

STRETTONS

EST 1931

RESIDENTIAL & COMMERCIAL
NATIONAL PROPERTY AUCTION

Thursday 26 May 2022, 12 noon

Please note this auction will be streamed live online only



STRETTONS
EST 1931

AUCTIONS

Waltham House
11 Kirkdale Road,
London
E11 1HP
020 7637 4000
auctions@strettons.co.uk

CITY & CITY FRINGE 020 7375 1801

EAST & NORTH LONDON 020 8520 9911

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THURSDAY 26 MAY 2022

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:



JCDecaux

- In the same ownership for over 15 years
- In the same ownership for over 40 years
- By order of B Tobin & P Joseph as LPA Receivers
- By order of P Joseph & I Waight as LPA Receivers
- By order of Joint LPA Receivers
- By order of JCDecaux
- By order of Newlon Housing Trust
- By order of a Housing Association
- By order of the Court of Protection



CERTIFICATE NO. 1361



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STRETTONS

EST 1931



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), bankers draft, building society draft or by cheque. 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. There will be an insurance desk at the auction from 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 £995 including VAT on exchange of contracts for each lot purchased (or £595 including VAT for transactions of less than £10,000).**
- 12** **Various non-optional fixed or variable additional fees and costs may be payable by the buyer on top of the purchase price.** These will include a buyer's administration fee and may include a contribution towards the seller's and/or their solicitor's costs, documentation costs, ground rent, apportionment of rent/service charge, rent/service charge arrears, VAT, Stamp Duty Land Tax etc. To establish the full cost of purchasing a property please obtain your own independent advice and inspect the legal documentation/special conditions.
- 13** No responsibility is accepted for any information unless taken from our own catalogue or web site, or specifically provided by a member of the Strettons' auction team.
- 14** Most Sellers will not allow us to release keys until after completion. In other cases we will only release keys after deposits have cleared which will usually be two or three days and then only with the Seller's consent.
- 15** Some of the lots in this catalogue may be in poor repair. Please take care when inspecting. All viewings are undertaken entirely at your own risk.
- 16** Guide prices are for guidance purposes only, and represent the range within which the reserve (the minimum figure at which a lot can be sold) may be set at the time of catalogue printing. Guides may change at any time before the auction, and properties could sell above or below the figures quoted, but we do update them on our auction web site each working day up to the last such day before the auction, and they are shown on the printed auction day announcement sheet. If a change occurs after this publication deadline then an announcement will be made from the rostrum. If the guide price is stated as a single figure then the reserve will be within 10% of the stated figure.
- 17** The word "Equivalent" in relation to rent means the corresponding annual amount due.
- 18** Before bidding all bidders need to provide valid ID. Please refer to the bidder identity registration notice in the catalogue/online or contact us.

STRETTONS

ESTD 1931

IAL P
AUCT

MEET THE TEAM

AUCTION & INVESTMENTS 020 7637 4000



Andrew Brown
Director of Auctions and
Auctioneer
020 8509 4470



Benjamin Tobin
Chairman and Auctioneer



Philip Waterfield
Director and Auctioneer



Ian Mann
Associate Director
020 8509 4407



Sam Harborne
Associate Director
020 8509 4414



Robert Woolfe
Senior Auction Surveyor
020 8509 4408



Steven Cane
Auction Surveyor
020 8509 4472



Chrissie Hale
PA to Director of Auctions



Jan Hornsby
Auction Administrator



Rachel Smyth
Auction 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 third auction catalogue of 2022 for our sale on the 26th of May. 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!

As I write this, it does feel like summer is very much on the way; and I hope that between now and when I see you on the 26th, that you all have a chance to enjoy some of the good weather! So whether you're at Wembley for the FA Cup final, The Belfrey for the British Masters, further afield for the Giro d'Italia, the French Open or the Spanish Grand Prix in Barcelona, or even just relaxing in the garden with your family, I do hope that you can fit in some time for relaxation within your busy schedule.

As those who watched the April auction will know, it was another good day on the rostrum; with our clients selling over £10M of property! Our May sale promises to be another interesting affair; and I am thrilled that we have 41 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, religious institutions, property companies and individuals.

We have some super lots to offer you this month, including a terrific freehold office investment property in Stratford and an excellent residential HMO investment property in Hampstead, as well as various other residential, commercial, ground rent and land opportunities.

But with lots ranging from Cumbria in the north, to Westerham in the south and from Slough in the west to Thurock in the East, ours truly is a "National" auction and with guide prices ranging between declared nil reserves to over £2,200,000, as ever, there really is something for every pocket.

Our May 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 May 26th, but until then, happy hunting!

Andrew Brown
Director of Auctions
5th May 2022

PRIVATE TREATY

HIGH REVERSIONARY NORTH LONDON INDUSTRIAL INVESTMENT

FOR SALE



UNIT 5 LOCKWOOD INDUSTRIAL PARK
MILL MEAD ROAD, TOTTENHAM HALE
N17 9QP

AREA: 6,210 ft² (576.8 m²)
PRICE: Offers in excess of £2,700,000

jonny.doulton@strettons.co.uk
07866 075 879

A1 RETAIL

FOR SALE



BLOCK F EQUIPMENT WORKS
WALTHAMSTOW
E17 6JF

AREA: 2,064 ft² (191.8 m²)
PRICE: £725,000

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

HIGH REVERSIONARY NORTH LONDON INDUSTRIAL INVESTMENT

FOR SALE



95 LOCKFIELD AVENUE
ENFIELD
EN3 7PY

AREA: 6,248 ft² (580.5 m²)
PRICE: Offers in excess of £1,300,000

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

FREEHOLD MIXED-USE RETAIL/ RESIDENTIAL INVESTMENT

FOR SALE



25 WHITECHAPEL ROAD
WHITECHAPEL
E1 1DU

AREA: 5,051 ft² (469.3 m²)
PRICE: Offers in excess of £2,200,000

joe.tallischisnall@strettons.co.uk
07970 280 653

NEW BUILD OFFICES

FOR SALE



76 HOXTON STREET
HOXTON
N1 6LP

AREA: 3,310 ft² (307.5 m²)
PRICE: Offers in excess of £1,395,999

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

MIXED USE FREEHOLD CLOSE TO LEYTONSTONE STATION & TOWN CENTRE

FOR SALE



725 HIGH ROAD
LEYTONSTONE
E11 4RD

AREA: 390 – 1,420 ft² (36.2 – 131.9 m²)
PRICE: Offers in excess of £570,000

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

For more information & opportunities please visit strettons.co.uk



RESULTS

7 APRIL 2022 AUCTION



SOLD FOR £770,000

53 Antill Road, Bow, London, E3 5BT
Guide Price £700,000 plus



SOLD FOR £336,000

47 Barnsbury Street, Islington, London, N1 1TP
Guide Price £200,000 plus

75%

SOLD

£10.1m

RAISED



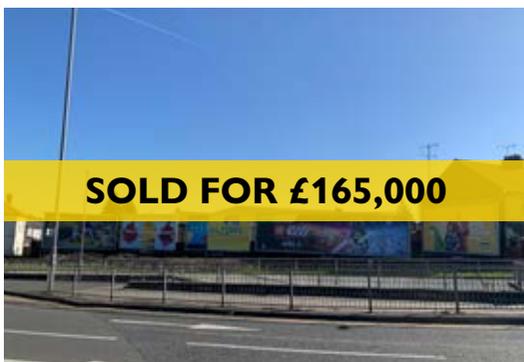
SOLD FOR £768,000

29 Aberdour Road, Ilford, Essex, IG3 9SA
Guide Price £550,000 plus



SOLD FOR £476,000

171 Station Lane, Hornchurch, Essex, RM12 6LL
Guide Price £425,000–£450,000



SOLD FOR £165,000

Land lying to the south of Dunstable Road, Luton,
Bedfordshire, LU4 0JB
Guide Price £90,000 plus



SOLD FOR £208,000

18 Kent Road, King's Lynn, Norfolk, PE30 4AU
Guide Price £160,000 plus

NEXT AUCTION

14 JULY 2022

CATALOGUE ONLINE

FRIDAY 24 JUNE 2022

Our average claim is **over £67,000**

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If you own, want to invest in or sell commercial property and are a UK tax payer, our specialists are likely to be able to reduce the amount of tax you pay.

Changes in legislation mean that you must address capital allowances at the time of transaction or your relief will be lost forever. If you are thinking of buying or selling a commercial building, contact us today to secure your tax relief or request our Tax Saving Guide.



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ASSOCIATES

Advertised rates correct at **24 June 2021** and maybe subject to change or withdrawn in the future without notice.

*Minimum loan of **£250,000**



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ORDER OF SALE THURSDAY 26 MAY 2022

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

- 1 442 Hoe Street, Walthamstow, London, E17 9AH
- 2 4A Hawthorn Road, Hornsey, N8 7NA
- 3 63 Broadway, Stratford, London, Newham, E15 4BQ
- 4 25 Hall Gardens, Chingford, London, E4 8HR
- 5 21 White Conduit Street, Islington, London, N1 9HA
- 6 22 Wellington Road, North Weald, Epping, Essex, CM16 6JU
- 7 37 Henshall Point, Bromley High Street, Bromley-By-Bow, E3 3EJ
- 8 366 Finchley Road, Hampstead, London, NW3 7AJ
- 9 210 Southfield Road, Chiswick, London, W4 5LD
- 10 124B Orford Road, Walthamstow, E17 9QX
- 11 Flat 313 Fellows Court, Weymouth Terrace, Bethnal Green, London, E2 8LA
- 12 3 Mulberry Drive, Slough, Berkshire, SL3 7JU
- 13 24, 24a, 26 & 26a Kingsbridge Avenue, Acton, London, W3 9AJ
- 14 82 Cemetery Road, Forest Gate, E7 9DG
- 15 Flat D, 38 Stanhope Road, Highgate, Haringey, N6 5NG
- 16 2 Nursery Way, Wraysbury, Staines-upon-Thames, Middlesex, TW19 5DT
- 17 6 Berkeley Close, Potters Bar, Hertfordshire, EN6 2LG
- 18 141 High Street, & 12 Osborne Mews, Walthamstow, E17 7DB
- 19 Flat 22 Broadgate, 727 Barking Road, London, E13 9ES
- 20 26 Broomfield, Walthamstow, London, E17 8DZ
- 21 Ground Floor Flat, 29 Coventry Road, Ilford, Redbridge, IG1 4QR
- 22 Flat B, 233 Du Cane Road, London, W12 0BL
- 23 City of Paris, 74 Bonner Street, Bethnal Green, E2 0QP
- 24 Land at Uxbridge Road & Wharncliffe Drive, Southall, Greater London, UB1 3EP
- 25 Land Lying To The South Side Of, 24 Inverclyde Gardens, Romford, Essex, RM6 5SH
- 26 Rear of 90 Lordship Road, Stoke Newington, N16 0QP
- 27 80 Selhurst New Road, London, SE25 5PU
- 28 Basement, Denmark House, Parkway, Welwyn Garden City, Hertfordshire, AL8 6DH
- 29 Land on the west side of George Street, Caversham, Reading, Berkshire, RG4 8DG
- 30 Land on the north west side of Queens Road, Beeston, Nottingham, Notts, NG9 2BD
- 31 Former Meeting Hall, Reeds Lane, Wigton, Cumbria, CA7 9EW
- 32 Jabez, Highland Road, Beare Green, Dorking, Surrey, RH5 4RL
- 33 Former Area Night Club, Church Road, Redditch, Worcestershire, B97 4AB
- 34 Vine Court, 239 Mutton Lane, Potters Bar, Hertfordshire, EN6 2AT
- 35 Land at Purfleet Road, Aveley, Thurrock, RM15 4DU
- 36 73A Willow Tree Lane, Hayes, Middlesex, UB4 9BL
- 37 Plot ORP 38, New Barn Lane, Westerham, Kent, TN16 2HT
- 38 Plot ORP 49, New Barn Lane, Westerham, Kent, TN16 2HT
- 39 Land at Walnut Way, Buckhurst Way, Albert Road, Chestnut Close, Chestnut Avenue, Hornbeam Road Hornbeam Avenue, Holly Close, Birch Close, Maple Close, Lime Close, Elm Close, Buckhurst Hill, Essex
- 40 Land at, Dickens Rise, Barnaby Way Brook Mews, Brook Parade, Brook Rise, Chester Road, Lee Grove, Chigwell Rise, Chigwell, Essex
- 41 Land at, Forest Edge, Farm Way, Broadfield Way, Field Close, Buckhurst Hill, Essex
- 42 The Bridge House Hotel, Catterick Bridge, Richmond, North Yorkshire DL10 7PE

**NOW TAKING INSTRUCTIONS
FOR OUR NEXT AUCTION**

Thursday 14 July 2022

020 7637 4000

ALPHABETICAL INDEX THURSDAY 26 MAY 2022

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

E2

- 23** City of Paris, 74 Bonner Street, Bethnal Green, E2 0QP
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E3

- 7** 37 Henshall Point, Bromley High Street, Bromley-By-Bow, E3 3EJ

E4

- 4** 25 Hall Gardens, Chingford, London, E4 8HR

E7

- 14** 82 Cemetery Road, Forest Gate, E7 9DG

E13

- 19** Flat 22 Broadgate, 727 Barking Road, London, E13 9ES

E15

- 3** 63 Broadway, Stratford, London, Newham, E15 4BQ

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- 18** 141 High Street, & 12 Osborne Mews, Walthamstow, E17 7DB
20 26 Broomfield, Walthamstow, London, E17 8DZ
1 442 Hoe Street, Walthamstow, London, E17 9AH
10 124B Orford Road, Walthamstow, E17 9QX

IG1

- 21** Ground Floor Flat, 29 Coventry Road, Ilford, Redbridge, IG1 4QR

N1

- 5** 21 White Conduit Street, Islington, London, N1 9HA

N6

- 15** Flat D, 38 Stanhope Road, Highgate, Haringey, N6 5NG

N8

- 2** 4A Hawthorn Road, Hornsey, N8 7NA

N16

- 26** Rear of 90 Lordship Road, Stoke Newington, N16 0QP

NW3

- 8** 366 Finchley Road, Hampstead, London, NW3 7AJ

SE25

- 27** 80 Selhurst New Road, London, SE25 5PU

W3

- 13** 24, 24a, 26 & 26a Kingsbridge Avenue, Acton, London, W3 9AJ

W4

- 9** 210 Southfield Road, Chiswick, London, W4 5LD

W12

- 22** Flat B, 233 Du Cane Road, London, W12 0BL

Berkshire

- 12** 3 Mulberry Drive, Slough, Berkshire, SL3 7JU
29 Land on the west side of George Street, Caversham, Reading, Berkshire, RG4 8DG

Cumbria

- 31** Former Meeting Hall, Reeds Lane, Wigton, Cumbria, CA7 9EW

Essex

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40 Land at, Dickens Rise, Barnaby Way Brook Mews, Brook Parade. Brook Rise, Chester Road, Lee Grove, Chigwell Rise, Chigwell, Essex
41 Land at, Forest Edge, Farm Way, Broadfield Way, Field Close, Buckhurst Hill, Essex

Greater London

- 24** Land at Uxbridge Road & Wharncliffe Drive, Southall, Greater London, UB1 3EP

Hertfordshire

- 17** 6 Berkeley Close, Potters Bar, Hertfordshire, EN6 2LG
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Kent

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38 Plot ORP 49, New Barn Lane, Westerham, Kent, TN16 2HT

Middlesex

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36 73A Willow Tree Lane, Hayes, Middlesex, UB4 9BL
30 Land on the north west side of Queens Road, Beeston, Nottingham, Notts, NG9 2BD

North Yorkshire

- 42** The Bridge House Hotel, Catterick Bridge, Richmond, North Yorkshire DL10 7PE

Surrey

- 32** Jabez, Highland Road, Beare Green, Dorking, Surrey, RH5 4RL

Worcestershire

- 33** Former Area Night Club, Church Road, Redditch, Worcestershire, B97 4AB

LOT
1

442 HOE STREET, WALTHAMSTOW E17 9AH

GUIDE PRICE* £150,000 PLUS



FREEHOLD VACANT SHOP & UPPER PART

LOCATION & DESCRIPTION

A mid terrace property comprising a vacant shop and upper part (internally accessed). Forming part of a busy parade amongst a variety of local occupiers and within a short distance of the locally well known "Bakers Arms" junction where Hoe Street, High Road Leyton and Lea Bridge Road intersect. Walthamstow Central station is about ½ mile away.

ACCOMMODATION (Based on VOA website)

Ground: 182 sq ft (16.9 sq m)

First: 215 sq ft (20 sq m)

Total: 397 sq ft (36.9 sq m)

NOTE

1. There is a disclosure under the Estate Agents Act 1979 as former directors of Strettons have an interest in this property.

Auction Surveyor: Steven Cane

Contact: 020 8509 4472 steven.cane@strettons.co.uk

OFFERED VACANT

EPC Rating: F



NOT TO SCALE FOR INFORMATION ONLY © ES100004608





**LONG LEASEHOLD (979 YEARS)
VACANT TWO BEDROOM FLAT
WITH GARDEN**

LOCATION & DESCRIPTION

A first floor two bedroom flat with garden and own street entrance. Located on the south side of Hawthorn Road in this popular residential location off Nightingale Lane close to Alexandra Palace and Priory Park. Hornsey mainline station is just over a mile away.

ACCOMMODATION

First Floor: Living room, 2 bedrooms, kitchen, bathroom/toilet, own section of rear garden

LEASE DETAILS

999 years from 24.6.2002 at a peppercorn ground rent

NOTE

Auction Surveyor: Sam Harborne
Contact: 020 8509 4414 sam.harborne@strettons.co.uk

OFFERED VACANT FOR IMPROVEMENT

EPC Rating: D





FREEHOLD OFFICE INVESTMENT WITH DEVELOPMENT POTENTIAL

LOCATION & DESCRIPTION

A substantial detached property arranged as 9 office suites. The property also benefits from parking to the side.

Located within the heart of Stratford town centre near to the intersection with Romford Road and The Grove, close to Westfield Stratford shopping centre and Stratford Station (Central line, Jubilee line, Elizabeth line, TFL Rail and Stratford International).

NOTE

1. There is a disclosure under the Estate Agents Act 1979 as former directors of Strettons have an interest in this property.

Auction Surveyor: Steven Cane

Contact: 020 8509 4472 steven.cane@strettons.co.uk

EQUIVALENT TO £52,000 p.a. PLUS 4 VACANT OFFICE SUITES & OFFERED WITH DEVELOPMENT POTENTIAL (SUBJECT TO OBTAINING ALL NECESSARY CONSENTS)

EPC Rating: D



NOT TO SCALE FOR INFORMATION ONLY © ES100004608

NOT TO SCALE FOR INFORMATION ONLY © ES100004608

LOT
3

63 BROADWAY, STRATFORD, LONDON E15 4BQ

GUIDE PRICE* £1,100,000 PLUS



Property	Accommodation	Tenant	Term	Rent p.a.
Lower Ground Floor	900 sq ft (83.6 sq m)	I Ramdath	5 years from 04.02.2017 (holding over)	£15,000
Suite 1 (Ground Floor)	292 sq ft (27.1 sq m)	Vacant	N/A	N/A
Suite 2 (Ground Floor)	637 sq ft (59.1 sq m)	Vacant	N/A	N/A
Suite 3 (First Floor)	292 sq ft (27.1 sq m)	Vacant	N/A	N/A
Suite 4 (First Floor)	281 sq ft (26.1 sq m)	N Fahim & M Murtza	1 year from 20.11.2019 (holding over)	£8,000
Suite 5 (First Floor)	395 sq ft (36.7 sq m)	Vacant	N/A	N/A
Suite 6 (Second Floor)	292 sq ft (27.1 sq m)	Morgan Pearse Solicitors	5 years from 19.12.2016 (holding over)	£8,000
Suite 7 (Second Floor)	281 sq ft (26.1 sq m)	Sleek Direct London Ltd	1 year from 26.10.2021	£6,000
Suite 8 (Third Floor)	532 sq ft (49.4 sq m)	A C Emeka t/a Jaycee Gold Solicitors	1 year from 17.01.2020 (holding over)	£15,000



LEASEHOLD VACANT TWO BEDROOM FLAT FOR REPAIR/IMPROVEMENT

LOCATION & DESCRIPTION

A ground floor self-contained, purpose-built flat with own street door in a semi-detached property in this cul-de-sac comprising many similar style flats. Off Hall Lane a few minutes walk from central Chingford Mount where there are numerous shops, restaurants and cafés and Sainsbury's supermarket and a short drive from the North Circular Road (A406).

ACCOMMODATION

Ground Floor: Reception, 2 bedrooms, kitchen, bathroom/toilet
Central heating (some radiators removed)
Rear garden

LEASE DETAILS

99 years from 29.09.1937 - about 14 years unexpired

NOTE

1. Auction Surveyor: Ian Mann
Contact: 020 8509 4407 ian.mann@strettons.co.uk
2. The Seller will assign the benefit of a S42 notice to extend the lease after exchange, at the Buyer's cost.
3. Previously sold in our April auction but the transaction is unlikely to complete and a notice for completion has been served.

EPC Rating: E

**OFFERED VACANT FOR
REPAIR/IMPROVEMENT**

VIEWINGS

Group viewings: All at 10am Thursday 12th, Tuesday 17th, Thursday 19th & Tuesday 24th May
Photographs and a video can be seen via our website.



All photographs taken March 2022



FREEHOLD COMMERCIAL INVESTMENT

LOCATION & DESCRIPTION

A 3 storey end of terrace corner shop with 2 self-contained flats above. Situated within walking distance of Angel station (Northern line) providing good transport links across the city and very close to Chapel Market and the popular Angel Central Shopping Centre.

ACCOMMODATION (Based on VOA website)

Ground Floor: Shop 525 sq ft (48.7 sq m)

First Floor Flat: Kitchen/lounge, bedroom, shower/toilet

Second Floor Flat: Kitchen/lounge, bedroom, shower/toilet

TENANCY DETAILS

The entire property is subject to a repairing & insuring lease for 20 years from 23.06.06 at a rent of £37,500 p.a.

NOTE

1. Auction Surveyor: Steven Cane
Contact: 020 8509 4472 steven.cane@strettons.co.uk
2. We understand the property has been sub-let without landlord's consent.
3. There is potential to extend subject to consent.

EPC Rating: To be confirmed



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LONG LEASEHOLD RESIDENTIAL INVESTMENT

LOCATION & DESCRIPTION

A purpose-built second floor one bedroom flat within a three storey detached block. Located at the corner with Epping Road and High Road North Weald within walking distance of local shops and amenities. Within a short distance of North Weald Airfield, M11 and A414 which provides easy access to Harlow, Ongar and Chelmsford.

ACCOMMODATION

Second Floor: Living room with kitchen, bedroom, bathroom/toilet

External Parking space

TENANCY DETAILS

Let on an Assured Shorthold Tenancy (holding over) at £693.33 pcm

LEASE DETAILS

165 years from March 1984

NOTE

Auction Surveyor: Sam Harborne

Contact: 020 8509 4414 sam.harborne@strettons.co.uk

EQUIVALENT TO £8,320 p.a.

EPC Rating: E



GUIDE PRICE* £155,000 PLUS



**LONG LEASEHOLD VACANT
ONE BEDROOM FLAT FOR
REPAIR/IMPROVEMENT**

LOCATION & DESCRIPTION

A purpose-built, self-contained 1 bedroom flat on the 9th floor of this tower block on the south side of Bromley High Street close to local shops. Just off Bow Road (A11) which leads to the west to the City and to the east, Stratford with its major transport facilities and shopping & restaurants, especially at Westfield.

Also close to the intersection with the Blackwall Tunnel Northern Approach and a short walk from Bow Church DLR station and Bow Road underground (Hammersmith & City and District lines).

ACCOMMODATION

- Reception with balcony, bedroom, fitted kitchen, bathroom/toilet
- Central heating (probably communal for the block),
- Double-glazing
- Entry phone
- Communal lift

LEASE DETAILS

New 125 year lease from completion at £200 p.a.

EPC Rating: C

NOTE

Auction Surveyor: Ian Mann
Contact 020 8509 4407 ian.mann@strettons.co.uk

**OFFERED VACANT FOR
REPAIR/IMPROVEMENT**

VIEWINGS

All at 11 am: Thursday 12th, Tuesday 17th, Thursday 19th and Tuesday 24th May
Photographs and a video can be seen via our website.



NOT TO SCALE FOR INFORMATION ONLY
@E5100004608



FREEHOLD RESIDENTIAL INVESTMENT - HMO

LOCATION & DESCRIPTION

A semi-detached property arranged as 9 residential units, seven of which are self-contained and the remaining two share a ground floor kitchen. Located on the A41 Finchley Road at the junction with Hendon Way, close to Fortune Green Road and about ¾ mile from West Hampstead station and the popular shops on West End Lane. The property lies about 5 miles from Central London.

ACCOMMODATION (NOT INSPECTED)

Details from the lending report, understood to comprise:

- Flat 1 (Ground Floor):** Studio
- Flat 2 (Ground Floor):** Studio with access to garden.
- Flat 3 (Ground Floor):** Studio
- Flat 4 (First Floor):** 1 bedroom with access to garden.
- Flat 5 (First Floor):** Room with balcony and ground floor shared kitchen.
- Flat 6 (First Floor):** Studio
- Flat 7 (First Floor):** Room with balcony and ground floor shared kitchen.
- Flat 8 (Second Floor):** 1 bedroom
- Flat 9 (Second Floor & Loft):** 1 bedroom (not inspected)

TENANCY DETAILS

Flats 1, 2, 3, 5, 7, 8 & 9: Let to County Private Client Ltd for 5 years from 28.01.2019 at £1,000 pcm.

Flat 4: Let to County Private Client Ltd for 5 years from 28.01.2019 at £550 pcm.

Flat 6: Let to County Private Client Ltd for 5 years from 28.01.2019 at £600 pcm.

The tenant may terminate each agreement on the expiry of 4 weeks' notice or if the property becomes vacant at any time, the tenant may end the agreement.

EPC Rating: C

NOTE

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

EQUIVALENT TO £97,800 p.a.



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LOT
8

366 FINCHLEY ROAD, HAMPSTEAD,
LONDON NW3 7AJ

GUIDE PRICE* £1,400,000 PLUS



Library Photographs

Library Photographs



Library Photographs

FREEHOLD RESIDENTIAL INVESTMENT - 2 MAISONNETTES

LOCATION & DESCRIPTION

A terraced property comprising 2 self-contained maisonettes within a popular residential area east of Acton Lane, close to Southfield Recreation Ground and about a mile from Chiswick Park underground station (District line) and the popular Chiswick High Road. South Acton overground station is within about ½ mile.

ACCOMMODATION (Not inspected)

Details from the lending report, understood to comprise:

Flat A (First & Second Floor Maisonette):

First Floor:
2 bedrooms (1 with en-suite), living room, kitchen.
Second Floor: 2 bedrooms, shower/toilet.
GIA: 813 sq ft (75.5 sq m)

Flat B (Ground & Lower Ground Floor Maisonette):

Ground Floor: 3 bedrooms (each with en-suite and 2 of which provide access to a rear conservatory).
Lower Ground Floor: Open plan reception, kitchen, separate toilet.
Rear garden.
GIA: 1,449 sq ft (134.6 sq m)

TENANCY DETAILS

Flat A:

The Receivers do not have a copy of a tenancy but we understand that the property has been let on an Assured Shorthold Tenancy at £2,275 pcm.

Flat B:

The Receivers do not have a copy of a tenancy but we understand that the property has been let on an Assured Shorthold Tenancy at £1,800 pcm.

EPC Rating: C

NOTE

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

EQUIVALENT TO £48,900 p.a.



LOT
10

124B ORFORD ROAD, WALTHAMSTOW E17 9QX
GUIDE PRICE* £300,000 PLUS



LEASEHOLD VACANT TWO BEDROOM FLAT

LOCATION & DESCRIPTION

A self-contained first floor two bedroom flat within a double-bayed terraced property. Located in the popular Walthamstow Village off Hoe Street between Third Avenue and Grosvenor Park Road. Within walking distance of Walthamstow Central station, Town Centre and 17 & Central Shopping Centre.

ACCOMMODATION

First Floor: Living room, two bedrooms, kitchen, bathroom/toilet

LEASE DETAILS

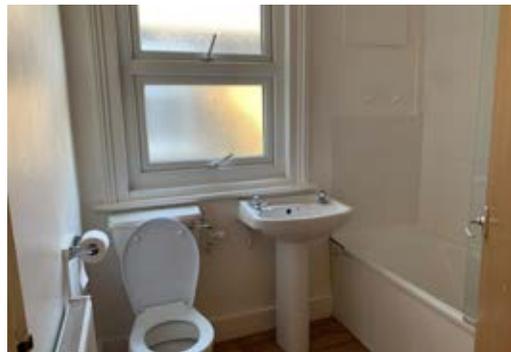
59 Years unexpired

NOTE

Auction Surveyor: Sam Harborne
Contact: 020 8509 4414 sam.harborne@strettons.co.uk

OFFERED VACANT

EPC Rating: To be confirmed



LOT

11

FLAT 313 FELLOWS COURT, WEYMOUTH TERRACE,
BETHNAL GREEN, LONDON E2 8LA

GUIDE PRICE* £375,000 PLUS



**LONG LEASEHOLD SPLIT LEVEL 3
BED MAISONETTE LET ON AN
ASSURED SHORTHOLD
TENANCY**

LOCATION & DESCRIPTION

A ground/first floor maisonette within a purpose-built block in a popular residential area north of the A1208 Hackney Road, east of the A10 Kingsland Road, about 1/4 mile from Hoxton overground station and within 1/2 mile of Haggerston Park.

ACCOMMODATION

Ground Floor: Living room, kitchen, toilet

First Floor: 3 bedrooms, bathroom/toilet

External: Front & rear gardens

TENURE

Long leasehold for a term of years expiring on 19.10.2111 (about 89½ years unexpired) at a fixed ground rent of £9 p.a.

TENANCY DETAILS

Let to an individual on a 12 month Assured Shorthold Tenancy from 19.09.2018 (holding over) at £1,430 pcm.

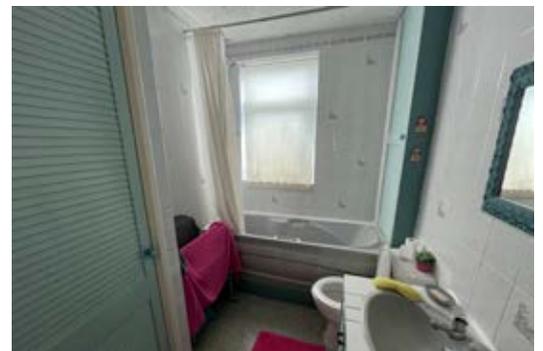
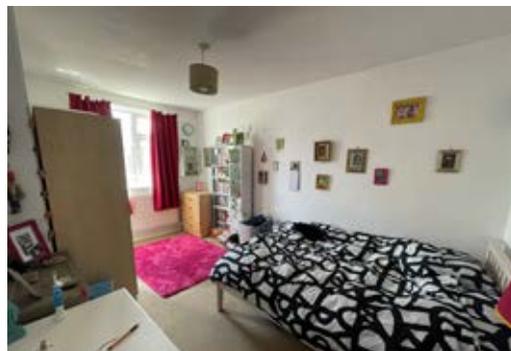
NOTE

Auction Surveyor: Robert Woolfe

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

EQUIVALENT TO £17,160 p.a.

EPC Rating: C



LOT
12

3 MULBERRY DRIVE, SLOUGH, BERKSHIRE SL3 7JU
GUIDE PRICE* £400,000 PLUS

BY ORDER OF JOINT LPA
RECEIVERS

mha
MACRAITHYRE HUDSON



FREEHOLD THREE BEDROOM HOUSE

LOCATION & DESCRIPTION

A two storey semi-detached house with driveway and detached garage to the rear. Mulberry Drive is a cul-de-sac off Cedar Way and just south of London Road (A4) which is easily accessed via junction 5 of the M4. Langley mainline station is just under 2 miles away and the open greenspace of Kedermister Park is within walking distance.

ACCOMMODATION (Not inspected)

Ground Floor: Living room, dining room, kitchen, toilet, driveway, rear garden, detached garage.

First Floor: 3 bedrooms, bathroom

NOTE

Auction Surveyor: Sam Harborne
Contact: 020 8509 4414 sam.harborne@strettons.co.uk

The property is to be sold pursuant to a mortgagee's power of sale and subject to any occupation that subsists at the time of completion.

EPC Rating: TBA



VIEWINGS

Internal viewings are unlikely, please see website for up to date information



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LOT
13

24, 24A, 26 & 26A KINGSBRIDGE AVENUE, ACTON,
LONDON W3 9AJ

GUIDE PRICE* £2,200,000 PLUS

BY ORDER OF P JOSEPH & I
WAIGHT AS LPA RECEIVERS



FREEHOLD RESIDENTIAL INVESTMENT - 4 MAISONETTES

LOCATION & DESCRIPTION

A pair of semi-detached properties arranged as 4 self-contained maisonettes in a popular residential area just off the A406 Gunnersbury Avenue, close to Ealing Common and about ½ mile from Ealing Common underground station (District line and Piccadilly line).

ACCOMMODATION (NOT INSPECTED)

Details from the lending report, understood to comprise:

No. 24 (Ground Floor Maisonette):

3 bedrooms (each with en-suite), living room, kitchen, shower/toilet, laundry/utility cupboard.

GIA: 1,248 sq ft (116 sq m)

No. 24a (First & Second Floor Maisonette):

First Floor: 3 bedrooms (each with en-suite)
Second Floor: Bedroom, living room, kitchen, shower/toilet.

GIA: 1,345 sq ft (125 sq m)

No. 26 (Ground Floor Maisonette):

4 bedrooms (2 with en-suite), living room, kitchen/diner, shower/toilet, utility cupboard.

GIA: 1,550 sq ft (144 sq m)

No. 26a (First & Second Floor Maisonette):

First Floor: 4 bedrooms (each with en-suite)
Second Floor: Living/dining area, kitchen, study, utility

GIA: 1,700 sq ft (158 sq m)

TENANCY DETAILS

No. 24 (Ground Floor Maisonette):

The Receivers do not have a copy of any tenancy agreements but the managing agents have received a rent of £1,900 pcm.

No. 24a (First & Second Floor Maisonette):

The Receivers do not have a copy of any tenancy agreements but the managing agents have received a rent of £2,450 pcm.

No. 26 (Ground Floor Maisonette):

The Receivers do not have a copy of any tenancy agreements but the managing agents advise that the property is part let to 2 individuals and have received a combined rent of £1,883.33 pcm.

No. 26a (First & Second Floor Maisonette):

The Receivers do not have a copy of any tenancy agreements but we understand that 3 of the 4 bedrooms are let at a combined rent of £2,980 pcm.

EPC Rating: 24 = C, 24a, 26 & 26a = B

NOTE

1. 24a & 26a both have HMO Licences.

Auction Surveyor: Robert Woolfe

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

EQUIVALENT TO £110,559.96 p.a.



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28

AUCTION 26 May 2022
ENQUIRIES 020 7637 4000

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

STRETTONS
EST 1831

LOT
13

24, 24A, 26 & 26A KINGSBRIDGE AVENUE, ACTON,
LONDON W3 9AJ

GUIDE PRICE* £2,200,000 PLUS



LOT

14

82 CEMETERY ROAD, FOREST GATE E7 9DG

GUIDE PRICE* £250,000 PLUS



FREEHOLD DETACHED BUNGALOW LET ON AN ASSURED SHORTHOLD TENANCY AT £12,000 PER ANNUM

LOCATION & DESCRIPTION

An unusual detached bungalow, constructed within the last few years, situated on the south side of Cemetery Road reached via and almost at the junction with Odessa Road.

Central Stratford with its excellent transport links and shopping & restaurants, especially at Westfield, is a few minutes drive away and Forest Gate mainline station is a short walk away.

ACCOMMODATION

- Reception with fitted kitchen area
- Bedroom, bathroom/toilet
- Utility room
- Small yard with gated street access
- Central heating
- Double glazing

The property is let on an Assured Shorthold Tenancy for 12 months from 01.03.2022 at £1,000 pcm. See the agreement for the break clause.

EQUIVALENT TO £12,000 p.a.

EPC Rating: D

NOTE

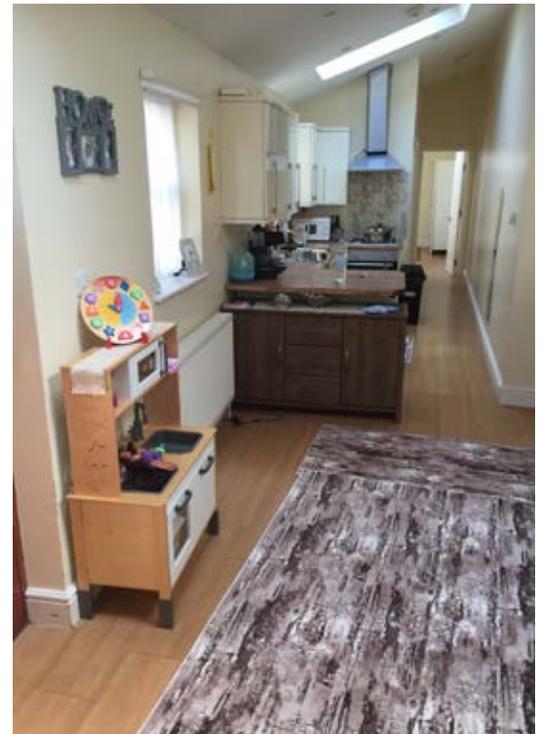
Auction Surveyor: Ian Mann
Contact: 020 8509 4407

VIEWINGS

Please contact Ian Mann to arrange.
Please do not knock on the door.
Photographs and a video can be seen via our website.



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LOT
15

FLAT D 38 STANHOPE ROAD, HIGHGATE N6 5NG

GUIDE PRICE* £600,000 PLUS



SHARE OF FREEHOLD VACANT TWO BED SPLIT-LEVEL FLAT

LOCATION & DESCRIPTION

A well presented split level 1st and 2nd floor converted 2 double bedroom apartment within this period mansion. Located on the west side of Stanhope Road within this popular residential area under a mile away from Highgate Village and Highgate Station (northern line).

ACCOMMODATION

First Floor: Hallway, kitchen, terrace, reception room
Second Floor: Landing, two bedrooms, bathroom/shower/toilet

LEASE DETAILS

999 years from 2011. The property includes a share of freehold (25%).

NOTE

Auction Surveyor: Sam Harborne
Contact: 020 8509 4414 sam.harborne@strettons.co.uk

EPC Rating: D

JOINT AUCTIONEER

Prickett & Ellis
020 8340 7000

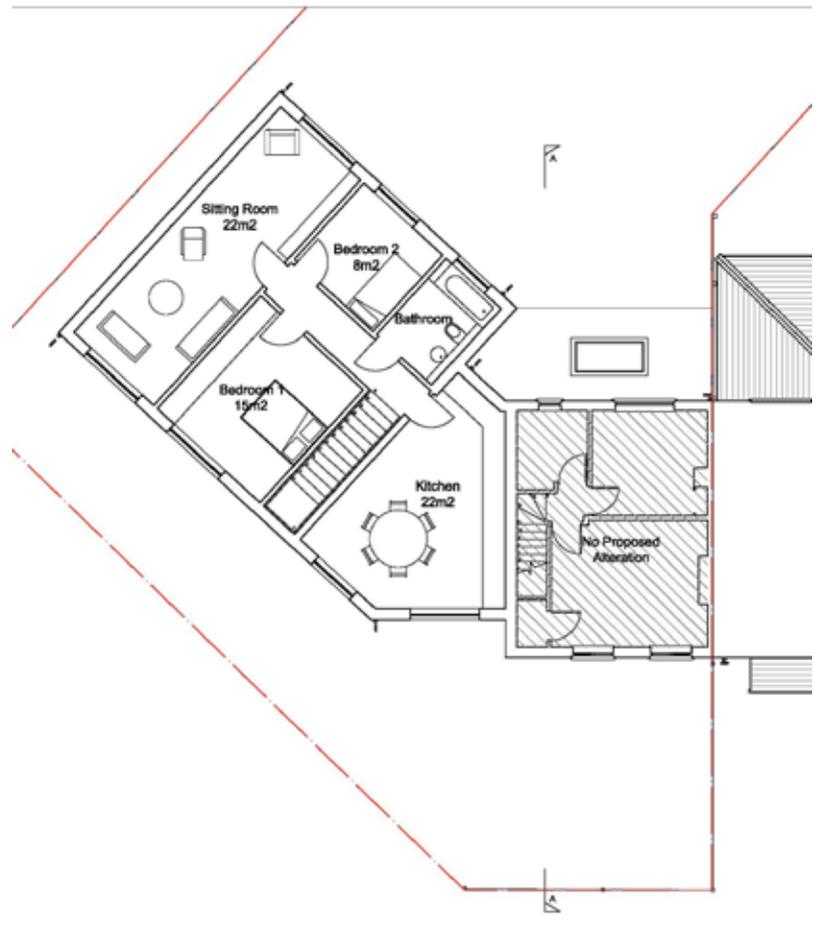
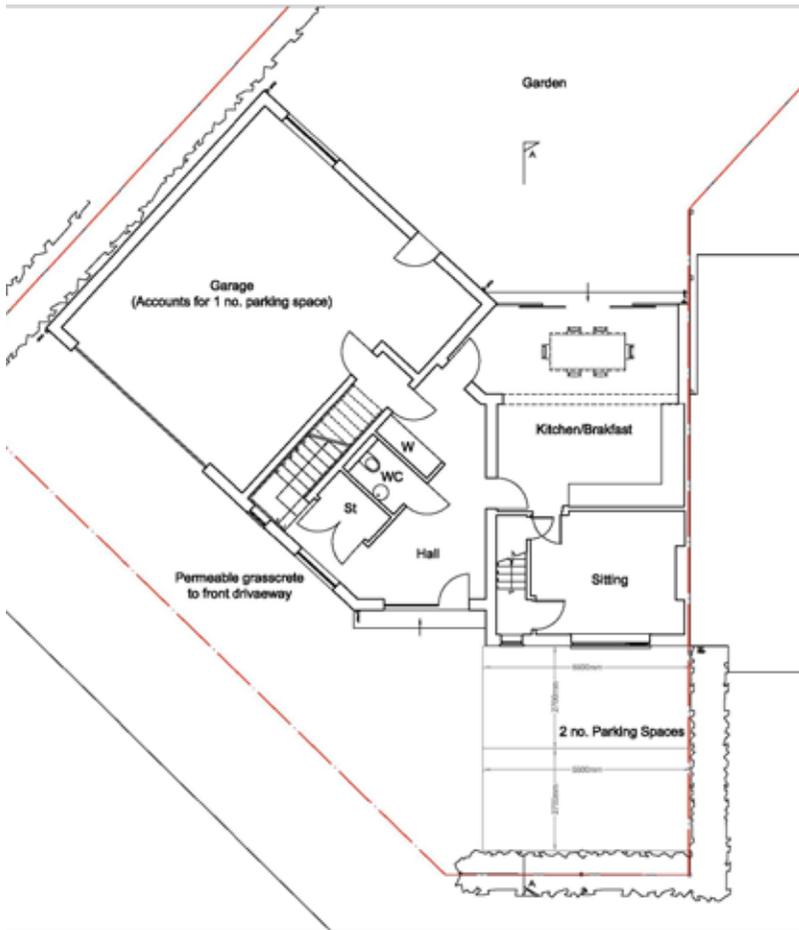


LOT

16

2 NURSERY WAY, WRAYSBURY, STAINES-UPON-THAMES, MIDDLESEX TW19 5DT

GUIDE PRICE* £425,000 - £450,000



FREEHOLD VACANT THREE BEDROOM SEMI-DETACHED HOUSE FOR REPAIR/IMPROVEMENT WITH PLANNING PERMISSION FOR A SIDE/REAR EXTENSION TO FORM A MUCH LARGER HOUSE

LOCATION & DESCRIPTION

Wraysbury is a village in the Royal Borough of Windsor and Maidenhead close to the River Thames between Windsor and Staines-upon-Thames. Easily reached from the B376 from Junction 13 of the M25 with Heathrow Airport a few minutes drive away. A 2 storey semi-detached house on a large site on the corner of Nursery Way (a cul-de-sac) and Fairfield Approach in an attractive residential location with many detached residences.

ACCOMMODATION

First Floor: 3 bedrooms
Ground Floor: Reception, fitted kitchen, bathroom/toilet
 Gardens to the front side and rear
 Part double-glazing

SITE AREA (from digital mapping)

0.14 Acres (0.06 Hectares)
 5,900 sq ft (548.3 sq m)

PLANNING

GRANTED 04.03.2022 (Ref: 21/03474) for a PART SINGLE & PART TWO STOREY SIDE/REAR EXTENSION. Plans show the following proposed accommodation if constructed:
 First Floor: 5 rooms, sitting room, kitchen, bathroom
 Ground Floor: Sitting room, kitchen/breakfast room
 Garage, parking spaces

EPC Rating: To be confirmed

NOTE

Auction Surveyor: Ian Mann
 Contact: 020 8509 4407 ian.mann@strettons.co.uk

OFFERED VACANT FOR REPAIR/IMPROVEMENT WITH PLANNING PERMISSION TO EXTEND TO THE SIDE AND REAR TO FORM A MUCH LARGER HOUSE

VIEWINGS

Please contact Ian Mann to arrange. Photographs and a video can be seen via our website.

JOINT AUCTIONEER

A & G Guiver
 01992 467676
 Ref: Mark Guiver



LOT
17

6 BERKELEY CLOSE, POTTERS BAR, HERTFORDSHIRE EN6 2LG

GUIDE PRICE* £500,000 PLUS



FREEHOLD VACANT DETACHED FOUR BEDROOM RESIDENCE FOR REPAIR/IMPROVEMENT/EXTENSION

LOCATION & DESCRIPTION

Potters Bar is a commuter town in Hertfordshire to the north of central London and is easily reached from Junction 24 of the M25.

A 2 storey detached 4 bedroom residence with integral garage, in a cul-de-sac reached from Mutton Lane. Many shops and restaurants including Sainsbury's, as well as the mainline station (with trains to Kings Cross), can be found in Darkes Lane, a short drive away.

ACCOMMODATION

First Floor: 4 bedrooms, bathroom/toilet

Ground Floor: 2 receptions (inter-connecting), fitted kitchen, toilet, integral garage
Central heating, double-glazing, solar panels
Rear garden, front garden mainly for parking
Side pedestrian access

NOTE

1. Auction Surveyor: Ian Mann
Contact: 020 8509 4407 ian.mann@strettons.co.uk
2. Please contact Ian Mann to arrange a viewing.
Photographs and a video can be seen via our website.

**OFFERED VACANT FOR
REPAIR/IMPROVEMENT/EXTENSION (subject
to consent)**



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ES100004608

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ES100004608

LOT

18

141 HIGH STREET, & 12 OSBORNE MEWS,
WALTHAMSTOW E17 7DB

GUIDE PRICE* £1,000,000 PLUS



FREEHOLD TOWN CENTRE COMMERCIAL INVESTMENT PLUS TWO FLATS LET ON ASSURED SHORTHOLD TENANCIES AND VACANT REAR PARTLY COMPLETED DEVELOPMENT TO COMPRISE THREE X TWO BEDROOM FLATS

LOCATION & DESCRIPTION

A large terraced property comprising a shop with 2 self-contained flats above plus a rear partially completed residential development reached from Osborne Mews via Palmerston Road. In the centre of the well known pedestrianised Walthamstow High Street which has The Mall shopping centre, cinema, the famous street market and many national multiple retailers, restaurants and banks including Sainsbury's (opposite) with Boots, Wilko, Asda & Lidl nearby. Walthamstow Central mainline and underground (Victoria line) station and St. James's Street mainline station are both a few minutes walk away.

PLANNING

GRANTED with CIL 29.03.2019 (Ref: 183638) for REDEVELOPMENT & CONSTRUCTION OF A 3 STOREY EXTENSION TO CREATE 3 X 2 BEDROOM RESIDENTIAL UNITS. Work has commenced.

NOTE

Auction Surveyor: Ian Mann
Contact: 020 8509 4407 ian.mann@strettons.co.uk
Please get in touch if you wish to view the tenanted flats.

EQUIVALENT TO £36,600 p.a. WITH THE OPPORTUNITY TO COMPLETE THE DEVELOPMENT OF THE VACANT EXTENSION TO FORM AN ADDITIONAL 3 X 2 BEDROOM FLATS



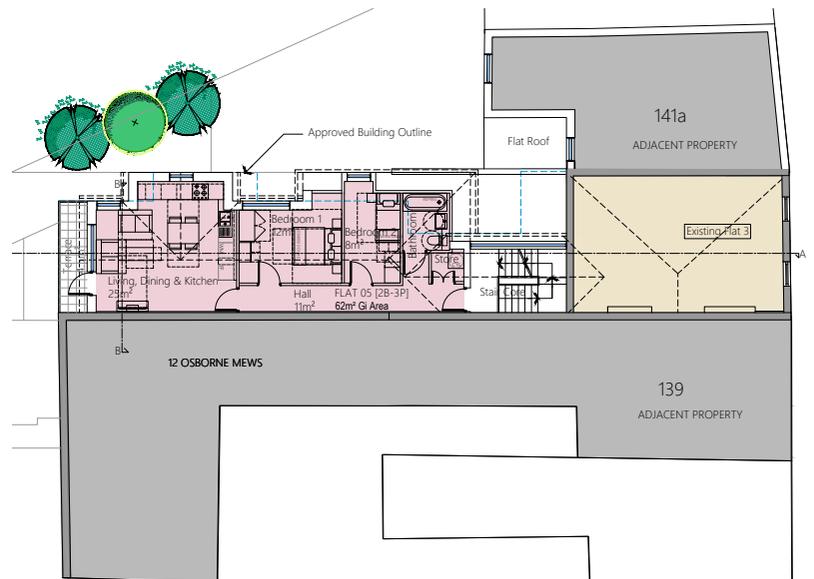
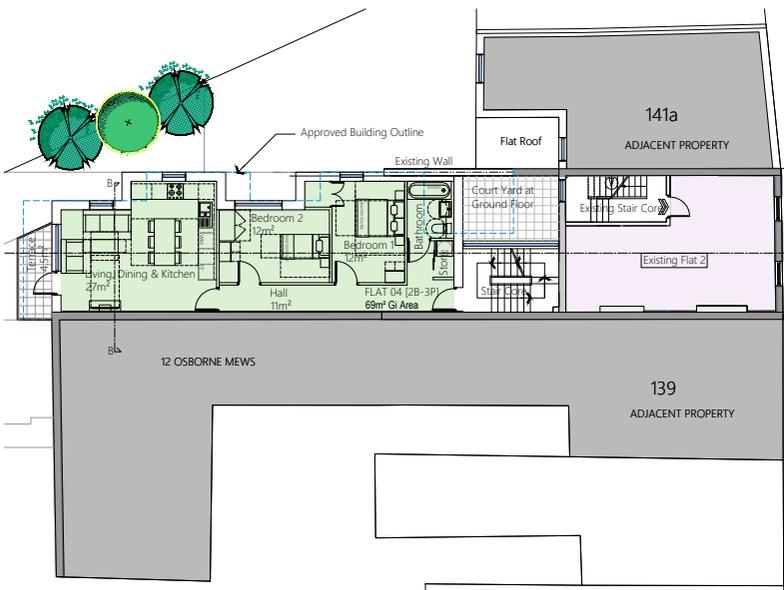
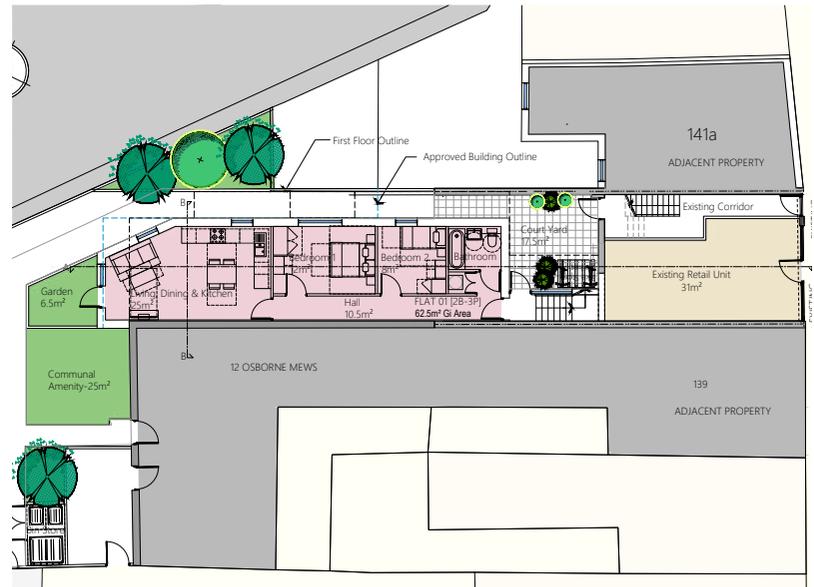
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LOT
18

141 HIGH STREET, & 12 OSBORNE MEWS,
WALTHAMSTOW E17 7DB

GUIDE PRICE* £1,000,000 PLUS



Unit	Accommodation	Tenancy	Rent pcm	EPC Rating
Shop	322 sq ft (30 sq m)	M S Khan (t/a Fancy Bag) 3 years from 01.09.2021	£1,250 pcm	D
Flat 2	1 bedroom	1 year from 10.08.2019 (holding over)	£925 pcm	E
Flat 3	1 bedroom	1 year from 16.09.2016 (holding over)	£875 pcm	E

LOT
19

FLAT 22 BROADGATE, 727 BARKING ROAD,
LONDON E13 9ES

GUIDE PRICE* £195,000 PLUS



VACANT LONG LEASEHOLD TWO BEDROOM FLAT IN NEED OF MODERNISATION

LOCATION & DESCRIPTION

The property is a Seventh floor 2 bedroom flat forming part of a large tower block comprising 29 self-contained flats with parking, cycle sheds and outbuilding on the corner of Barking Road and Selsdon Road.

A short walk from the junction with the well known Green Street (and the former West Ham United football stadium) and nearby occupiers including Barclays and Ladbrokes. Upton Park underground station (District and Hammersmith & City lines) is about a ¼ mile away.

ACCOMMODATION

Ground Floor:Communal Entrance Hall
Seventh Floor:Entrance Hall, Lounge/Diner, Two Double Bedrooms, Kitchen, Balcony
OutsideExternal Storage Unit

TENURE

The property is held by way of long leasehold for a term of 152 years, having recently been renewed



LOT
20

26 BROOMFIELD, WALTHAMSTOW,
LONDON E17 8DZ

GUIDE PRICE* £365,000 PLUS



VACANT FREEHOLD 4 BEDROOM END TERRACED HOUSE

LOCATION & DESCRIPTION

The property comprises an end of terrace house over ground and one upper floor, and forms part of a popular residential area. Extending to approximately 990 Sq Ft (92 Sq M) the accommodation offers two reception rooms which could easily be used as extra bedrooms, a fitted kitchen and a toilet to the ground floor. To the first floor there are four good size bedrooms and a family bathroom.

Externally there is a private rear garden and residents parking nearby.

Broomfield is a quiet residential street situated within walking distance of Lea Bridge Road which offers an array of local amenities. There are good transport links with Lea Bridge Station, St James Street Station and Walthamstow Central Tube Station all within easy reach and road links to A12, A406, M11 and M25.

ACCOMMODATION

Ground Floor: Two Reception Rooms, Toilet, Kitchen

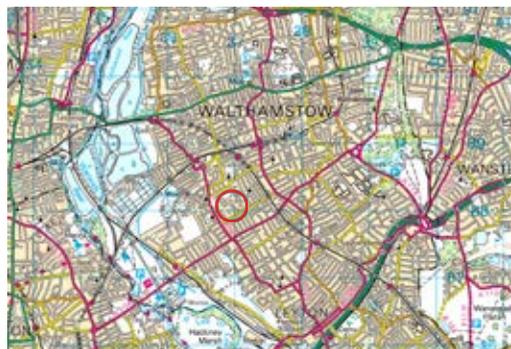
First Floor: Four Bedrooms, Bathroom

Outside: Rear Garden, Residents Parking

TENURE

Freehold

EPC Rating: D



LOT

21

GROUND FLOOR FLAT, 29 COVENTRY ROAD,
ILFORD, REDBRIDGE IG1 4QR

GUIDE PRICE* £225,000 PLUS



A VACANT GROUND AND LOWER GROUND FLOOR FLAT IN NEED OF MODERNISATION

LOCATION & DESCRIPTION

A two bedroomed flat arranged over the ground and lower ground floors of this semi detached property. Benefiting from both off street parking and a rear garden, the property is in need of full modernisation.

The property is situated on directly opposite the Ilford Federation Synagogue on Coventry road, off the main A123, Cranbrook Road, being one of the main arterial thoroughfares into Ilford town centre. The green open spaces of Valentines Park lies a short distance to the north. Transport links are provided by Ilford mainline TFL railway station and the A406 North Circular Road, bot of which are close by.

ACCOMMODATION

Ground Floor: Living Room, Kitchen, Two Bedrooms, Bathroom

Lower Ground Floor: Basement Room

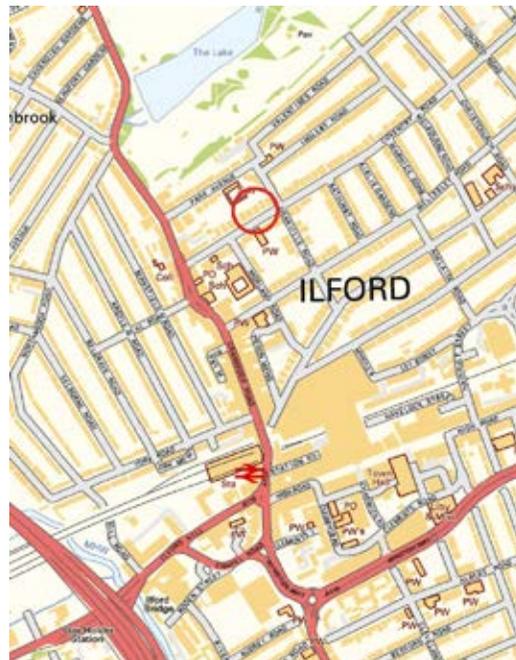
External: Forecourt providing off street parking, Rear Garden

TENURE

The property is held by way of long leasehold for a term of 999 years from 1985

NOTE

Auction Surveyor: Andrew Brown
Contact: 0208 5094470



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38

AUCTION 26 May 2022
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
22

FLAT B 233 DU CANE ROAD, EAST ACTON,
LONDON W12 0BL

GUIDE PRICE* £350,000 PLUS



LONG LEASEHOLD VACANT ONE BEDROOM FLAT

LOCATION & DESCRIPTION

A self-contained first floor 1 bedroom flat (which has recently been refurbished) within a purpose-built block. Located on the south side of Du Cane Road east of Old Oak Common Lane, north of the A40 Westway and within a short walking distance of East Acton underground station (Central line).

ACCOMMODATION

Bedroom, living room/kitchen, shower/toilet

TENURE

Long Leasehold for 125 years from 24.9.1990 at a current ground rent of £250 p.a.

NOTE

Auction Surveyor: Steven Cane
Contact: 020 8509 4472 steven.cane@strettons.co.uk

OFFERED VACANT

EPC Rating: D



LOT

23

CITY OF PARIS, 74 BONNER STREET,
BETHNAL GREEN E2 0QP**GUIDE PRICE* £80,000 PLUS**

LEASEHOLD COMMERCIAL GROUND RENT INVESTMENT LET TO A PLC WITH 26 YEARS UNEXPIRED

LOCATION & DESCRIPTION

An end of terrace commercial property with flat on the east side of Bonner Road on the corner with Old Ford Road. Previously used as a public house and a wine bar but now trading as an Indian restaurant just on the fringes of central Bethnal Green.

Victoria Park, The Young V&A (formerly the V&A Museum of Childhood), Bethnal Green underground (Central line) and Cambridge Heath mainline stations are a few minutes walk away.

ACCOMMODATION

At the time of printing details of the accommodation have not been obtained.

TENANCY DETAILS

Let to the Wellington Pub Company Plc for 80 years from 16.04.1968 (about 26 years unexpired) at £425 p.a. who sub-let to Viki Park Limited t/a the City of Paris Indian restaurant) at circa £19,000 p.a.

EQUIVALENT TO £425 p.a. with REVERSION IN 26 YEARS

LEASE DETAILS

125 years from 25.12.1988 at a peppercorn - about 92 years unexpired

EPC Rating: To be confirmed

NOTE

Auction Surveyor: Ian Mann
Contact 020 8509 4407 ian.mann@strettons.co.uk

VIEWINGS

No formal appointments will be arranged - so by courtesy of the lessees

JOINT AUCTIONEER

Mr J Ezekiel
Cedar Harp
020 8457 6576



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©EST100004608

LOT
24

LAND AT UXBRIDGE ROAD & WHARNCLIFFE DRIVE,
SOUTHALL, MIDDLESEX UB1 3EP

BY ORDER OF JCDECAUX

JCDecaux

GUIDE PRICE* £450,000 PLUS



FREEHOLD VACANT ADVERTISING SITE WITH DEVELOPMENT POTENTIAL

LOCATION & DESCRIPTION

A corner advertising site which occupies a prominent position at the junction with the A4020 Uxbridge Road, opposite Ealing Hospital, within a mile of Hanwell railway station, 2 miles from Ealing and about 11 miles west of Central London.

ACCOMMODATION

1 x 96 sheet advert hoarding

SITE AREA (from digital mapping)

4,460 sq ft (414,3 sq m)

NOTE

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

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



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ES100004608

LOT
25

LAND LYING TO THE SOUTH SIDE OF, 24
INVERCLYDE GARDENS, ROMFORD, ESSEX RM6 5SH

GUIDE PRICE* £750,000 PLUS



FREEHOLD VACANT SITE WITH PLANNING PERMISSION FOR THREE HOUSES

LOCATION & DESCRIPTION

A mainly rectangular site with planning permission for 3 x 3-bedroom houses. Located on the south side of Inverclyde Gardens which just off Eastern Avenue (A12) midway between Barley Lane and Whalebone Lane North. Chadwell Heath mainline station is just over a mile away.

SITE AREA (from digital mapping)

7179 SQ FT (667 SQ M)

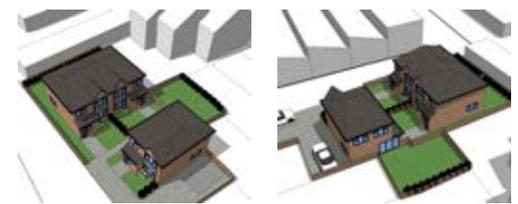
PLANNING

Planning permission was granted in February 2022 (ref: 5060/21) for 'Erection of 3x three-bedroom houses with associated amenity space, car parking, cycle and refuse storage'
There may also be potential to add a 4th bedroom in the loft space.

NOTE

Auction Surveyor: Sam Harborne
Contact: 020 8509 4414 sam.harborne@strettons.co.uk

OFFERED VACANT WITH PLANNING PERMISSION



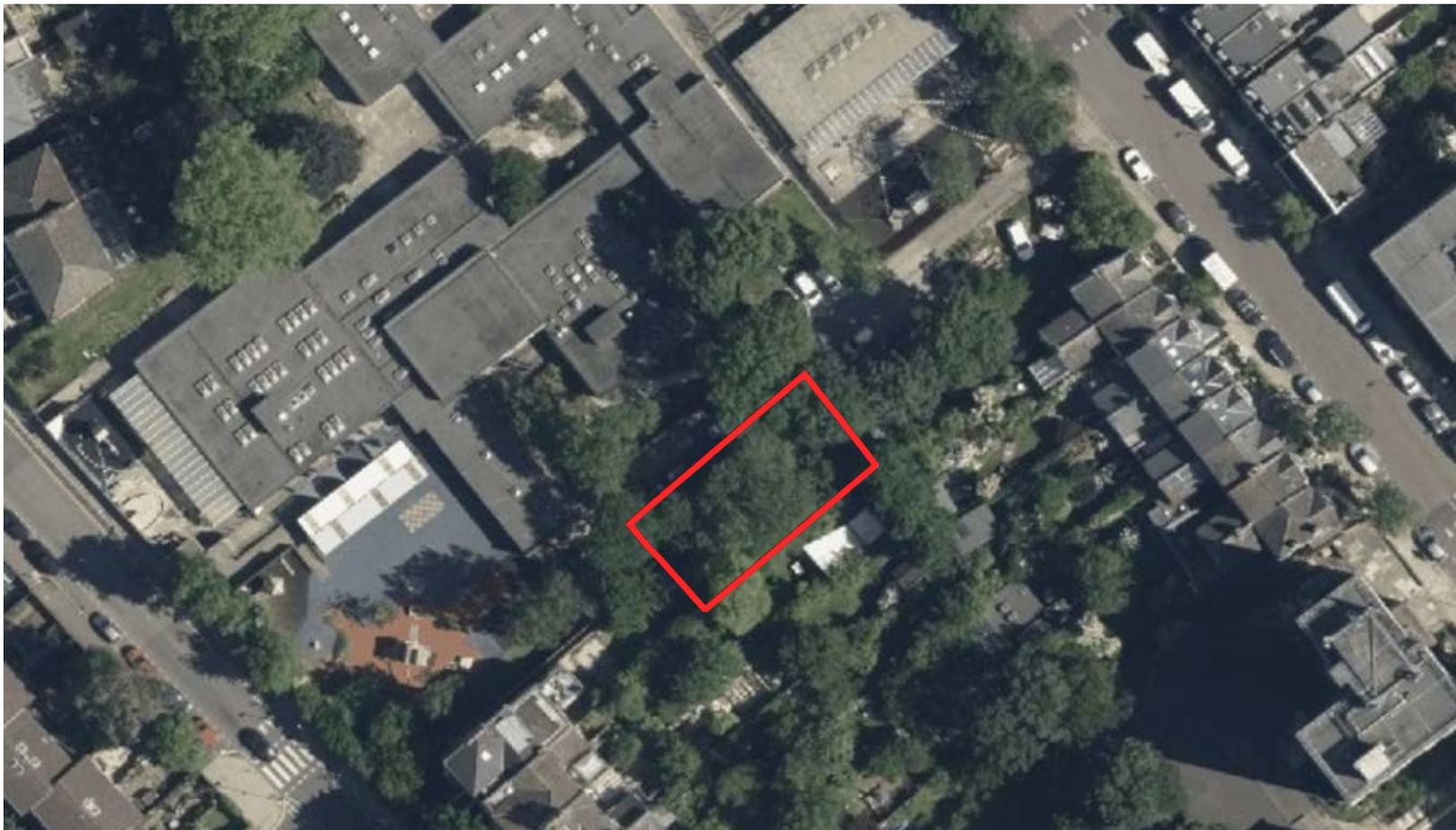
PROPOSED VIEWS
24 INVERCLYDE GARDENS
ROMFORD
14 OCT 2021
CITYSCAPE
ENGINEERING & ARCHITECTURE
020 7500 0000



LOT
26

REAR OF 90 LORDSHIP ROAD,
STOKE NEWINGTON N16 0QP

GUIDE PRICE* £650,000 PLUS



FREEHOLD VACANT LAND WITH DEVELOPMENT POTENTIAL

LOCATION & DESCRIPTION

A rectangular plot of land (approx 3874 sq ft) located in this popular location to the rear of 90 Lordship Lane, adjacent to Grazebrook Primary School which is accessed via Yoakley Road. The open space of Clissold Park is close by along with Manor Road and Stoke Newington High Street (A10). Stoke Newington mainline station is just under a mile away

SITE AREA (from digital mapping)

3874 SQ FT (359 SQ M)

PLANNING

The site may be suitable for residential development, interested parties should contact Hackney Council on 020 8356 3000

NOTE

Auction Surveyor: Sam Harborne
Contact: 020 8509 4414 sam.harborne@strettons.co.uk

OFFERED VACANT



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Proposed Site Access



FREEHOLD PROPERTY COMPRISING FOUR FLATS WITH POTENTIAL DEVELOPMENT AT REAR

LOCATION & DESCRIPTION

A four storey double fronted Victorian building comprising four self-contained 2 bedroom flats with a block of four garages to the rear which have development potential. The property is located in Selhurst to the north east of Croydon. Selhurst Station (Southern Rail) is a short walk to the north providing regular services into London Victoria and London Bridge stations.

TENURE

Freehold

LEASE DETAILS

Flat 80A is on a 99 year lease from 28/02/1991 (approximately 69 years unexpired)

Flat B (Hall floor Flat) at 80 is on a 99 year lease from 25/03/1990 (approximately 68 years unexpired)

Flats C & D are offered vacant

EPC Rating: 80a & b: E

ACCOMMODATION

We understand that all the flats are two bed and self contained

NOTE

Auction Surveyor: Steven Cane
Contact: 020 8509 4472 steven.cane@strettons.co.uk



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LOT
28

BASEMENT, DENMARK HOUSE, PARKWAY,
WELWYN GARDEN CITY, HERTFORDSHIRE AL8 6DH

GUIDE PRICE* £70,000 - £80,000



LONG LEASEHOLD VACANT TOWN CENTRE BASEMENT WITH POTENTIAL FOR VARIOUS USES

LOCATION & DESCRIPTION

Welwyn Garden City was the second 'garden city' and is also a 'new town'. Located about 20 miles north of London and easily reached from Junction 4 of the A1(M). A self-contained basement beneath Denmark House which is a large commercial development with flats above, on the corner of Howardsgate and Parkway and next to Sainsburys. Close to many national retailers, restaurants and banks including at the Howardsgate Shopping Centre. The mainline station is a few minutes walk away.

ACCOMMODATION (Details provided by seller)

Understood to comprise 2,500 sq ft (232.3 sq m)

LEASE DETAILS

999 years from 2014

EPC Rating: E

NOTE

Auction Surveyor: Ian Mann
Contact 020 8509 4407 ian.mann@strettons.co.uk

OFFERED VACANT AND POTENTIAL FOR VARIOUS USES subject to consent

VIEWINGS

Please contact Ian Mann to arrange
Please bring a torch
Other photographs and a video should be able to be seen via our website.



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**FREEHOLD VACANT
ADVERTISING SITE WITH
DEVELOPMENT POTENTIAL**

LOCATION & DESCRIPTION

A corner advertising site at the junction with Gosbrook Road and within about 3/4 mile north of Reading town centre and Reading railway station. The University of Reading is about 2 miles away. Reading lies about 40 miles west of Central London and has good road access via the A33 which links with the M4.

ACCOMMODATION

4 x 48 & 1 x 96 sheet advert hoarding

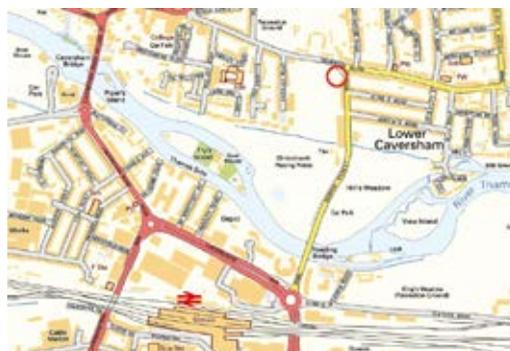
SITE AREA (from digital mapping)

9,707 sq ft (901.8 sq m)

NOTE

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

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



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LOT
30

LAND ON THE NORTH WEST SIDE OF QUEENS
ROAD, BEESTON, NOTTINGHAM, NOTTS NG9 2BD

GUIDE PRICE* £80,000 PLUS

BY ORDER OF JCDECAUX

JCDecaux



FREEHOLD PART VACANT ADVERTISING SITE & GARAGE/STORE WITH DEVELOPMENT POTENTIAL

LOCATION & DESCRIPTION

A corner advertising site including a detached garage/store.

Located at the busy junction with Station Road and the A6005 Queens Road, about 1/2 mile from Beeston town centre and within 1/4 mile from Beeston railway station.

ACCOMMODATION

1 x 48 & 1x 96 sheet advert hoarding - Vacant

Garage/Store: Not inspected

Let on a Tenancy at Will at £1,200 p.a.

SITE AREA (from digital mapping)

2,897 sq ft (269.1 sq m)

NOTE

Auction Surveyor: Robert Woolfe

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

**EQUIVALENT TO £1,200 p.a. & OFFERED
PART VACANT WITH DEVELOPMENT
POTENTIAL (SUBJECT TO OBTAINING ALL
NECESSARY CONSENTS)**



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GUIDE PRICE* £65,000 PLUS

A FREEHOLD VACANT FORMER MEETING HALL

LOCATION & DESCRIPTION

Comprising the ground floor of this substantial former place of worship, the property extends to approximately 1,156 Sq Ft (153.8 Sq M) and may be suitable for a number of alternative uses or redevelopment (subject to obtaining any necessary consents).

Wigton is a pleasant market town dating back to medieval times and holds one of England's oldest market charters, dating back to 1262. It lies between the Lake District National Park and the Solway Coast AONB in Cumbria some 12 miles south west of Carlisle and benefits from a mainline railway station within the town centre with services on the Cumbrian Coast Line to Carlisle, Lancaster and beyond. Reeds Lane is located off King Lane, the main shopping thoroughfare in Wigton Town Centre.

ACCOMMODATION

Ground Floor: Entrance Hall, Meeting Hall, Kitchen, Ladies and Gents WC, Office

TENURE

The Property is held by way of freehold. The first floor has been sold of on a long lease, with approximately 70 years unexpired at a ground rent of one peppercorn p.a.

NOTE

Auction Surveyor: Andrew Brown
Contact: 0208 5094470



LOT
32

JABEZ, HIGHLAND ROAD, BEARE GREEN, DORKING,
SURREY RH5 4RL

GUIDE PRICE* £460,000 PLUS



FREEHOLD VACANT BUNGALOW WITH PLANNING PERMISSION FOR 2 NO. THREE BEDROOM HOUSES

LOCATION & DESCRIPTION

A three bedroom detached bungalow in a residential road close to Beare Green village centre. Dorking High Street is also close by, offering shopping and leisure facilities, Holmwood Station, which is situated 0.5 miles away with services to both London Victoria and Waterloo.

ACCOMMODATION (Not inspected)

Ground Floor: Entrance hall, living room, dining room, Kitchen
three bedrooms, bathroom, garage, driveway, off street parking, front and rear gardens

PLANNING

Planning permission has been granted for two different development schemes (MO/2021/1635 Addition of one storey to existing dwelling with a height of 7.75 metres) and (MO/2021/1734 - Demolition of existing dwelling and erection of 2 new 3 bedroom semi-detached dwellings.

NOTE

Auction Surveyor: Steven Cane
Contact: 020 8509 4472 steven.cane@strettons.co.uk

OFFERED VACANT

EPC Rating: D



LOT
33

FORMER AREA NIGHT CLUB, CHURCH ROAD,
REDDITCH, WORCESTERSHIRE B97 4AB

GUIDE PRICE* £750,000 PLUS



FREEHOLD VACANT SITE WITH PLANNING PERMISSION FOR TWENTY SEVEN APARTMENTS

LOCATION & DESCRIPTION

A former nightclub building which has now been demolished with planning permission for 27 apartments. Located on the north side of Church Road, accessed via Redditch Ringway and Church Green West and within walking distance of Redditch mainline station and Kingfisher Shopping Centre with its numerous multiple retailers, banks and coffee shops.

SITE AREA (from digital mapping)

7144 sq ft (663.78 sq m)

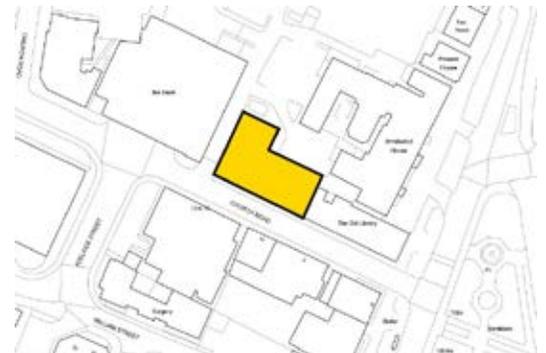
PLANNING

Planning permission was granted 2016 by Redditch Borough Council (ref: 2015/043/FUL) for demolition of existing former nightclub building, erection of new four storey building containing 27 no. apartments with associated car parking, bin and bike storage areas.

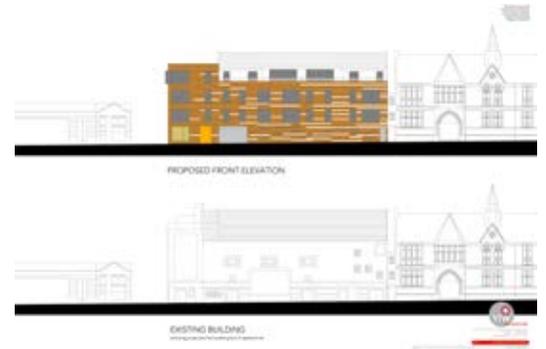
The building has now been demolished which we understand has implemented the planning permission, further details can be found in the legal pack.

NOTE

Auction Surveyor: Sam Harborne
Contact: 020 8509 4414 sam.harborne@strettons.co.uk



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LOT
34

VINE COURT, 239 MUTTON LANE, POTTERS BAR,
HERTFORDSHIRE EN6 2AT

GUIDE PRICE* £18,000 - £19,000



FREEHOLD GROUND RENT INVESTMENT

LOCATION & DESCRIPTION

A freehold ground rent investment secured upon four self-contained flats within a detached two storey property. Located on the north side of Mutton Lane close to the junction with Baker Street and Darkes Lane and within walking distance of Potters Bar mainline station.

ACCOMMODATION

Four flats sold off on 125 year leases at £250 p.a. each

NOTE

Auction Surveyor: Sam Harborne
Contact: 020 8504 4414 sam.harborne@strettons.co.uk

EQUIVALENT TO £1,000 p.a.



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LOT
35

LAND AT PURFLEET ROAD, AVELEY, THURROCK RM15 4DU

GUIDE PRICE* £200,000 PLUS



**FREEHOLD VACANT SITE
APPROXIMATELY
5,576 SQ FT (518 SQ M)**

LOCATION & DESCRIPTION

Comprising a rectangular shape plot of land located on Purfleet Road, off Arterial Road on the edge of the village of Aveley with its local shopping facilities. The area is well served by connecting roads, Situated within a mile of the A13 and provides links to the M25 (Junction 30). Purfleet Railway station is also located just over 1 mile away.

SITE AREA

5,576 sq ft (518 sq m)

PLANNING

The site offers potential to develop subject to obtaining the relevant planning permission. Interested parties should contact Thurrock Council

NOTE

Auction Surveyor: Steven Cane
Contact: 020 8509 4472 steven.cane@strettons.co.uk

OFFERED VACANT



LOT
36

73A WILLOW TREE LANE, HAYES,
MIDDLESEX UB4 9BL

GUIDE PRICE* £115,000 PLUS



**FREEHOLD VACANT SITE
APPROXIMATELY 1,515 SQ FT
(140 SQ M)**

LOCATION & DESCRIPTION

A rectangular shaped plot of land with potential for development (subject to obtaining all necessary consents). Situated at the junction of Willow Tree Lane and Douglas Crescent. The area is well served by connecting roads, such as the Hayes By Pass that provides access to the M4 and the A40.

SITE AREA

1,515 sq ft (140 sq m)

PLANNING

The site may be suitable for development, interested parties should contact London Borough of Hillingdon

NOTE

Auction Surveyor: Steven Cane
Contact: 020 8509 4472 steven.cane@strettons.co.uk

OFFERED VACANT



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ES100004608

LOT

37

PLOT ORP 38, NEW BARN LANE, WESTERHAM, KENT TN16 2HT

GUIDE PRICE* £28,000 PLUS

FREEHOLD VACANT LAND

LOCATION & DESCRIPTION

Cudham woods is located at the edge of Cudham, a serene village within the London Borough of Bromley, strategically located around the M25 motorway and 16 miles away from Central London.

SITE AREA (from digital mapping)

4,786 sq ft (445 sq m)

PLANNING

The land is situated within green belt

OFFERED VACANT

EPC Rating: N/A

VIEWINGS

No appointments necessary

NOTE

Auction Surveyor: Steven Cane

Contact: 020 8509 4472 steven.cane@strettons.co.uk



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LOT

38

PLOT ORP 49, NEW BARN LANE, WESTERHAM, KENT TN16 2HT

GUIDE PRICE* £28,000 PLUS

FREEHOLD VACANT LAND

LOCATION & DESCRIPTION

Cudham woods is located at the edge of Cudham, a serene village within the London Borough of Bromley, strategically located around the M25 motorway and 16 miles away from Central London.

SITE AREA (from digital mapping)

4,568 sq ft (424 sq m)

PLANNING

The land is situated within green belt

OFFERED VACANT

EPC Rating: N/A

VIEWINGS

No appointments necessary

NOTE

Auction Surveyor: Steven Cane

Contact: 020 8509 4472 steven.cane@strettons.co.uk



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LOT
39

LAND AT WALNUT WAY,
BUCKHURST WAY, ALBERT ROAD,
CHESTNUT CLOSE, CHESTNUT
AVENUE, HORNBEAM ROAD
HORNBEAM AVENUE, HOLLY
CLOSE, BIRCH CLOSE, MAPLE
CLOSE, LIME CLOSE, ELM CLOSE,
BUCKHURST HILL, ESSEX IG9 6EF

GUIDE PRICE* £1 PLUS

FREEHOLD ROADWAYS

LOCATION & DESCRIPTION

Comprising all roads and pavements within the red line of the title plan at Walnut Way, Buckhurst Way, Albert Road, Chestnut Close, Chestnut Avenue, Hornbeam Road, Hornbeam Avenue, Holly Close, Birch Close, Maple Close, Lime Close and Elm Close. We understand the roads are maintained by Essex Highways but any buyer should satisfy themselves in this regard.

NOTE

Auction Surveyor: Sam Harborne
Contact: 020 8509 4414
Email: sam.harborne@strettons.co.uk

Please refer to the legal pack for up to date title plans and extent of what is included in the sale.



LOT
40

LAND AT DICKENS RISE, BARNABY
WAY BROOK MEWS, BROOK
PARADE. BROOK RISE, CHESTER
ROAD, LEE GROVE, CHIGWELL
RISE, CHIGWELL, ESSEX IG7 6NY

GUIDE PRICE* £1 PLUS

FREEHOLD ROADWAYS

LOCATION & DESCRIPTION

Comprising all roads and pavements within the red line of the title plan at Dickens Rise, Barnaby Way, Brook Mews, Brook Parade, Brook Rise, Chester Road, Lee Grove and Chigwell Rise. We understand the roads are maintained by Essex Highways but any buyer should satisfy themselves in this regard.

OFFERED VACANT

NOTE

Auction Surveyor: Sam Harborne
Contact: 020 8509 4414
Email: sam.harborne@strettons.co.uk

Please note the land shown in black and white is NOT included within the sale.



LOT

41

LAND AT, FOREST EDGE, FARM WAY, BROADFIELD WAY, FIELD CLOSE, BUCKHURST HILL, ESSEX IG9 5AQ

GUIDE PRICE* £1 PLUS

FREEHOLD ROADWAYS

LOCATION & DESCRIPTION

Comprising all roads and pavements within the red line of the title plan at Forest Edge, Farm Way, Broadfield Way and Field Close. We understand the roads are maintained by Essex Highways but any buyer should satisfy themselves in this regard.

OFFERED VACANT

NOTE

Auction Surveyor: Sam Harborne
Contact: 020 8509 4414
Email: sam.harborne@strettons.co.uk

Please refer to the legal pack for up to date title plans and extent of what is included in the sale.



NOW TAKING INSTRUCTIONS FOR OUR NEXT AUCTION

Thursday 14 July 2022

020 7637 4000

LOT
42

THE BRIDGE HOUSE HOTEL, CATTERICK BRIDGE, RICHMOND, NORTH YORKSHIRE DL10 7PE

GUIDE PRICE* £175,000 - £200,000



LIBRARY PHOTOGRAPHS

LARGE FREEHOLD VACANT GRADE II LISTED FORMER PUB/RESTAURANT/HOTEL FOR REPAIR WITH DEVELOPMENT POTENTIAL

LOCATION & DESCRIPTION

Catterick is an historic village in the Richmondshire district of North Yorkshire. The property is just to the north west of the village opposite the well known race course on the north side of Catterick Road/Leeming Lane (A6136) which via the A6055 leads to the A1(M). A large partly fire damaged Grade II listed former pub/restaurant/hotel thought to be originally built in the 16th century but with alterations and extensions during the 17th, 18th, 19th and 20th centuries.

ACCOMMODATION

Not inspected but understood to comprise various internal areas over multiple levels. From the photographs on our website there are numerous bedrooms plus bars, dining room, kitchen etc, car parking.

SITE AREA (from digital mapping)

2.15 acres (0.87 hectare)

EPC Rating: E

NOTE

1. VAT is payable
2. The scaffolding will remain at no extra cost
3. 6 weeks completion is available
4. The photographs of the internal rooms on the website were taken some months ago and the property has been vandalised since then.
5. Auction Surveyor: Ian Mann
Contact: 020 8509 4407

OFFERED VACANT FOR REPAIR (HAVING SUFFERED SOME FIRE DAMAGE) AND WITH DEVELOPMENT POTENTIAL subject to consent

VIEWINGS

Viewings are unlikely because of the condition of the property - please telephone joint auctioneer to discuss

JOINT AUCTIONEER

Gemma Taylor of Taylor Estates: 07903 808728

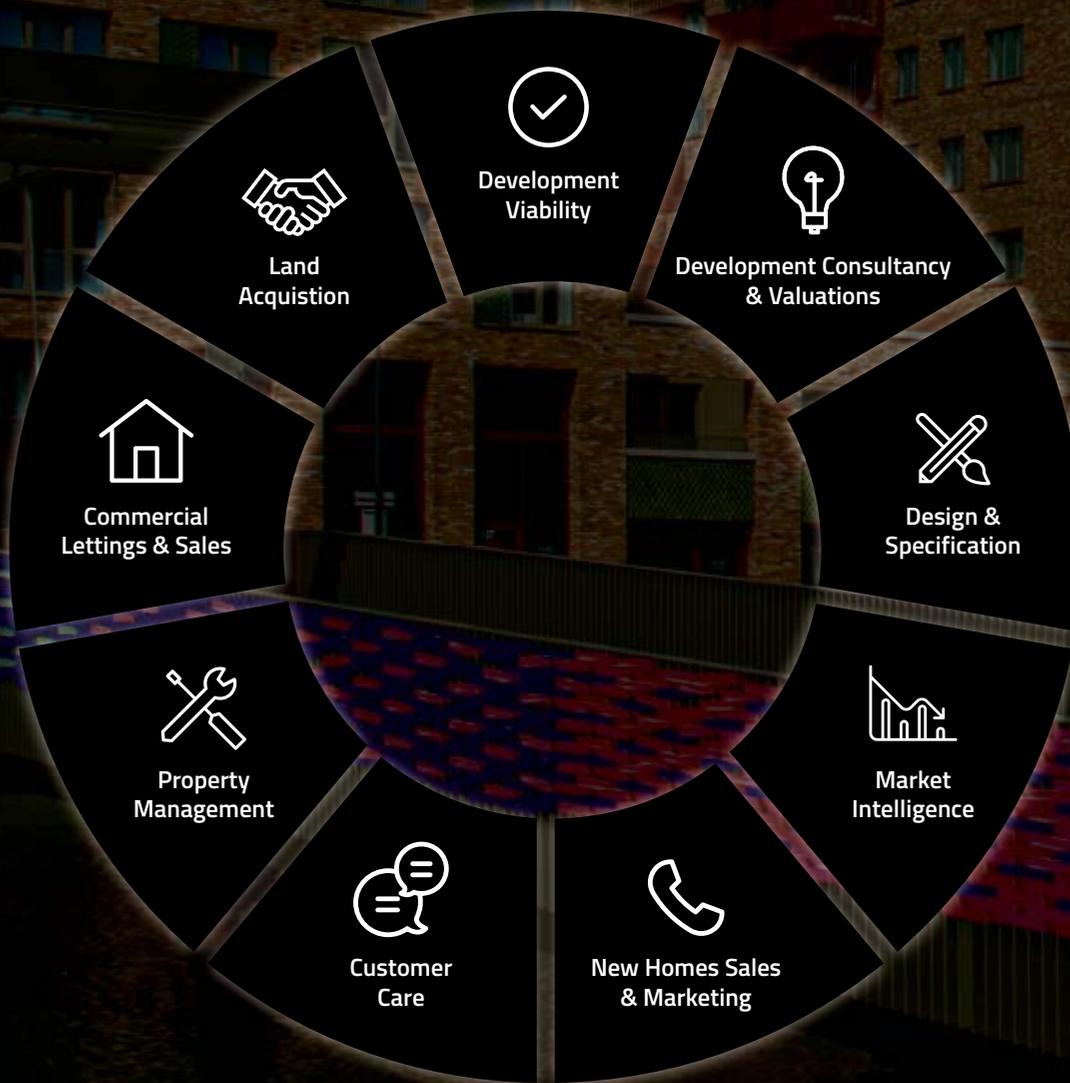


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THE SMART TIME IS NOW...

LOTS INVITED
FOR OUR NEXT
AUCTION



NATIONAL PROPERTY AUCTION

RESIDENTIAL &
COMMERCIAL

THURSDAY
14 JULY 2022
12 Noon



AUCTION ENQUIRIES: 020 7637 4000

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

A1 Introduction

- The AUCTION CONDUCT CONDITIONS apply wherever the LOT is located.
- 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

- 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.
- OUR decision on the conduct of the AUCTION is final.
- 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. 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.
- WE may refuse to admit one or more persons to the AUCTION without having to explain why.
- 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

- All bids are to be made in pounds sterling exclusive of VAT.
- WE may refuse to accept a bid. WE do not have to explain why.
- If there is a dispute over bidding WE are entitled to resolve it, and OUR decision is final.
- 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.
- 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

- WE have taken reasonable care to prepare PARTICULARS that correctly describe each LOT. THE PARTICULARS are based on information supplied by or on behalf of the SELLER. YOU need to check that the information in the PARTICULARS is correct. If the SPECIAL CONDITIONS do not contain a description of the LOT, or simply refer to the relevant LOT number, you take the risk that the description contained in the PARTICULARS is
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- 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
- enable US to complete the SALE MEMORANDUM (including proof of your identity if required by US);
 - sign the completed SALE MEMORANDUM; and
 - 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.
- A5.5 The deposit
- 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);
 - 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;
 - is to be held by US (or, at OUR option, the SELLER'S conveyancer); and
 - 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 is that referred to in the SALE MEMORANDUM.
- G1.2 The LOT is sold subject to any TENANCIES disclosed by the SPECIAL CONDITIONS, but otherwise with vacant possession on COMPLETION.
- G1.3 The LOT is sold subject to all matters contained or referred to in the DOCUMENTS. The SELLER must discharge FINANCIAL CHARGES on or before COMPLETION.
- G1.4 The LOT is also sold subject to such of the following as may affect it, whether they arise before or after the CONTRACT DATE and whether or not they are disclosed by the SELLER or are apparent from inspection of the LOT or from the DOCUMENTS:

- matters registered or capable of registration as local land charges;
 - matters registered or capable of registration by any competent authority or under the provisions of any statute;
 - notices, orders, demands, proposals and requirements of any competent authority;
 - charges, notices, orders, restrictions, agreements and other matters relating to town and country planning, highways or public health;
 - rights, easements, quasi-easements, and wayleaves;
 - outgoings and other liabilities;
 - any interest which overrides, under the Land Registration Act 2002;
 - matters that ought to be disclosed by the searches and enquiries a prudent BUYER would make, whether or not the BUYER has made them; and
 - 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:
- the BUYER takes them as they are at COMPLETION and the SELLER is not liable if they are not fit for use, and
 - the SELLER is to leave them at the LOT.
- G1.8 The BUYER buys with full knowledge of
- the DOCUMENTS, whether or not the BUYER has read them; and
 - 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:
- any minimum deposit stated in the AUCTION CONDUCT CONDITIONS (or the total PRICE, if this is less than that minimum); and
 - 10% of the PRICE (exclusive of any VAT on the PRICE).
- 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
- the LOT is sold subject to a TENANCY that requires the SELLER to insure the LOT or
 - the SPECIAL CONDITIONS require the SELLER to insure the LOT.
- G3.2 If the SELLER is required to insure the LOT then the SELLER
- must produce to the BUYER on request all relevant insurance details;
 - must use reasonable endeavours to maintain that or equivalent insurance and pay the premiums when due;
 - gives no warranty as to the adequacy of the insurance;
 - 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;
 - 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
 - (subject to the rights of any tenant or other third party) hold on trust for the BUYER any insurance payments that the SELLER receives in respect of loss or damage arising after the CONTRACT DATE, or assign to the BUYER the benefit of any claim; and the BUYER must on COMPLETION reimburse to the SELLER the cost of that insurance as from the CONTRACT DATE (to the extent not already paid by the BUYER or a tenant or other third party).
- G3.3 No damage to or destruction of the LOT, nor any deterioration in its condition, however caused, entitles the BUYER to any reduction in PRICE, or to delay COMPLETION, or to refuse to complete.

- G3.4 Section 47 of the Law of Property Act 1925 does not apply to the CONTRACT.
- G3.5 Unless the BUYER is already lawfully in occupation of the LOT the BUYER has no right to enter into occupation prior to COMPLETION.

G4 Title and identity

- G4.1 Unless CONDITION G4.2 applies, the BUYER accepts the title of the SELLER to the LOT as at the CONTRACT DATE and may raise no requisition or objection to any of the DOCUMENTS that is made available before the AUCTION or any other matter, except one that occurs after the CONTRACT DATE.
- G4.2 The following provisions apply only to any of the following DOCUMENTS that is not made available before the AUCTION:
- If the LOT is registered land the SELLER is to give to the BUYER within five BUSINESS DAYS of the CONTRACT DATE an official copy of the entries on the register and title plan and, where noted on the register, of all DOCUMENTS subject to which the LOT is being sold.
 - If the 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.
 - If title is in the course of registration, title is to consist of:
 - certified copies of the application for registration of title made to the Land Registry and of the DOCUMENTS accompanying that application;
 - evidence that all applicable stamp duty land tax relating to that application has been paid; and
 - 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.
 - 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):
- 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
 - 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
- 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
 - 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
- 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;
 - the form of new lease is that described by the SPECIAL CONDITIONS; and
 - the SELLER is to produce, at least five BUSINESS DAYS before the AGREED COMPLETION DATE, the engrossed counterpart lease, which the BUYER is to sign and deliver to the SELLER on COMPLETION.

G6 COMPLETION

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

G7 Notice to complete

- G7.1 The SELLER or the BUYER may on or after the AGREED COMPLETION DATE but before COMPLETION give the other notice to complete within ten BUSINESS DAYS (excluding the date on which the notice is given) making time of the essence.
- G7.2 The person giving the notice must be READY TO COMPLETE.
- G7.3 If the BUYER fails to comply with a notice to complete the SELLER may, without affecting any other remedy the SELLER has:
(a) terminate the CONTRACT;
(b) claim the deposit and any interest on it if held by a stakeholder;
(c) forfeit the deposit and any interest on it;
(d) resell the LOT; and
(e) claim damages from the BUYER.
- G7.4 If the SELLER fails to comply with a notice to complete the BUYER may, without affecting any other remedy the BUYER has:
(a) terminate the CONTRACT; and
(b) recover the deposit and any interest on it from the SELLER or, if applicable, a stakeholder.

G8 If the CONTRACT is brought to an end

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

G9 Landlord's licence

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

G10 Interest and apportionments

- G10.1 If the ACTUAL COMPLETION DATE is after the AGREED COMPLETION DATE for any reason other than the SELLER'S default the BUYER must pay interest at the INTEREST RATE on the money due from the BUYER at COMPLETION for the period

starting on the AGREED COMPLETION DATE and ending on the ACTUAL COMPLETION DATE.

- G10.2 Subject to CONDITION G11 the SELLER is not obliged to apportion or account for any sum at COMPLETION unless the SELLER has received that sum in cleared funds. The SELLER must promptly pay to the BUYER after COMPLETION any sum to which the BUYER is entitled that the SELLER subsequently receives in cleared funds.
- G10.3 Income and 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
(a) so state; or
(b) give no details of any ARREARS.
- G11.8 While any ARREARS due to the SELLER remain unpaid the BUYER must:
(a) try to collect them in the ordinary course of management but need not take legal proceedings or forfeit the TENANCY;
(b) pay them to the SELLER within five BUSINESS DAYS of receipt in cleared funds (plus interest at the INTEREST RATE calculated on a daily basis for each subsequent day's delay in payment);
(c) on request, at the cost of the SELLER, assign to the SELLER or as the SELLER may direct the right to demand and sue for OLD ARREARS, such assignment to be in such form as the SELLER'S conveyancer may reasonably require;
(d) if reasonably required, allow the SELLER'S conveyancer to have on loan the counterpart of any TENANCY against an undertaking to hold it to the BUYER'S order;
(e) not without the consent of the SELLER release any tenant or surety from liability to pay ARREARS or accept a surrender of or forfeit any TENANCY under which ARREARS are due; and
(f) if the BUYER disposes of the LOT prior to recovery of all ARREARS obtain from the BUYER'S successor in title a covenant in favour of the SELLER in similar form to part 3 of this CONDITION G11.
- G11.9 Where the SELLER has the right to recover ARREARS it must not without the BUYER'S written consent bring insolvency proceedings against a tenant or seek the removal of goods from the LOT.

G12 Management

- G12.1 This CONDITION G12 applies where the LOT is sold subject to TENANCIES.
- G12.2 The SELLER is to manage the LOT in accordance with its standard management policies pending COMPLETION.
- G12.3 The SELLER must consult the BUYER on all management issues

that would affect the BUYER after COMPLETION (such as, but not limited to, an application for licence; a rent review; a variation, surrender, agreement to surrender or proposed forfeiture of a TENANCY; or a new TENANCY or agreement to grant a new TENANCY) and:

- (a) the SELLER must comply with the BUYER'S reasonable requirements unless to do so would (but for the indemnity in paragraph (c)) expose the SELLER to a liability that the SELLER would not otherwise have, in which case the SELLER may act reasonably in such a way as to avoid that liability;
(b) if the SELLER gives the BUYER notice of the SELLER'S intended act and the BUYER does not object within five BUSINESS DAYS giving reasons for the objection the SELLER may act as the SELLER intends; and
(c) the BUYER is to indemnify the SELLER against all loss or liability the SELLER incurs through acting as the BUYER requires, or by reason of delay caused by the BUYER.

G13 Rent deposits

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

G14 VAT

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

G15 TRANSFER as a going concern

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

- G15.6 If, after COMPLETION, it is found that the sale of the LOT is not a TRANSFER of a going concern then:
- 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 I of the Landlord and Tenant Act 1987.
- G18.2 The SELLER warrants that the SELLER has complied with sections 5B and 7 of that Act and that the requisite majority of qualifying tenants has not accepted the offer.
- G19 Sale by PRACTITIONER**
- G19.1 This CONDITION G19 applies where the sale is by a PRACTITIONER either as SELLER or as agent of the SELLER.
- G19.2 The PRACTITIONER has been duly appointed and is empowered to sell the LOT.
- G19.3 Neither the PRACTITIONER nor the firm or any member of the firm to which the PRACTITIONER belongs has any personal liability in connection with the sale or the performance of the SELLER's obligations. The TRANSFER is to include a declaration excluding that personal liability.
- G19.4 The LOT is sold
- 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 providing the service charge account to the BUYER.
- G22.6 If the SELLER holds any reserve or sinking fund on account of future service charge expenditure or a depreciation fund:
- 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:
- hold the warranty on trust for the BUYER; and
 - 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:
- procure that it becomes registered at the Land Registry as proprietor of the LOT;
 - procure that all rights granted and reserved by the lease under which the LOT is held are properly noted against the affected titles; and
 - 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:
- apply for registration of the TRANSFER;
 - provide the SELLER with an official copy and title plan for the BUYER'S new title; and
 - 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:
- delivered by hand; or
 - made electronically and personally acknowledged (automatic acknowledgement does not count); or
 - 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:
- when delivered, if delivered by hand; or
 - 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 £995 inclusive of VAT (£595 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 48 hours of the auction. Failure to pay the deposit in full within this time may result in repudiation of the contract and the lot being reoffered.

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NAME / COMPANY:

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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 2022

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 £995 inclusive of VAT (or £595 for transactions less than £10,000). A VAT receipt will be issued on the following working day.

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.

LEGAL ADVICE

We have arranged for an independent firm of Solicitors to provide initial LEGAL ADVICE to prospective Purchasers prior to the auction and on the day of the London Sale in the auction room. Please contact the auction team:



Howard Freeman or Matt Conroy 33 Cavendish Square, London W1G 0PW

020 7016 3016
auctions@clglaw.co.uk
www.clglaw.co.uk

Cavendish Legal Group is a leading team of solicitors, providing practical advice to businesses and individuals from our offices across London and the South East.

AUCTION DEPOSITS

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

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

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See adverts in the catalogue.

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

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

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

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

AUCTION CALENDAR 2022

RESIDENTIAL & COMMERCIAL

THURSDAY 17 FEBRUARY

THURSDAY 7 APRIL

THURSDAY 26 MAY

THURSDAY 14 JULY

THURSDAY 15 SEPTEMBER

THURSDAY 27 OCTOBER

THURSDAY 15 DECEMBER

OTHER SERVICES

RESIDENTIAL & COMMERCIAL

SALES & LETTINGS

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LANDLORD/TENANT REPRESENTATION

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