCOMMODATION Measurements from valuation report

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

Shop 1 Ground Floor: Takeaway retail unit 542 Sq Ft (50.4 Sq M)

Shop 2 Ground Floor: Central retail unit 502 Sq Ft (46.6 Sq M)

Shop 3 Ground Floor: Former Bridal unit 670 Sq Ft (62.2 Sq M)

First to Third Floor: 10 One bed flats and 2 studio flats 7,848 Sq Ft (729 Sq M)

NOTE

1. The photos have been taken from a 2026 insurance report.

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

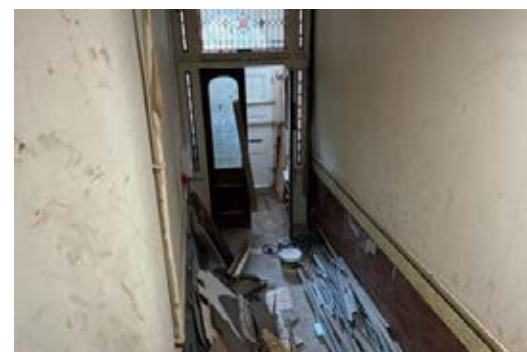
TENANCY DETAILS

Shop 1 (Takeaway) is let for a term of 15 years from 10/11/2017 at £13,800 per annum

The rest of the property is understood to be vacant.

EPC Rating: Please refer to legal pack

THREE RETAIL UNITS AND 12 FLATS PRODUCING £13,800 P.A (PART VACANT)



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LOT
29

17 BROOKSIDE, WAPPENHAM,
TOWCESTER, NORTHAMPTONSHIRE NN12 8SS

GUIDE PRICE* £410,000 PLUS

BY ORDER OF C KORNBLUTH & M
KHALIQ AS JOINT LPA RECEIVERS



FREEHOLD 5 BEDROOM DETACHED HOUSE WITH ANNEXE

LOCATION & DESCRIPTION

The property comprises a two storey detached house, a single storey annexe building, a garage, and a large garden with patio and pond. The property is located in the village of Towcester, 10 miles south west of Northampton, and 30 miles north east of Oxford, and can be reached via the A43 and M40 (Motorway).

ACCOMMODATION (Details from valuation report)

House: Kitchen, 2 living rooms, 3 toilets, 5 bedrooms, 2 bathrooms (1, 776 sq ft / 165 sq m)

Annexe: Single storey studio, lounge, diner, bedroom, kitchen, toilet (538 sq ft / 50 sq m)

Garage: Used as a domestic work shop

TENANCY DETAILS

Let on an AST for 1 year dated 28th January 2025 at a rent of £2,000 pcm (£24,000 p.a.)

NOTE

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

PRODUCING EQUIVALENT TO £24,000 P.A.

EPC Rating: D



LOT
30

LONGRIDGE HOUSE, CHURCH LANE, NORTHAMPTON, NORTHAMPTONSHIRE NN6 8AT

GUIDE PRICE* £660,000 PLUS

BY ORDER OF FIXED CHARGE
RECEIVERS



FREEHOLD 7 BEDROOM DETACHED HOUSE PRODUCING £42,000 P.A.

LOCATION & DESCRIPTION

The property is a 7 bedroom house arranged over three floors with garage, parking for multiple cars & a large garden which surrounds 3 sides of the property.

It is situated on Church Lane within the sought-after village of Church Brampton, approximately 4 miles north-west of Northampton town centre, in a small, predominantly rural enclave of individual detached dwellings. The property lies within a quiet residential lane close to open countryside, yet remains conveniently placed for access to Northampton's amenities and mainline rail services.

SITE AREA (from digital mapping)

1/3 acre

TENANCY DETAILS

Let on an AST dated from 9th January 2025 for 1 year at £3,500 pcm (£42,000 p.a.)

NOTE

1. The property has not been inspected by Strettons

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

PRODUCING EQUIVALENT TO £42,000 P.A.

ACCOMMODATION (Details from valuation report)

Ground Floor: Understood to comprise 4 bedrooms, shower room/wc (1,615 sq ft / 150 sq m)

First Floor: Understood to comprise 1 reception, 1 bedroom, conservatory, utility room & 2 bathrooms (1,345 sq ft / 125 sq m)

Second Floor: Understood to comprise 2 bedrooms, 2 bathrooms & Dressing Room (800 sq ft / 75 sq m)

Total GIA: 3,760 sq ft (350 sq m)

EPC Rating: C



LOT

31

UPPER WELFORD HOUSE, BARTON ROAD, STRATFORD-UPON-AVON CV37 8HD

GUIDE PRICE* £1,400,000 PLUS

BY ORDER OF C KORNBLUTH & M KHALIQ AS JOINT LPA RECEIVERS



FREEHOLD COUNTRY ESTATE

LOCATION & DESCRIPTION

Upper Welford House is situated in a quiet location in Warwickshire overlooking the Avon Valley. It is situated between the villages of Barton and Welford-on-Avon. Both Stratford-upon-Avon and Evesham are within easy reach.

ACCOMMODATION (DETAILS FROM VALUATION REPORT)

Upper Welford House: Understood to comprise 5 bedrooms, 5 bathrooms, study, conservatory, reception hall, drawing room, sitting room, dining room, family room, kitchen / breakfast room, utility room, cloakroom, gymnasium & therapy room.

Barn Cottage: Understood to comprise a kitchen/dining room, 2 halls, sitting room, 3 bedrooms and bathroom.

Stable Cottage: Understood to comprise a large sitting room/study area, kitchen, hall, downstairs wc, 2 bedrooms and bathroom.

NOTE

1. The property has not been inspected by Strettons, photos taken from previous marketing details.

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



NOT TO SCALE FOR INFORMATION ONLY © E510004608

LOT
31

UPPER WELFORD HOUSE, BARTON ROAD,
STRATFORD-UPON-AVON CV37 8HD

GUIDE PRICE* £1,400,000 PLUS



Property	Accommodation	Tenant/Trade	Term	Rent p.a.
Upper Welford House	5,032 sq ft (467.51 sq m)	Borrower understood to be in Occupation	n/a	n/a
Barn Cottage	1,054 sq ft (98 sq m)	Tenant	12 Months	£17,400
Stable Cottage	1,125 sq ft (104.5 sq m)	Tenant	12 Months	£17,400
Annex 1	1,361 sq ft (126.46 sq m)	Tenant	12 Months	£15,000
Annex 2	1,381 sq ft (128.38 sq m)	Tenant	12 Months	£18,000
Total				£67,800

THE LODGE, BROWNEY LANE,
BROWNEY, DURHAM, COUNTY DURHAM DH7 8HU

GUIDE PRICE* £625,000 PLUS



FREEHOLD DETACHED ELEVEN BEDROOM MIXED STUDENT AND PROFESSIONAL HMO

LOCATION & DESCRIPTION

The subject property was originally constructed in the early 1900s and formed part of the local Browney Colliery. It served as an important community hub and was even recognised as a notable place of work during the Second World War. The property is arranged over three floors. The ground floor comprises four bedrooms with en-suite bathrooms, along with a communal kitchen and living area. The first floor includes three bedrooms, a communal living space, a communal kitchen and a shared bathroom. The second floor contains four further bedrooms, all with en-suite bathrooms, as well as an additional communal living area. The property is located in Browney, close to Brandon and just a short distance from Durham City.

TENANCY DETAILS

Four rooms are currently let, generating a combined income of £2,646 pcm (£31,752 per annum). The remaining seven rooms are vacant but were previously let at a combined income of £4,645 pcm (£55,740 per annum). This reflects a total estimated rental value (ERV) of £7,293 pcm (£87,516 per annum) when the property is fully occupied.

NOTE

Auction Surveyor: Bryn Nettle
Contact: 0207 614 9931
bryn.nettle@strettons.co.uk



The Lodge, Browney Lane, Meadowfield, Durham DH7 8HU
Total Approximate Floor Area 435.62 sq. m (4688.97 sq. ft.)



LOT
33

1-2 FAIRVIEW PARADE, MAWNEY ROAD,
ROMFORD, ESSEX RM7 7AD

GUIDE PRICE* £225,000 PLUS



**FREEHOLD INVESTMENT
PRODUCING £22,000 P.A.**

LOCATION & DESCRIPTION

Comprising a ground floor shop with parking for 3 cars plus an additional shop and flat above (both sold on long leases). Forming part of a local parade which includes a Tesco Express, just off St Edwards Way and about 1/2 mile from the town centre and Romford station.

ACCOMMODATION (from floor plans)

Ground Floor Shop: GIA 627 sq ft (58.2 sq m)
Three forecourt parking spaces

TENANCY DETAILS

- 1 Fairview Parade:** Let on a repairing and insuring lease to an individual (t/a RM Mini Market) for 10 years from 23.10.2025 at £22,000 p.a. Rent Review 2030.
- 2 Fairview Parade:** Sold on a 999 year lease from 2026 at a peppercorn.
- 2a Fairview Parade (First Floor Flat):** Sold on a 189 year lease from 27.04.1982 at a peppercorn.

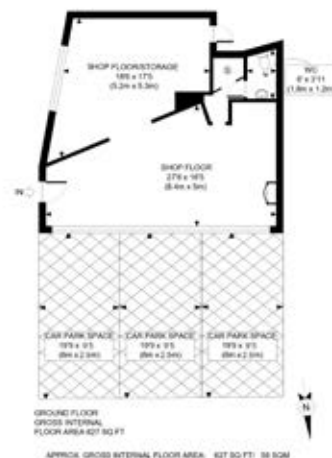
NOTE

- 1. 3 month rent deposit held (£5,500).
- 2. No VAT
- 3. 6 week completion

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

PRODUCING £22,000 P.A.

EPC Rating: B



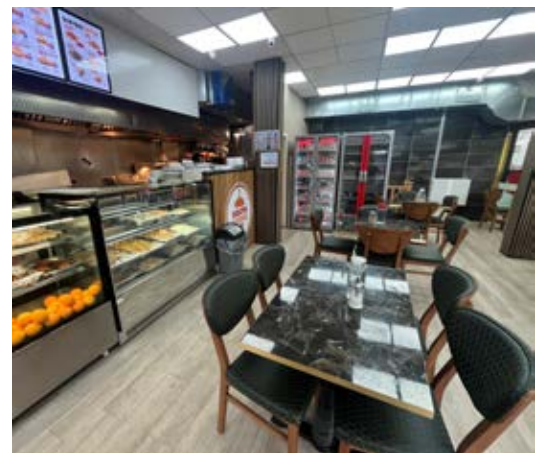
PROPERTY PHOTO PLANS
SIC 1207 0407 004 PROPERTIES MANAGED

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other details are approximate and no responsibility is taken for any errors, omissions, or misstatements. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.



LOT
34

UNITS 1, 2, 3 & 4 2 BARKING ROAD, EAST HAM, LONDON E6 3BP
GUIDE PRICE* £750,000 PLUS



FREEHOLD RETAIL INVESTMENT PROPERTY CURRENTLY PRODUCING £65,500 P.A.

LOCATION & DESCRIPTION

The property comprises four retail units forming the corner of a larger parade, with four flats above (all sold off on long leasehold). The parade was constructed in the mid 1930's with two units facing Central Park Road and the other two facing Barking Road.

The property is situated on the corner of Barking Road, at its junction with Green Street. The property is located directly adjacent to The Champions Statue, depicting the 1966 FIFA World Cup winners and is within walking distance of Upton Park Station, sitting on the Circle, District and Hammersmith & City Lines. There are direct road links to both the A13 and the A406 London North Circular Road.

ACCOMMODATION

The accommodation comprises the following:

- Unit One** : - 705 Sq Ft (65.5 Sq M) & Basement (378 Sq Ft)
- Unit Two** : - 1,326 Sq Ft (123 Sq M) & Basement (621 Sq Ft)
- Unit Three** : - 804 Sq Ft (74.8 Sq M)
- Unit Four** : - 370 Sq Ft (34 Sq M)

Total = 3,205 Sq Ft (297.3 Sq M)

TENURE

FREEHOLD

TENANCY DETAILS

- Unit One** : - Let on a 12 year lease from 15.02.2024 at £18,000 P.A (Subject to a review every four years)
- Unit Two** : - Let on a 10 year lease from 10.04.2023 at £21,500 P.A (Subject to a mid term review)
- Unit Three** : - Let on a 12 year lease from 29.07.2020 - Current passing rent at £18,000 P.A (Subject to a review every four years)
- Unit Four** : - Let on a 5 year lease from 28.04.2017 at £10,000 P.A (Currently holding over)

PRODUCING EQUIVALENT TO £67,500 P.A.

EPC Rating: Unit One : - C

Unit Two : - C

Unit Three : - B

Unit Four : - B

NOTE

1. Measurements have been taken from historic marketing details.

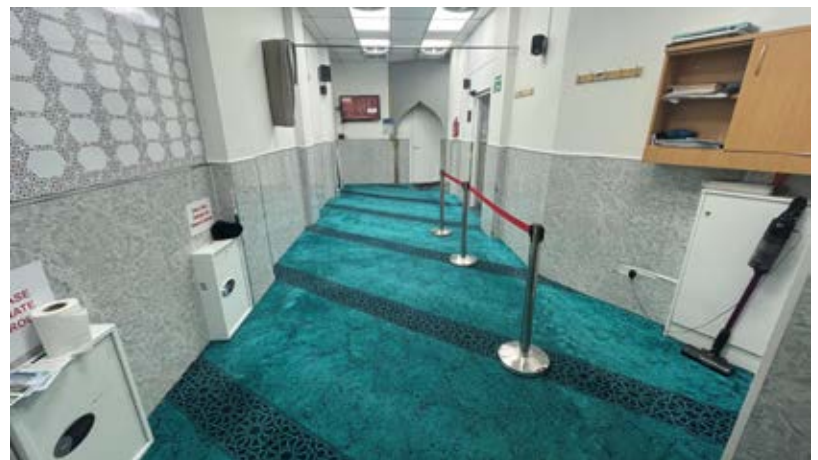
Auction Surveyor: Michael Mercer
020 8509 4406 / 07792 992 028
michael.mercer@strettons.co.uk



LOT
34

UNITS 1, 2, 3 & 4 2 BARKING ROAD, EAST HAM, LONDON E6 3BP

GUIDE PRICE* £750,000 PLUS



LOT
35

120-122 HIGH STREET,
HODDESDON, HERTFORDSHIRE EN11 8HD

BY ORDER OF PENSION FUND
TRUSTEES

**GUIDE PRICE* £570,000 PLUS - PRELIMINARY ANNOUNCEMENT - DUE TO
BE OFFERED IN OUR 4TH JUNE AUCTION**



FREEHOLD COMMERCIAL INVESTMENT & GROUND RENT - PRODUCING £59,675 P.A.

LOCATION & DESCRIPTION

A substantial 3 storey property arranged as two ground floor shops with separate front access to 9 flats above (sold on long leases). Occupying a prominent trading position within the heart of the town centre on this part pedestrianised High Street where nearby multiple retailers include Peacocks, Caffè Nero and the Post Office amongst others. Hoddesdon is a popular market town about 5 miles from Hertford and 20 miles from Central London.

ACCOMMODATION (Based on VOA website)

120 High Street: 2,284 sq ft (212.2 sq m)
122 High Street: 1,319 sq ft (122.5 sq m)
Flats 1-9 Lawnstore Court: Not inspected

NOTE

1. We understand that Specsavers have traded from the property since 2005 and have about 970 branches.
2. We understand that Savers have traded from the property since 2005 and have over 500 branches.

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

EPC Rating: 120 High Street = B 122 High Street = C

TENANCY DETAILS

120 High Street: Let on a repairing and insuring lease to Savers Health and Beauty Ltd for 5 years from 16.03.2026 at £34,225 p.a. Tenant break on 16.03.2029 subject to 6 months' notice.

122 High Street: Let on a repairing and insuring lease to Specsavers Optical Superstores Ltd for 5 years from 27.05.2023 at £23,650 p.a.

Flats 1-9 Lawnstore Court: Each sold on a 125 year lease from 01.01.2006 at a current ground rent of £200 p.a. The rent is to be doubled every 25 years for 7 of the 9 flats.

PRODUCING £59,675 P.A.



LOT
36

GARAGES AND LAND AT GIFFARD DRIVE, FARNBOROUGH, HAMPSHIRE GU14 8QD

GUIDE PRICE* £50,000 PLUS



**FREEHOLD SITE WITH 11 GARAGES AND 11 PARKING SPACE
PRODUCING £2,886 PER ANNUM (PART VACANT)**

LOCATION & DESCRIPTION

The property is located 1 mile to the north west of Farnborough Town Centre, and can be reached via Giffard Drive and Dryden Road. Farnborough Railway Station is 400m to the south east.

The property comprises 11 garages and 11 parking spaces. Three of the garages are occupied and 8 of the garages are vacant. The garages and the parking spaces are located to the rear of a residential estate and can be reached via Dryden Road.

ACCOMMODATION

The property comprises

Ground Floor: 11 garages and 11 parking spaces

TENURE

Freehold

NOTE

1. The property has potential for further development (subject to obtaining the necessary planning consent)

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

TENANCY DETAILS

Three of the garages are currently rented and producing an income of £2,886 per annum. The remaining 8 garages and the 11 parking spaces are vacant (Please refer to the legal pack).

**INVESTMENT AND MANAGEMENT
OPPORTUNITY - PRODUCING £2,886 PER
ANNUM (PART VACANT)**



NOT TO SCALE FOR INFORMATION ONLY © ES100004608





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
37

126 HERTFORD ROAD, LONDON N9 7HL

GUIDE PRICE* £550,000 PLUS



HERTFORD ROAD, LONDON, N9



FLAT 31 KIRKSTALL GATE, 101 COMMERCIAL ROAD, LEEDS, WEST YORKSHIRE LS5 3AD

GUIDE PRICE* £70,000 PLUS



ONE BEDROOM LEASEHOLD APARTMENT LET ON AN ASSURED SHORTHOLD TENANCY AT £9,000 P.A.

LOCATION & DESCRIPTION

The property is a modern one bedroom third floor apartment featuring contemporary design features comprising of Entrance hallway, Lounge/kitchen, bathroom and bedroom.

Kirkstall Gate is an attractive development with fantastic access to Leeds city centre and both Leeds University and Leeds Metropolitan University.

There are many local amenities in the immediate vicinity, and facilities including Morrison supermarket at the Kirkstall Bridge Shopping Complex, Kirkstall Leisure Centre and the historic ruin of Kirkstall Abbey. Along Kirkstall Road are more shops, bars and restaurants.

The property is within easy walking distance of Headingley train station, there are excellent bus and road links to Leeds city centre and the surrounding areas.

TENURE

The property is held on a leasehold title with a lease originally granted for 250 years from 01 January 2017, leaving approximately 240 years unexpired

TENANCY DETAILS

Let to individual on an AST. Current tenancy is for 12 months from 02/09/2025. Current rent £750 pcm

ACCOMMODATION

Ground Floor:

Communal Hall
Main entrance to the front of the property, with post boxes for each flat. Access to the upper floors is provided by both lift and stairs

Third Floor: Entrance Hallway, Open Plan Lounge/Kitchen, Bathroom, Bedroom

Outside Communal grounds and residents parking

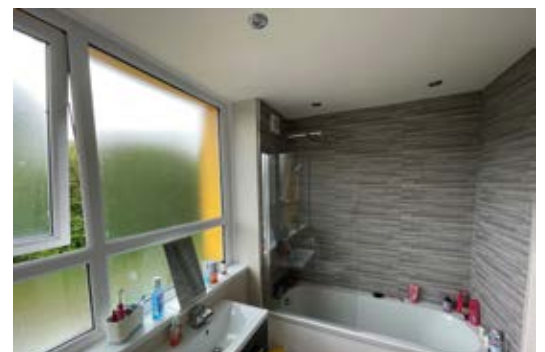
LEASE DETAILS

Service Charge: £650 per annum (approximate estimation)

Ground Rent: £250 per annum

NOTE

Auction Surveyor: Bryn Nettle
Contact: 0207 614 9931 bryn.nettle@strettons.co.uk
Please note that pictures have been provided by the vendor, Strettons have not internally inspected the property.



LOT
39

FLAT 21 KIRKSTALL GATE, 101 COMMERCIAL ROAD,
LEEDS, WEST YORKSHIRE LS5 3AD

GUIDE PRICE* £70,000 PLUS



ONE BEDROOM LEASEHOLD APARTMENT LET ON AN ASSURED SHORTHOLD TENANCY AT £8,340 P.A.

LOCATION & DESCRIPTION

The property is a modern second floor studio apartment featuring contemporary design features comprising of entrance hallway, kitchen, shower room and open plan living area and bedroom.

Kirkstall Gate is an attractive development with fantastic access to Leeds city centre and both Leeds University and Leeds Metropolitan University.

There are many local amenities in the immediate vicinity, and facilities including Morrison supermarket at the Kirkstall Bridge Shopping Complex, Kirkstall Leisure Centre and the historic ruin of Kirkstall Abbey. Along Kirkstall Road are more shops, bars and restaurants.

The property is within easy walking distance of Headingley train station, there are excellent bus and road links to Leeds city centre and the surrounding areas.

TENURE

The property is held on a leasehold title with a lease originally granted for 250 years from 01 January 2017, leaving approximately 240 years unexpired

LEASE DETAILS

Service Charge: £650 per annum (approximate estimation)

Ground Rent: £250 per annum

ACCOMMODATION

Ground Floor:

Communal Hall
Main entrance to the front of the property, with post boxes for each flat. Access to the upper floors is provided by both lift and stairs

Second Floor:

Entrance Hallway, Open Plan Lounge/bedroom, Shower room, Kitchen

Outside Communal grounds and residents parking

TENANCY DETAILS

Let to individual on an AST. Current tenancy is for 6 months from 14/10/2025. Current rent £695 pcm

NOTE

Auction Surveyor: Bryn Nettle
Contact: 0207 614 9931 bryn.nettle@strettons.co.uk
Please note that pictures have been provided by the vendor, Strettons have not internally inspected the property.



LOT
40

**FLAT 14 KIRKSTALL GATE, 101 COMMERCIAL ROAD,
LEEDS, WEST YORKSHIRE LS5 3AD**

GUIDE PRICE* £70,000 PLUS



ONE BEDROOM LEASEHOLD APARTMENT LET ON AN ASSURED SHORTHOLD TENANCY AT £8,340 P.A.

LOCATION & DESCRIPTION

The property is a modern one bedroom first floor apartment featuring contemporary design features comprising of entrance hallway, lounge/kitchen, bathroom and bedroom.

Kirkstall Gate is an attractive development with fantastic access to Leeds city centre and both Leeds University and Leeds Metropolitan University.

There are many local amenities in the immediate vicinity, and facilities including Morrison supermarket at the Kirkstall Bridge Shopping Complex, Kirkstall Leisure Centre and the historic ruin of Kirkstall Abbey. Along Kirkstall Road are more shops, bars and restaurants.

The property is within easy walking distance of Headingley train station, there are excellent bus and road links to Leeds city centre and the surrounding areas.

TENURE

The property is held on a leasehold title with a lease originally granted for 250 years from 01 January 2017, leaving approximately 240 years unexpired

LEASE DETAILS

Service Charge Per Annum: £650 (approximate estimation)
Ground Rent Per Annum: £250

ACCOMMODATION

Ground Floor:

Communal Hall
Main entrance to the front of the property, with post boxes for each flat. Access to the upper floors is provided by both lift and stairs

First Floor:

Entrance Hallway, Open Plan Lounge/Kitchen, Shower room, Bedroom

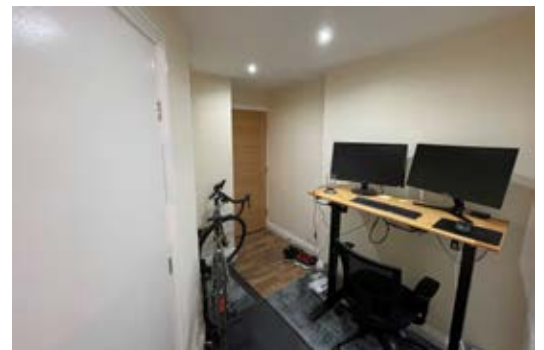
Outside Communal grounds and residents parking

TENANCY DETAILS

Let to individual on an AST. Current tenancy is for 6 months from 11/01/2026. Current rent £695 pcm

NOTE

Auction Surveyor: Bryn Nettle
Contact: 0207 614 9931 bryn.nettle@strettons.co.uk
Please note that pictures have been provided by the vendor, Strettons have not internally inspected the property.



LOT
41

**FLAT 7 KIRKSTALL GATE, 101 COMMERCIAL ROAD,
LEEDS, WEST YORKSHIRE LS5 3AD**

GUIDE PRICE* £70,000 PLUS



ONE BEDROOM LEASEHOLD APARTMENT LET ON AN ASSURED SHORTHOLD TENANCY AT £8,700 P.A.

LOCATION & DESCRIPTION

The property is a modern one bedroom ground floor apartment featuring contemporary design features comprising of entrance hallway, lounge/kitchen, bathroom and bedroom.

Kirkstall Gate is an attractive development with fantastic access to Leeds city centre and both Leeds University and Leeds Metropolitan University.

There are many local amenities in the immediate vicinity, and facilities including Morrison supermarket at the Kirkstall Bridge Shopping Complex, Kirkstall Leisure Centre and the historic ruin of Kirkstall Abbey. Along Kirkstall Road are more shops, bars and restaurants.

The property is within easy walking distance of Headingley train station, there are excellent bus and road links to Leeds city centre and the surrounding areas.

TENURE

The property is held on a leasehold title with a lease originally granted for 250 years from 01 January 2017, leaving approximately 240 years unexpired

LEASE DETAILS

Service Charge: £650 per annum (approximate estimation)

Ground Rent: £250 per annum

ACCOMMODATION

Whilst the property has not been internally inspected by Strettons, it is understood that the property comprises the following:

Ground Floor:

Communal Hall
Main entrance to the front of the property, with post boxes for each flat. Access to the upper floors is provided by both lift and stairs

Entrance Hallway, Open Plan Lounge/Kitchen, Shower room, Bedroom

Outside Communal grounds and residents parking

TENANCY DETAILS

Let to individual on an AST. Current tenancy is for 12 months from 06/12/2025. Current rent £725 pcm

NOTE

Auction Surveyor: Bryn Nettle
Contact: 0207 614 9931 bryn.nettle@strettons.co.uk
Please note that pictures have been provided by the vendor, Strettons have not internally inspected the property.



LOT
42

PARAGRAPH HOTEL, 6 CHEAPSIDE, NORTH CIRCULAR ROAD,
LONDON N13 5ED

GUIDE PRICE* £1,850,000 PLUS



FREEHOLD VACANT 13 BEDROOM HOTEL

LOCATION & DESCRIPTION

A fully operational hotel arranged over four floors, comprising 13 en-suite bedrooms. The property benefits from both C1 and C3 use and includes a licensed bar/café area. The owner advises that the business currently generates a turnover of approximately £320,000 per annum. We are further advised that future bookings are in place, and the seller is willing to discuss their transfer to a purchaser.

The property is situated just off the Great Cambridge Roundabout, on the Palmers Green/Edmonton border. The property occupies a position just off the North Circular (A406) in a predominantly residential neighbourhood with local shops and amenities close by. It lies approximately 8 miles (12-13 km) north of Central London, with Tottenham Hotspur Stadium around 2 miles to the south-west and good transport links to central London and surrounding areas.

NOTE

More details on the hotel available at: www.paragraph-hotels.hotels-of-london.com/en/

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

OFFERED VACANT

ACCOMMODATION (AREAS FOR GUIDANCE ONLY)

Basement: Comprising utility room & four bedrooms, each with ensuite shower room.

Ground Floor: Comprising reception area, bar, toilet & three bedrooms each with ensuite shower room.

First Floor: Comprising three bedrooms each with ensuite shower room.

Second Floor: Comprising three bedrooms each with ensuite shower room.

GIA: 3,157 sq. ft. (293.3 sq. m.)



NOT TO SCALE FOR INFORMATION ONLY © ES100004608



LOT
42

PARAGRAPH HOTEL, 6 CHEAPSIDE, NORTH CIRCULAR ROAD, LONDON N13 5ED

GUIDE PRICE* £1,850,000 PLUS



Approximate Gross Internal Floor Area : 293.30 sq m / 3157.05 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale



GUIDE PRICE* SOLD PRIOR

VACANT LONG LEASEHOLD TWO BEDROOM FLAT

LOCATION & DESCRIPTION

Forming part of a purpose-built block and comprising a ground floor self-contained flat with an allocated parking space.

Located within the Barley Rise estate, close to Wansbeck Hospital, Queen Elizabeth Country Park and about 1½ miles from the town centre/Ashington railway station. Ashington lies about 17 miles north of Newcastle city centre.

ACCOMMODATION

Ground Floor Flat: 2 bedrooms, living room, kitchen, bathroom/toilet.

One allocated parking space

TENURE

Long Leasehold - 150 years (less one day) from 01.05.2004 at a current ground rent of £310.98 p.a. subject to review every 10 years based on RPI.

NOTE

Auction Surveyor: Robert Woolfe

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

OFFERED VACANT

EPC Rating: C



LOT
44

LAND ADJOINING, 2A ROSEHEATH ROAD,
HOUNSLOW, MIDDLESEX TW4 5HH

GUIDE PRICE* £125,000 PLUS



**FREEHOLD LAND INVESTMENT
CURRENTLY ACHIEVING £9,800
P.A.**

LOCATION & DESCRIPTION

The asset comprises a freehold small parcel of land located adjacent to 2a Roseheath Road, extending to approximately 0.045 acres (182 sqm). The site currently accommodates three telecommunications cabinets

PLANNING

The property may offer potential for future residential redevelopment, subject to the existing lease and the necessary consents being obtained. All enquiries should be directed to the London Borough of Hounslow.

LEASE DETAILS

The asset is fully let to Virgin Media Ltd under a wayleave agreement for a term of 25 years commencing on 7 August 2014, at a current passing rent of approx. £9,800 per annum. The agreement provides for uncapped, upward-only annual rent reviews linked to the Retail Price Index (RPI).

NOTE

Auction Surveyor: Bryn Nettle
Contact: 0207 614 9931
bryn.nettle@strettons.co.uk



LOT
45

259-263 GOSWELL ROAD, LONDON EC1V 7AH

GUIDE PRICE* £3,200,000 PLUS



VACANT LONG LEASEHOLD 14,552 SQ FT COMMERCIAL UNIT

LOCATION & DESCRIPTION

A self contained property located in the heart of Clerkenwell, just 200m from Angel tube station (Northern Line). Goswell Road is located in Central London, to the East of Kings Cross railway line and minutes walk from Sadler's Well Theatre. The Property is to be found in a prominent visible location on Goswell Road, a busy thoroughfare located within the London Borough of Islington. The ever-changing nature of the EC1 area includes a number of large developments of note in the vicinity.

This property has a modern façade in a visible position on Goswell Road, and benefits from a ground floor reception area and large walkways that lead to the various spaces and rooms of differing sizes, which were arranged as dance studios for the former occupier. The ground floor also has various offices and meeting room facilities.

Offered with a 60 day completion.

OFFERED VACANT

JOINT AUCTIONEER

Phoenix & Partners
Ref: Richard Phoenix
07930 320 540
rphoenix@phoenixandpartners.co.uk



EPC Rating: B

ACCOMMODATION (MEASUREMENTS FROM JOINT AUCTIONEER)

Ground Floor: 6,685 sq ft (621.1 sq m)
Lower Ground Floor: 7,872 sq ft (731.4 sq m)
Total: 14,552 sq ft (1,352 sq m)

TENURE

Long Leasehold - 112 years remaining to March 2137

NOTE

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

Photos provided by the joint auctioneer.



70

AUCTION 16 April 2026
ENQUIRIES 020 7637 4000

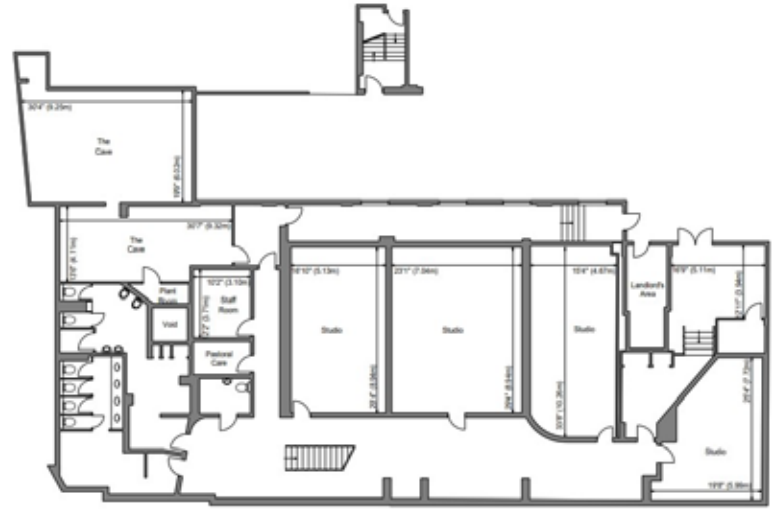
*The "Important Notice to Prospective Buyers" on pages 4 & 5 of the catalogue includes a definition of "Guide Price". Note that in addition to the purchase price there is a buyer's administration fee and there may be additional non-optional fixed or variable fees and costs. To establish the full cost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

 **STRETTONS**
EST 1841

LOT
45

259-263 GOSWELL ROAD, LONDON EC1V 7AH

GUIDE PRICE* £3,200,000 PLUS



BASEMENT



GROUND FLOOR

LOT
46

FLAT 102, BREAM CLOSE, TOTTENHAM HALE, LONDON N17 9DQ

GUIDE PRICE* £165,000 PLUS



VACANT LEASEHOLD FIRST FLOOR STUDIO FLAT WITH SEPERATE SLEEPING AREA

LOCATION & DESCRIPTION

Forming part of a purpose-built block and comprising a first floor self-contained flat. Located a few minutes from Tottenham Hale Station (Underground Victoria Line Zone 3) with its additional Stansted Express Link and British Rail. Also, situated within a few minutes to Tottenham Hale Retail Park with its numerous national multiple retailers and Walthamstow Wetlands.



ACCOMMODATION

The accommodation comprises the following:

First Floor Flat: Living rooms with seperate sleeping area, kitchen and bathroom with toilet

TENURE

Leasehold - A term of 125 years from 25/12/1992 (approximatly 91 years unexpired).

NOTE

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

OFFERED VACANT

EPC Rating: C



LOT
47

105 LANDCROFT ROAD, EAST DULWICH, LONDON SE22 9JP
GUIDE PRICE* £25,000 PLUS



FREEHOLD GROUND RENT INVESTMENT - TWO FLATS (ONE WITH ABOUT 46½ YEARS UNEXPIRED)

LOCATION & DESCRIPTION

An end of terrace corner property comprising 2 self-contained flats.
Located at the junction with Thompson Road, just east of Lordship Lane and within this popular residential area about ¾ mile from East Dulwich railway station and ½ mile from Dulwich Park.
East Dulwich lies about 5 miles south of Central London.

TENANCY DETAILS

105 Landcroft Road (Ground/Lower Ground Floor Flat):

189 years from 25.12.1973 at a peppercorn.

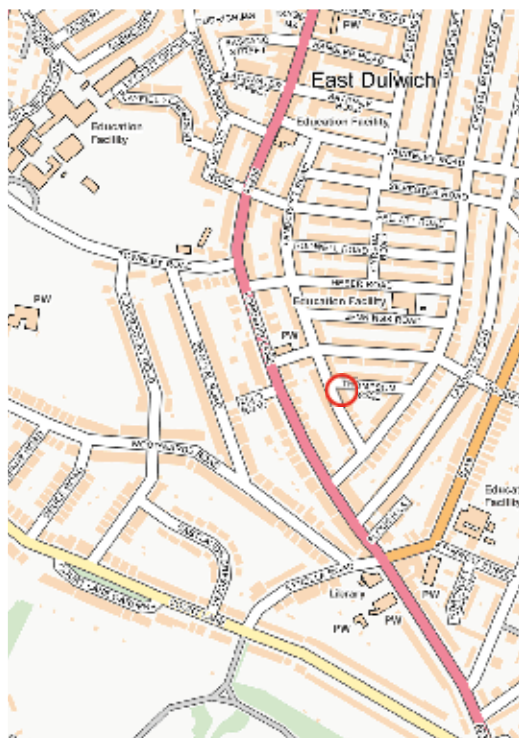
105a Landcroft Road (First Floor Flat):

99 years from 25.12.1973 (about 46½ years unexpired) at a fixed ground rent of £25 p.a.

NOTE

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

ONE FLAT WITH ABOUT 46½ YEARS UNEXPIRED



LOT
48

109 SEYMOUR WAY, SUNBURY-ON-THAMES, MIDDLESEX TW16 7NL
GUIDE PRICE* £100,000 PLUS



STUDIO LEASEHOLD APARTMENT LET ON AN ASSURED SHORTHOLD TENANCY AT £12,600 P.A.

LOCATION & DESCRIPTION

This well-presented studio apartment offers an excellent opportunity for investors in the popular Sunbury-on-Thames area. The property features a welcoming entrance hallway, a practical and well-maintained kitchen with good storage, and a spacious, versatile living/bedroom area suited to modern studio living. A contemporary three-piece bathroom suite provides a clean, modern finish, while residents also benefit from access to well-kept communal gardens.

Conveniently located, the property is close to the amenities of Sunbury-on-Thames and Lower Sunbury village, including local shops, cafés, pubs and riverside walks along the Thames. Sunbury Park and other green spaces are also nearby. Sunbury station offers direct services to London Waterloo in around 50–55 minutes, while the M3, A316 and M25 provide excellent road links.

TENURE

The property is held on a leasehold title with a lease originally granted for 99 years from 01 January 1988, leaving approximately 60 years and 10 months unexpired

TENANCY DETAILS

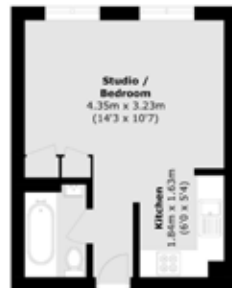
Let to individual on a Periodic Tenancy. Current tenancy is for 12 months from 21/07/2025. Current rent £1050 pcm

NOTE

Auction Surveyor: Bryn Nettle
Contact: 0207 614 9931 bryn.nettle@strettons.co.uk
Please note that pictures have been provided by the vendor, Strettons have not internally inspected the property.

JOINT AUCTIONEER

Vida Assets
Daria Preis
07341165349
daria@vidaassets.com



LOT
49

FLAT 5 34A GELDESTON ROAD, HACKNEY, LONDON E5 8SB
GUIDE PRICE* £250,000 PLUS



LONG LEASEHOLD VACANT ONE BEDROOM FLAT

LOCATION & DESCRIPTION

A one bedroom flat which is on the top floor of a 1900's build property. It is located on a predominantly residential street approximately ½ mile from Stoke Newington Station to the West & Clapton Station to the East.

The area offers a wide range of independent cafés, shops and amenities along Lower Clapton Road and is well positioned for the amenities of Stoke Newington and Hackney Central & is within easy reach of the open green spaces of Hackney Downs and Millfields Park.

ACCOMMODATION (Areas for guidance only)

Top Floor: Comprising open plan lounge / kitchen, bedroom & bathroom.

TENURE

Leasehold - 99 years from 15/09/2016 (89 years remaining)

NOTE

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

OFFERED VACANT

EPC Rating: C



LOT
50

LAND AT CULM SPRING FARM, ROAD FROM OLD HILL CROSS TO MUTTERTON CROSS, CULLOMPTON, DEVON EX15 1RW

GUIDE PRICE* £365,000 PLUS



FREEHOLD VACANT LAND MEASURING APPROX 0.91 ACRES WITH PLANNING PERMISSION FOR ERECTION OF 5 DWELLINGS AND ASSOCIATED INFRASTRUCTURE FOLLOWING DEMOLITION OF EXISTING AGRICULTURAL BUILDINGS

LOCATION & DESCRIPTION

The site extends to approximately 3717 sqm (0.91 acres) and accommodates several agricultural buildings. The plans outline for two x three bedroom detached houses measuring approx. 242 sqm (2604 sqft) as well as three smaller detached three bedrooms houses measuring approx. 95 sqm (1022 sqft).

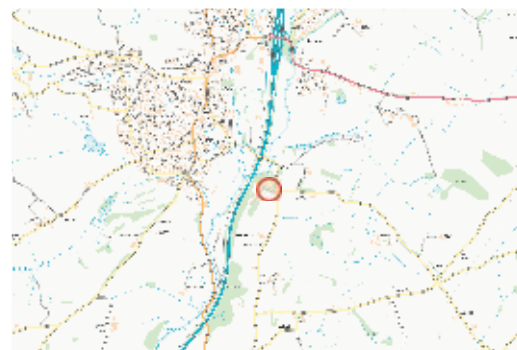
The parcel of land benefits from a convenient and well-connected location within Cullompton, offering excellent access to local amenities and transport links. Cullompton town centre is within easy reach, providing a range of shops, supermarkets, schools, healthcare facilities, and leisure services. The area is well served by road connections, with swift access to the M5 motorway linking the site to Exeter, Tiverton, and the wider South West. Public transport options include regular bus services to surrounding towns, while Tiverton Parkway railway station offers direct rail connections to Exeter, Bristol, and London Paddington.

NOTE

Auction Surveyor: Bryn Nettle
Contact: 0207 614 9931 bryn.nettle@strettons.co.uk
Please note that pictures have been provided by the vendor, Strettons have not internally inspected the property.

PLANNING

On 15/04/2024, under reference 22/01878/FULL, Mid Devon District Council granted planning permission for: "Erection of 5 dwellings and associated infrastructure following demolition of existing agricultural buildings"



LOT
51

283 KINGSTON ROAD, LEATHERHEAD, SURREY KT22 7PJ

GUIDE PRICE* £275,000 PLUS



FREEHOLD VACANT TWO BEDROOM END OF TERRACE HOUSE

LOCATION & DESCRIPTION

A vacant two bedroom end of terrace two storey house situated within a popular residential area. Leatherhead Station (South Eastern Line) is located approximately 0.7 of a mile south of the property, giving access to London Victoria, London Waterloo and Dorking. The A243 and M25 are also a short distance away.

ACCOMMODATION

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

Ground Floor: - Open lounge and kitchen.

First Floor: - Two bedrooms and bathroom with toilet

External: Rear garden.

TENURE
FREEHOLD

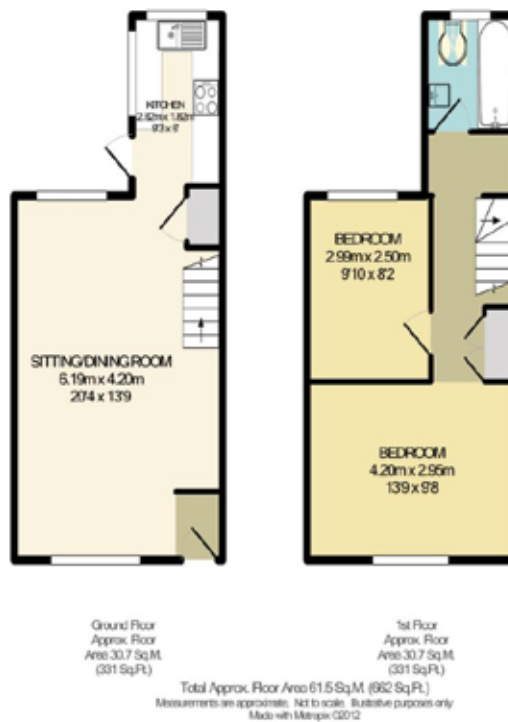
NOTE

Please note images and floor plan are historic and Strettons have not inspected the property.

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

OFFERED VACANT

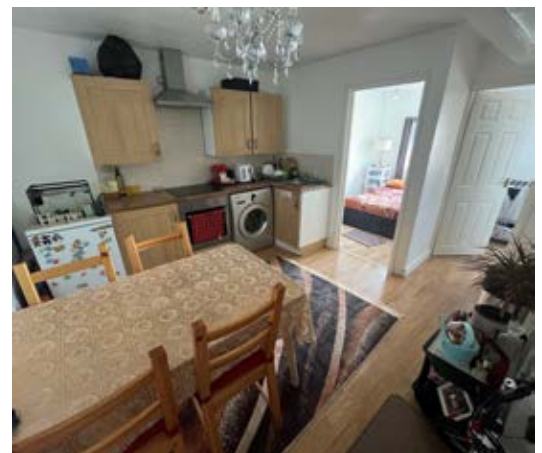
EPC Rating: E



LOT
52

FLAT 5 315 BARKING ROAD, LONDON, CANNING TOWN E13 8EE

GUIDE PRICE* £130,000 PLUS



LONG LEASEHOLD RESIDENTIAL INVESTMENT - TWO BEDROOM FLAT PRODUCING £19,200 P.A

LOCATION & DESCRIPTION

A two bedroom, third floor apartment. Situated on the north side of Barking Road within 0.7 miles to both Plaistow Station (District and Hammersmith & City Line) and Star Lane Station (DLR). Also Newham University Hospital just over a half a mile from the property. Also the A13 is a short distance to the south.

ACCOMMODATION

Comprises the following:

Third Floor Flat: Open Plan Lounge/ kitchen, two bedrooms and shower room with toilet

TENURE

Long Leasehold - A term of 125 years from 24/06/2004 (approximately 103 years unexpired).

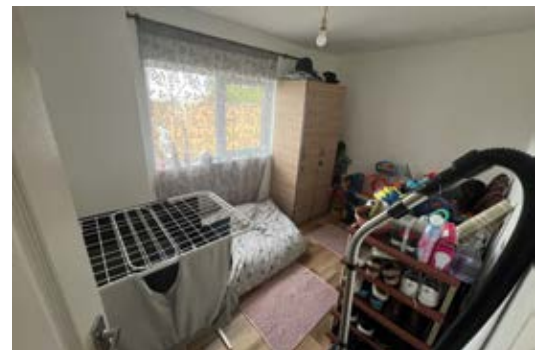
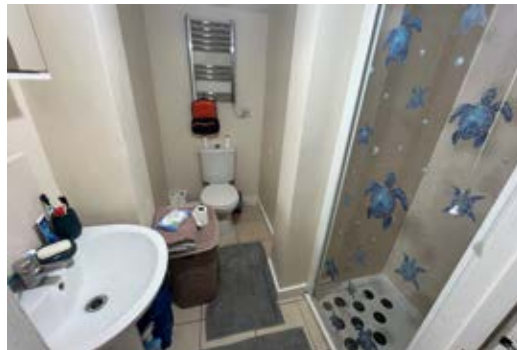
LEASE DETAILS

Let on a 12 month Assured Shorthold Tenancy from 20th October 2024 (holding over) at £1,600 per calendar month.

NOTE

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

EPC Rating: D



LOT
53

40 PRETORIA ROAD, ILFORD, ESSEX IG1 2HW
GUIDE PRICE* £165,000 PLUS



LEASEHOLD RESIDENTIAL INVESTMENT - TWO BEDROOM FIRST FLOOR FLAT PRODUCING £14,400 P.A

LOCATION & DESCRIPTION

A tenanted two bedroom first floor flat situated within approximately a mile south of Ilford Station (Elizabeth Line), giving easy access to London Liverpool Street Station and Heathrow Airport. The A406 and M11 are also a short distance away.

ACCOMMODATION

The accommodation comprises the following:
First Floor Flat: Living room, two bedrooms, kitchen and bathroom with toilet.
Off street parking space to the rear of the property.

TENURE

Leasehold - A term of 189 years from 25/03/1970 (approximately 133 years unexpired).

LEASE DETAILS

Let on a Assured Shorthold Tenancy at £1,200 per calendar month.

NOTE

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

EPC Rating: C

FIRST FLOOR



TWO FORMER PUBLIC TELEPHONE KIOSKS, HIGH STREET, EPPING, ESSEX CM16 4DA

GUIDE PRICE* £13,000 - £14,000



TWO VACANT FORMER TELEPHONE KIOSKS - POTENTIAL FOR ALTERNATIVE USES

LOCATION & DESCRIPTION

A pair of iconic, Grade II Listed former telephone kiosks situated in the heart of the town centre, within a Conservation Area and occupying a prominent position on the High Street where multiple retailers include Caffè Nero, Card Factory, Morrisons Daily and NatWest amongst others. Epping is a popular and affluent market town about 18 miles north-east of Central London.

ACCOMMODATION

2 x K6 Telephone Kiosks

PLANNING

Planning granted by Epping Forest District Council on 09.05.2018 (Ref: PL/EPF/3410/17) (now lapsed) for change of use of 2 BT telephone box to 2 self-contained retail unit (A1).

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)



LOT
55

FORMER PUBLIC TELEPHONE KIOSK, OPPOSITE ST LUKES CHURCH,
REDCLIFFE SQUARE, LONDON SW10 9HF

GUIDE PRICE* £7,500 PLUS



VACANT FORMER TELEPHONE KIOSK - POTENTIAL FOR ALTERNATIVE USES

LOCATION & DESCRIPTION

A Grade II listed former public telephone Kiosk located in the Chelsea area of the Royal Borough of Kensington and Chelsea. It is a well-established, affluent residential neighbourhood characterised by attractive period terraces and mansion blocks, with a mix of local shops, cafés, and amenities nearby.

The location benefits from good transport links, including nearby Underground stations such as Fulham Broadway and South Kensington, as well as regular bus routes providing access to Central London.

ACCOMMODATION

1x 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: Stuart Mackay
Contact: 020 8509 4447 / 07928 456 982
stuart.mackay@strettons.co.uk

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



LOT
56

FORMER PUBLIC TELEPHONE KIOSK, LONGPORT, CANTERBURY, KENT CT1 1PE

GUIDE PRICE* £5,000 - £6,000



VACANT FORMER TELEPHONE KIOSK - POTENTIAL FOR ALTERNATIVE USES

LOCATION & DESCRIPTION

A Grade II Listed former telephone kiosk located within a Conservation Area, near to the entrance to the Longport Car Park and opposite St Augustine's Abbey which is a popular tourist attraction and significant historical landmark. Canterbury is a popular cathedral city about 16 miles from Dover.

ACCOMMODATION

1 x K6 Telephone Kiosk

PLANNING

Planning granted by Canterbury City Council on 15.06.2017 (Ref: 17/00894) (now lapsed) for change of use of 1 BT telephone box to 1 retail unit.

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

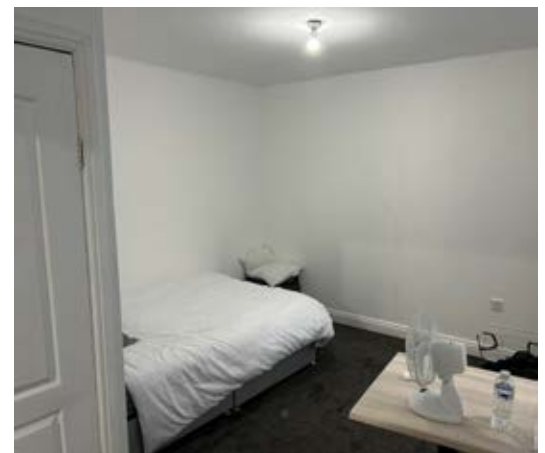
OFFERED VACANT WITH POTENTIAL FOR ALTERNATIVE USES (SUBJECT TO OBTAINING ALL NECESSARY CONSENTS)



LOT
57

32 CROWN STREET, HALIFAX, WEST YORKSHIRE HX1 1TT

GUIDE PRICE* £140,000 PLUS



FREEHOLD COMMERCIAL INVESTMENT PRODUCING £9,000 P.A. PLUS TWO VACANT ONE BEDROOM FLATS

LOCATION & DESCRIPTION

A mixed use property comprising a ground floor shop and basement with separate rear access to 2 self-contained one bed flats. Situated in the heart of Halifax town centre amongst a number of multiple retailers including Betfred, Holland & Barrett and McDonald's. Halifax is a historic market town known for its mix of Victorian architecture, modern shopping, and cultural landmarks. Halifax railway station is within about 1/2 mile.

TENURE

Freehold

TENANCY DETAILS

Ground Floor: Let on a lease expiring 03.08.2027 for £9,000 p.a.

First Floor Flat: Offered Vacant (ERV £600pcm)

Second Floor Flat: Offered Vacant (ERV £600pcm)

NOTE

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

PRODUCING £9,000 P.A. WITH TWO VACANT FLATS

ACCOMMODATION (Not inspected - Details provided by seller)

Shop:

Measurements based on VOA Website

Ground: 334 sq ft (31 sq m)

Basement: 483 sq ft (44.9 sq m)

First Floor Flat: 1 bedroom, living room, kitchen, shower room/toilet

Second Floor Flat: 1 bedroom, living room, kitchen, shower room/toilet



LOT
58

LAND AT THE HAWTHORNS, BAUGHURST, TADLEY, HAMPSHIRE RG26 5FJ

GUIDE PRICE* £55,000 PLUS



FREEHOLD VACANT LAND

LOCATION & DESCRIPTION

A freehold plot of land measuring approximately 130 sq. m. located in a residential street with potential to develop (STPP). Purchasers are to make their own enquiries with regards to planning permission but these details include an artists impression supplied by the seller of how a potential development could look on the site subject to the necessary planning consents.

Situated in the popular town of Tadley, The Hawthorns lies within north Hampshire, close to the Berkshire border. The area offers a range of local shops, schools and everyday amenities, with convenient road access to Basingstoke (approx. 6 miles) and Reading (approx. 12 miles). Mainline rail services to London are available from Basingstoke and Reading, and the nearby A340 provides links to the M4 and M3 motorway networks.

TENURE

Freehold

NOTE

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

OFFERED VACANT



Development Land Agency Sales & Acquisitions

Strettons' Development Land Agency team provides market leading expert advice on development opportunities across all sectors, helping clients achieve the best possible outcomes. Our agents identify and explore commercial and residential prospects with specialist insight into the planning, viability, and investment landscape.

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Meet the Team



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Director

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07803 850 227



Aasia Pathan

Director

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07807 979 061



Piers Martin

Land Agent

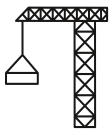
piers.martin@strettons.co.uk
07967 776 358



Ashleigh Blackwood

Property & Data Analyst

ashleigh.blackwood@strettons.co.uk
07973 976 298



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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:

- the date specified in the SPECIAL CONDITIONS; or
- 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:

- the date of the SALE MEMORANDUM signed by both the SELLER and BUYER; or

- if CONTRACTs are exchanged, the date of exchange. If exchange is not effected in person or by an irrevocable agreement to exchange made by telephone, fax or electronic mail the date of exchange is the date on which both parts have been signed and posted or otherwise placed beyond normal retrieval.

DOCUMENTS

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

EXTRA GENERAL CONDITIONS

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

Financial Charge

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

General Conditions

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

INTEREST RATE

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

LOT

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

Old ARREARS

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

PARTICULARS

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

PRACTITIONER

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

PRICE

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

Ready To Complete

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

SALE CONDITIONS

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

SALE MEMORANDUM

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

SELLER

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

SPECIAL CONDITIONS

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

TENANCIES

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

TENANCY SCHEDULE

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

TRANSFER

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

TUPE

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

VAT

Value Added Tax or other tax of a similar nature.

VAT OPTION

An option to tax.

WE (and US and OUR)

The AUCTIONEERS.

YOU (and YOUR)

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

Auction Conduct Conditions

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

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

A1 Introduction

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

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

A2 OUR role

A2.1 As agents for each SELLER we have authority to

- prepare the CATALOGUE from information supplied by or on behalf of each SELLER;
- offer each LOT for sale;
- sell each LOT;
- receive and hold deposits;
- sign each SALE MEMORANDUM; and
- 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

- 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

- 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
- 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

- YOU are personally liable to buy the LOT even if YOU are acting as an agent; and
- 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 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) outgoings 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 enquires 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 behalf of 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 and the BUYER may (if not then in breach of any obligation under this CONDITION G9) by notice to the other terminate the CONTRACT at any time before the SELLER has given licence notice. That termination is without prejudice to the claims of either SELLER or BUYER for breach of this CONDITION G9.

G10 Interest and apportionments

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

G11 ARREARS

Part 1 – Current rent

- G11.1 "Current rent" means, in respect of each of the TENANCIES subject to which the LOT is sold, the instalment of rent and other sums payable by the tenant on the most recent rent payment date on or within four months preceding COMPLETION.
- G11.2 If on COMPLETION there are any ARREARS of current rent the BUYER must pay them, whether or not details of those ARREARS are given in the SPECIAL CONDITIONS.
- G11.3 Parts 2 and 3 of this CONDITION G11 do not apply to ARREARS of current rent.

Part 2 – BUYER to pay for ARREARS

- G11.4 Part 2 of this CONDITION G11 applies where the SPECIAL CONDITIONS give details of ARREARS.
- G11.5 The BUYER is on COMPLETION to pay, in addition to any other money then due, an amount equal to all ARREARS of which details are set out in the SPECIAL CONDITIONS.
- G11.6 If those ARREARS are not OLD ARREARS the SELLER is to assign to the BUYER all rights that the SELLER has to recover those ARREARS.

Part 3 – BUYER not to pay for ARREARS

- G11.7 Part 3 of this CONDITION G11 applies where the SPECIAL CONDITIONS
- so state; or
 - give no details of any ARREARS.
- G11.8 While any ARREARS due to the SELLER remain unpaid the BUYER must:
- try to collect them in the ordinary course of management but need not take legal proceedings or forfeit the TENANCY;
 - 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);
 - 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;
 - 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;
 - 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
 - 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:
- 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;
 - 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
 - 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:
- observe and perform the SELLER'S covenants and conditions in the rent deposit deed and indemnify the SELLER in respect of any breach;
 - give notice of assignment to the tenant; and
 - 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:
- 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
 - this CONDITION G15 applies.
- G15.2 The SELLER confirms that the SELLER:
- is registered for VAT, either in the SELLER'S name or as a member of the same VAT group; and
 - 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
- it is registered for VAT, either in the BUYER'S name or as a member of a VAT group;
 - 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;
 - article 5(2B) of the Value Added Tax (Special Provisions) Order 1995 does not apply to it; and
 - 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
- of the BUYER'S VAT registration;
 - that the BUYER has made a VAT OPTION; and
 - 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
- 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
 - 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:
- 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;
 - the BUYER must within five BUSINESS DAYS of receipt of the VAT invoice pay to the SELLER the VAT due; and
 - 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:
- to make an election on COMPLETION under Section 198 of the Capital Allowances Act 2001 to give effect to this CONDITION G16; and
 - 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
- in its condition at COMPLETION;
 - for such title as the SELLER may have; and
 - 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:
- 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
 - 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:
- 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.
 - The BUYER confirms that it will comply with its obligations under TUPE and any SPECIAL CONDITIONS in respect of the TRANSFERring Employees.
 - 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.
 - 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:
- service charge expenditure attributable to each TENANCY;
 - payments on account of service charge received from each tenant;
 - any amounts due from a tenant that have not been received;
 - any service charge expenditure that is not attributable to any TENANCY and is for that reason irrecoverable.
- G22.4 In respect of each TENANCY, if the service charge account shows:
- that 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
 - 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 adjusting 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:
- the SELLER must pay it (including any interest earned on it) to the BUYER on COMPLETION; and
 - 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:
- give to the BUYER full details of all rent review negotiations and proceedings, including copies of all correspondence and other papers; and
 - 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:
- with the co-operation of the SELLER take immediate steps to substitute itself as a party to any proceedings;
 - 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
 - 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:
- on COMPLETION assign it to the BUYER and give notice of assignment to the person who gave the warranty; and
 - 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.

AUCTION MAILING LIST

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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

AUCTION INFORMATION SERVICES

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.

COMMERCIAL FUNDING

See adverts in the catalogue.

BIDDING BY PROXY

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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Legal documents for some of our lots are now or will be available online.

Click the link within the property details online to view and download the legal documentation available.



Visit eigpropertyauctions.co.uk and select 'Search Auctions'. Choose the option 'Live Stream'.

You will see details of the lot being offered and can watch the bidding as it happens.

It is not possible to bid using this service.

strettons.co.uk

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

AUCTION CALENDAR 2026

RESIDENTIAL & COMMERCIAL

THURSDAY 19 FEBRUARY

THURSDAY 16 APRIL

THURSDAY 4 JUNE

THURSDAY 23 JULY

THURSDAY 10 SEPTEMBER

THURSDAY 29 OCTOBER

THURSDAY 17 DECEMBER

OTHER SERVICES

RESIDENTIAL & COMMERCIAL

SALES & LETTINGS

VALUATION

LEASE ADVISORY

LANDLORD/TENANT REPRESENTATION

LEASEHOLD REFORM

EXPERT WITNESS & LITIGATION

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