



STRETTONS

RESIDENTIAL & COMMERCIAL
NATIONAL PROPERTY AUCTION

Thursday 10 September 2026, 12 noon

Please note this auction will be streamed live online only



AUCTIONS

Telephone House
69–77 Paul Street
London
EC2A 4NW
020 7637 4000
auctions@strettons.co.uk

CITY & CITY FRINGE 020 7375 1801

EAST & NORTH LONDON 020 8520 9911

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PROPERTY INSURANCE

THURSDAY 10 SEPTEMBER 2026

PLEASE NOTE THIS AUCTION WILL BE STREAMED
LIVE ONLINE ONLY

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

Royal Borough of Greenwich

Joint LPA Receivers

Camden Council



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IMPORTANT NOTICE TO PROSPECTIVE BUYERS

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

1

Properties are offered subject to the "Common Auction Conditions (5th Edition July 2024)" which are reproduced with the consent of the Royal Institution of Chartered Surveyors.

These Conditions have three main sections:

a. Glossary

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

b. The conduct of the auction

These conditions regulate the conduct of the auction.

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

c. Conditions of sale

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

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

These conditions are legally binding.

2

A prudent buyer before bidding will:

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

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

3

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

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

4

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

5

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

6

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

7

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

8

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



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

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

11 **Each successful buyer will be required to pay to Strettons a BUYER'S ADMINISTRATION FEE of £2,000 including VAT on exchange of contracts for each lot purchased (or £1,000 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

REAL PROPERTY
AUCTION

MEET THE TEAM

AUCTION & INVESTMENTS 020 7637 4000



Andrew Brown
Director of Auctions and Auctioneer
020 8509 4470



Olivia Boulting
Director and Auctioneer
020 3932 3904



Robert Woolfe
Director
020 8509 4408



Rob Hills
Associate Director
020 7614 9933



Bryn Nettle
Associate Director
020 7614 9931



Michael Mercer
Senior Auction Surveyor
020 8509 4406



Stuart Mackay
Senior Auction Surveyor
020 8509 4447



Ria Chalkley-Williams
Administrator



Ellie Turner
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

Welcome to the Strettons September Auction Catalogue and our next national property auction, taking place on Thursday 10th September 2026.

As summer draws to a close and attention turns towards the final quarter of the year, the property market continues to demonstrate remarkable resilience. Despite a backdrop of ongoing economic and political discussion, demand for well-priced investment, development and residential opportunities remains strong, with auction continuing to provide buyers and sellers alike with the speed, transparency and certainty that are often difficult to achieve through private treaty sales.

This catalogue reflects that continued confidence. Within these pages you will find a diverse range of opportunities from across London and the wider United Kingdom, encompassing residential investments, mixed-use assets, development opportunities and commercial properties. The breadth of stock on offer demonstrates not only the strength of the auction method, but also the trust that clients continue to place in Strettons to advise on and execute successful sales strategies.

The London market in particular remains characterised by a shortage of quality stock relative to demand, while investors continue to be attracted by the long-term fundamentals of the capital and the South East. At the same time, we are seeing increasing levels of interest from buyers seeking value-add opportunities, alternative asset classes and properties with development potential. These are trends that play directly to the strengths of the auction room, where motivated buyers and committed sellers can transact efficiently and with certainty.

One of the enduring attractions of the auction market is the variety of property that finds its way into the catalogue, and this month is no exception. Alongside a strong selection of more traditional investment and development opportunities, we are pleased to offer a number of truly distinctive lots that demonstrate the breadth and character of the UK property market. Highlights include a former telephone box in Central London, a former public convenience offering intriguing alternative-use potential, and three former tram sheds that present rare and exciting opportunities for innovative developers and owner-occupiers alike. These unusual assets invariably attract significant interest and serve as a reminder that some of the most memorable auction results often come from properties that sit firmly outside the conventional market.

This edition of the catalogue is particularly significant as we welcome Olivia Boulting to the Strettons Auctions team as Director and Auctioneer. Olivia joins us from Auction House UK and brings with her more than 15 years of industry experience, an outstanding reputation within the auction market and an infectious enthusiasm for the auction method. Known to many as the "Queen of the Gavel", Olivia has built a substantial following not only through her impressive sale results but also through her tireless promotion of the auction sector.



Through regular appearances at industry events, extensive networking across the property world and hosting one of the leading property auction podcasts, she has become one of the most recognisable and respected figures in the profession. We are delighted that she has chosen to join Strettons and are excited about the contribution she will make to the continued growth of our department.

Her appointment comes at a time of significant momentum for the business, and I am delighted to announce that, from 2027, Strettons will move from seven auctions per year to a nine-auction calendar. This decision reflects the continued expansion of our Auctions department and growing demand from clients who increasingly value the flexibility, certainty and speed that auction can offer. The enhanced programme will provide vendors with more opportunities to bring property to market throughout the year, reduce lead times between instruction and sale, and ensure a consistent flow of stock for our growing database of active buyers.

The move to a nine-auction calendar also represents another milestone in the long history of Strettons. Having been established in 1931 and conducting auctions since 1937, we remain committed to evolving with the market whilst retaining the principles that have underpinned our success for generations: expert advice, integrity, professionalism and a relentless focus on achieving the best possible outcomes for our clients.

As we approach the final months of 2026, the Auctions team remains exceptionally busy, with a strong pipeline of instructions and encouraging levels of buyer engagement. The continued popularity of the auction method,

combined with the depth of demand we are seeing from investors, developers and owner occupiers, gives us confidence for the remainder of the year and beyond.

Whether you are a long-standing client, a regular bidder or participating in a Strettons auction for the first time, we hope you find opportunity and inspiration within these pages.

On behalf of Olivia, myself and the entire Auctions team, thank you for your continued support. We look forward to welcoming you to our September auction on September 10th and to a busy and successful conclusion to what has been another brilliant year for Strettons Auctions.

Andrew Brown
Director of Auctions
21st August 2026



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Pre-approved funds before auction

Borrow from £50k-£10m

No exit fees, no ERCs

Properties requiring works acceptable

RESULTS

28 JULY 2026 AUCTION



SOLD FOR £416,000

LOT 1 56 Betchworth Road, Ilford, Essex, IG3 9JG
Guide Price* £250,000 plus



SOLD FOR £105,000

LOT 2 433 Wellfield Street, Warrington, Cheshire, WA5 1PY
Guide Price* £77,500 plus

£9.73m

RAISED

89%

SUCCESS RATE



SOLD FOR £835,000

LOT 3 63 Stroud Green Road, Finsbury Park, London, N4 3EG
Guide Price* £370,000 plus



SOLD FOR £169,000

LOT 10 192 Dames Road, Forest Gate, London, E7 0EB
Guide Price* £110,000 plus



SOLD PRIOR TO AUCTION

LOT 14 1A Lichfield Road, London, N9 9HD
Guide Price* £140,000 plus



SOLD FOR £300,000

LOT 29 124 Windrush Drive, Oadby, Leicester, Leicestershire, LE2 4GL
Guide Price* £275,000 plus

NEXT AUCTION

29 OCTOBER 2026

CATALOGUE ONLINE

9 OCTOBER 2026

Higher LTVs, Lower Rates



**AUCTION
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Refurbishment loans

- Up to 80% LTV NET day 1
- Up to 75% LTV NET day 1
+ 100% of Build Costs



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If the base rate decreases
during the loan term, your
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LTV **NET**

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contact@hankzarihs.com



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At Commercial Acceptances we provide short-term bridging and development finance to property developers. Our lending managers aren't hidden away behind online algorithms and chat-bots. We're real experts, on hand, at the end of the phone, to help you succeed.

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ORDER OF SALE THURSDAY 10 SEPTEMBER 2026

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

- | | | | |
|----|--|----|---|
| 1 | 44 Knotts Green Road, Leyton, London, E10 6DE | 26 | Flat C, 11 Gascony Avenue, Kilburn, London, NW6 4NB |
| 2 | 33 Lydford Road, Tottenham, London, N15 5PX | 27 | 2A Eden Grove Road, Byfleet, West Byfleet, Surrey, KT14 7PH |
| 3 | 5 Bury Street, Edmonton, London, N9 7LD | 28 | Lower Ground Floor Flat, 55–56 Oakley Street, Chelsea, London, SW3 5HB |
| 4 | Flat B, 9 Hemstal Road, West Hampstead, London, Camden, NW6 2AB | 29 | 10 Brett Road, London, E8 1JP |
| 5 | Old Dover Road Car Park, Old Dover Road, Blackheath, London, SE3 7BT | 30 | Former Public Conveniences, Rodmere Street, Greenwich, London, SE10 9EF |
| 6 | 1 Bruce Grove, Tottenham, London, Haringey, N17 6RA | 31 | 662–664 Lea Bridge Road, Leyton, London, E10 6AP |
| 7 | Unit G04.4 Ink Court, 419 Wick Lane, London, E3 2PV | 32 | Telephone Kiosk outside Bank of China, 1–2 Lothbury, London, City of London, EC2R 7DB |
| 8 | 30 Beacon Gate, Lewisham, London, SE14 5UB | 33 | Land Adjacent To 10–13 Swallow Close, Bushey, Hertfordshire, WD23 1AS |
| 9 | Belle Vue Hotel, 2 Tilehurst Road, Reading, Berkshire, RG1 7TN | 34 | Garages and land at Halcot Avenue, Bexleyheath, Kent, DA6 7QD |
| 10 | The Woolpack Veterinary Surgery, A10 Buntingford Bypass, Buntingford, Hertfordshire, SG9 9FB | 35 | Flat 8, Vinewood Court, Raglan Road, Walthamstow, London, E17 9DR |
| 11 | Apartment 30 Forum Court, 80 Lord Street, Southport, Merseyside, PR8 1JP | 36 | 101 Winchester Road, Edmonton, London, N9 9EY |
| 12 | 51 Peverell Park Road, Plymouth, Devon, PL3 4LT | 37 | WITHDRAWN |
| 13 | 41 Prince Maurice Road, Plymouth, Devon, PL4 7LJ | 38 | 98 Gladstone Road East, Bournemouth, Dorset, BH7 6HQ |
| 14 | 9 Bank Street, Braintree, Essex, CM7 1UG | 39 | 11 Alphabet Square, London, E3 3RT |
| 15 | 30 Richmond Street, Hartlepool, Cleveland, TS25 5SH | 40 | Flat E Block 3 Maytree Court, 50 Grove Road, Mitcham, Surrey, CR4 1SA |
| 16 | 100 Trafalgar Road, Greenwich, London, SE10 9UW | 41 | The Swan Care Home, 29 North Street, Tillingham, Southminster, Essex, CM0 7TR |
| 17 | 218 High Road, Woodford Green, Essex, IG8 9HH | 42 | 126 Hertford Road, London, N9 7HL |
| 18 | Flat 39 Jessop Court, Graham Street, Angel, Islington, London, N1 8LG | 43 | 2D Barrington Road, Manor Park, London, E12 6JH |
| 19 | Land adjacent to Coulsdon South Railway Station, Brighton Road, Coulsdon, Surrey, CR5 3EA | 44 | 75A Longbridge Road, Barking, Essex, IG11 8TG |
| 20 | 35A Brookfield Road, Hackney, London, E9 5AH | 45 | 86 High Street, Chatham, Kent, ME4 4DS |
| 21 | Unit 1 Angel House, 20–32 Pentonville Road, London, Islington, N1 9HJ | 46 | 6 Burnfoot, St. Johns Chapel, Bishop Auckland, County Durham, DL13 1QH |
| 22 | Prince of Wales Public House, Brick End, Broxted, Dunmow, Essex, CM6 2BJ | 47 | Unit 1, Former Eltham Tramsheds, Well Hall Road, Eltham, London, SE9 1DH |
| 23 | Land Opposite Prince Of Wales Public House, Brick End, Broxted, Dunmow, Essex, CM6 2BJ | 48 | Unit 2, Former Eltham Tramsheds, Well Hall Road, Eltham, London, SE9 1DH |
| 24 | Flat D, 385 Finchley Road, Finchley, London, Camden, NW3 6HD | 49 | Unit 3, Former Eltham Tramsheds, Well Hall Road, Eltham, London, SE9 1DH |
| 25 | 17 West Gate Mews, 428 Whippendell Road, Watford, Hertfordshire, WD18 7BX | | |

NOW TAKING INSTRUCTIONS FOR OUR NEXT AUCTION

Thursday 29 October 2026

020 7637 4000

ALPHABETICAL INDEX THURSDAY 10 SEPTEMBER 2026

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

E3	
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EC2R	
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Devon	
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Dorset	
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27	2A Eden Grove Road, Byfleet, West Byfleet, Surrey, KT14 7PH
40	Flat E Block 3 Maytree Court, 50 Grove Road, Mitcham, Surrey, CR4 1SA

PRIVATE TREATY

280A BROADWAY, BEXLEYHEATH
DA6 8AJ

FREEHOLD INVESTMENT



Freehold Investment comprising commercial retail space and storage

Area: 5,507 sq ft
Price: £1,200,000

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

BRIDGE HOUSE, 283 KINGSLAND
ROAD, HACKNEY LONDON, E2 8AS

FREEHOLD INVESTMENT



Mixed-use Freehold & Long Leasehold Investment & Asset Management Opportunity in Prime Hackney Location

Area: 2,742 sq ft
Price: £1,250,000

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

joel.barnes@strettons.co.uk
07974 625109

8-10 ORSMAN ROAD, HAGGERSTON,
LONDON N1 5QJ

LEASEHOLD INVESTMENT



Media Style Studio Offices in the vibrant neighbourhood of Haggerston

Yield (Circa 9.08)% – Virtual Leasehold
Area: 872 – 6,680 sq ft
Price: £22 per sq ft

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

joel.barnes@strettons.co.uk
07974 625109

81A PRETORIA ROAD, LONDON
N18 1SP

FREEHOLD INVESTMENT



Freehold Investment, Fully Tenant – Light Industrial and Studio Space

Area: 8,172 sq ft
Price: For Sale on Application

ben.pater@strettons.co.uk
07915 066170

charles.wood@strettons.co.uk
07970 434 876

MANEA ROAD, WIMBLINGTON,
MARCH PE15 OPE

FOR SALE



Warehouse with Open Storage Yard

Area: 72,958 sq ft
Price: For Sale on Application

ben.pater@strettons.co.uk
07915 066170

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

1 BIDDER STREET, CANNING TOWN,
LONDON E16 4ST

FOR SALE



Sale of the long leasehold interest with 30 years unexpired of two interconnected warehouse/ industrial premises in Canning Town

Area: 12,875 sq ft
Price: £1,000,000

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

charles.wood@strettons.co.uk
07970 434 876

PRIVATE TREATY

ONE BEDROOM FLAT

FOR SALE



CHESSINGTON MANSIONS, COLWORTH ROAD, LONDON E11 1HZ

PRICE: £175,000

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

TWO BEDROOM CONVERSION

FOR SALE



HUXLEY ROAD, LONDON N18 1LJ

PRICE: £280,000

stuart.mackay@strettons.co.uk
07928 456982

TWO BEDROOM CONVERSION

FOR SALE



UNION STREET, BARNET EN5 4HZ

PRICE: £350,000

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

THREE BEDROOM SPLIT LEVEL APARTMENT

FOR SALE



MONKSFIELD, POOL'S PARK, LONDON N4 3PF

PRICE: £390,000

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

ONE & TWO BEDROOM NEW HOMES

FOR SALE



OLIVE TREE COURT, CRANBROOK MEWS, LONDON E17 7EQ

STARTING FROM: £375,000

bryn.nettle@strettons.co.uk
07854 829 415

THREE BEDROOM APARTMENT

FOR SALE



CHRONICLE TOWER, CITY ROAD, LONDON EC1V 1AJ

PRICE: £1,000,000

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

The smart time is now...

LOTS INVITED
FOR OUR NEXT
AUCTION

**NATIONAL
PROPERTY
AUCTION**

RESIDENTIAL &
COMMERCIAL



**THURSDAY
29 OCTOBER 2026
12 Noon**

Auction enquiries 020 7637 4000



FREEHOLD VACANT THREE BEDROOM TERRACED HOUSE

LOCATION & DESCRIPTION

A two storey double bayed terraced house on Knotts Green Road off Lea Bridge Road (A104) between Leyton Green Road and Copeland Road and just under ½ mile from Walthamstow Village. Leyton Midland Road mainline station is approximately ½ mile south.

ACCOMMODATION

The accommodation comprises the following:

Ground Floor: - Two reception rooms, kitchen, utility room and toilet

First Floor: - Three bedrooms and bathroom.

External: Front and rear gardens.

TENURE

FREEHOLD

PLANNING

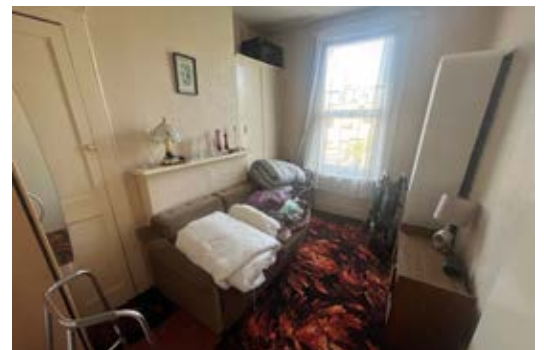
Potential to extend (Subject to Planning Permission).

NOTE

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

OFFERED VACANT

EPC Rating: E





FREEHOLD RESIDENTIAL INVESTMENT COMPRISING A TWO BED TERRACE HOUSE PRODUCING £19,200 P.A

LOCATION & DESCRIPTION

A tenanted two bedroom terrace house situated within half a mile walk to Seven Sisters Underground and overground stations (Victoria Line) giving access to central London. Also, approximately a mile to Tottenham Hale Retail Park.

ACCOMMODATION

The Accommodation comprises the following:

Ground Floor: Two reception rooms and kitchen.

First Floor: Two Bedrooms and bathroom with toilet.

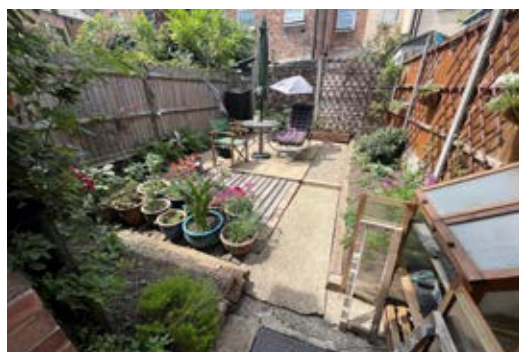
External: Front and rear gardens.

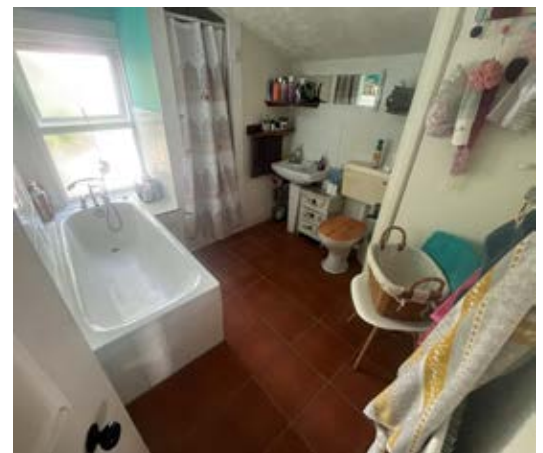
NOTE

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

Let on a 12 month AST (now a Periodic Tenancy under the Renters' Rights Act 2025) at £1,600 pcm.

EPC Rating: D





FREEHOLD RESIDENTIAL INVESTMENT COMPRISING A TWO BED TERRACE HOUSE PRODUCING £21,600 P.A

LOCATION & DESCRIPTION

A tenanted two bedroom terrace house situated within a popular residential area situated between Hertford Road & Millbrook Road in Edmonton. Edmonton Green overground station (VVeaver line) is located approximately half a mile away south east of the property, giving access to London Liverpool Street.



ACCOMMODATION

The Accommodation comprises the following:

Ground Floor: Two reception rooms and kitchen.

First Floor: Two Bedrooms and bathroom with toilet.

External: Front and rear gardens and rear garage.

NOTE

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

Let on a 12 month AST (now a Periodic Tenancy under the Renters' Rights Act 2025) at £1,800 pcm.

EPC Rating: D





VACANT LEASEHOLD ONE BEDROOM GROUND FLOOR FLAT

LOCATION & DESCRIPTION

The property is located on the south side of Hemstal Road in a residential area, opposite Gladys Road. The junction between Hemstal Road and West End Lane (B510), is 100m to the east. West Hampstead Overland Station (Mildway Line) and Tube Station (Jubilee Line), are 200m to the north, and Finchley Road Tube Station (Jubilee Line) is 500m to the east. Regents Park is one mile to the south east.

The property comprises a one bedroom vacant flat, on ground floor, within a mid terraced house. The flat is in need of modernisation.

TENURE

Leasehold for a term of 125 years from 2026

NOTE

1. Areas have been provided by the vendor.
2. The property is in need of refurbishment.

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

EPC Rating: C

ACCOMMODATION (Areas for guidance only)

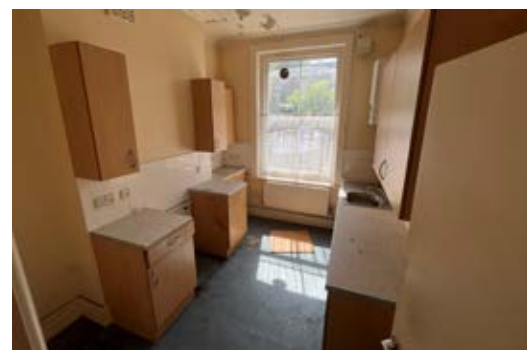
The property comprises:

Ground Floor: Bedroom, kitchen, hall, reception room, shower area and toilet 48 Sq M (516 Sq Ft)

OFFERED VACANT FOR MODERNISATION



NOT TO SCALE FOR INFORMATION ONLY © ES100004608



OLD DOVER ROAD CAR PARK, OLD DOVER ROAD, BLACKHEATH, LONDON SE3 7BT

BY ORDER OF ROYAL
BOROUGH OF GREENWICH

GUIDE PRICE* £500,000 PLUS



FREEHOLD VACANT CAR PARK WITH DEVELOPMENT POTENTIAL (SUBJECT TO ALL NECESSARY CONSENTS)

LOCATION & DESCRIPTION

A roughly rectangular shaped site comprising a car park of 30 spaces in this popular mixed commercial/residential area known as "Blackheath Standard" where nearby occupiers include an M&S Foodhall, within ¾ mile of both Greenwich Park and Westcombe Park railway station and about 5½ miles from Canary Wharf.

ACCOMMODATION

Car Park: 30 parking spaces

SITE AREA (FROM DIGITAL MAPPING)

8,099 sq ft (752.4 sq m) (0.185 Acre)

SITE FRONTAGE:

153 ft (46.6 metres) - From digital mapping

TENURE

Freehold

NOTE

Auction Surveyor: Robert Woolfe

Contact: 07581 029501 robert.woolfe@strettons.co.uk

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



LOT
5

OLD DOVER ROAD CAR PARK, OLD DOVER ROAD,
BLACKHEATH, LONDON SE3 7BT

GUIDE PRICE* £500,000 PLUS



1 BRUCE GROVE, TOTTENHAM, LONDON, HARINGEY N17 6RA

GUIDE PRICE* £800,000 PLUS



A FREEHOLD MIXED COMMERCIAL/RESIDENTIAL INVESTMENT PROPERTY PART VACANT - CURRENTLY PRODUCING £40,000 P.A.

LOCATION & DESCRIPTION

The property comprises a Grade II listed freehold end-of-terrace mixed-use building arranged over four floors. Based on the information provided, the accommodation comprises a vacant ground-floor commercial unit together with six self-contained studio apartments arranged across the upper floors. The residential accommodation currently generates an annual rental income of approximately £40,000, with scope to increase to around £72,000 p.a. Subject to letting, the ground-floor commercial unit is considered capable of generating a further rental income of approximately £38,000 p.a., providing a combined potential gross annual income in the region of £110,000.

Occupying a prominent position in the heart of Bruce Grove, the property benefits from excellent exposure within a well-established commercial and residential location. The area is well served by Bruce Grove Overground Station and the nearby Seven Sisters Underground and Overground Station, providing fast connections into Central London. A wide range of shops, cafés, restaurants and everyday amenities are all within easy reach, while ongoing investment and regeneration continue to strengthen occupier demand.

NOTE

Auction Surveyor: Bryn Nettle
Contact: 02076149931 bryn.nettle@strettons.co.uk

ACCOMMODATION

Lower Ground Floor
Commercial unit approx. 103 sqm (1,103 sqft)

Ground Floor
Two Studio Flats approx. 85 sqm (916 sqft)

First Floor
Two Studio Flats approx. 56 sqm (607 sqft)

Second Floor
Two Studio Flats approx. 48 sqm (527 sqft)

PLANNING

On 29/06/2016, under reference HGY/2016/0171, The London Borough of Haringey approved planning permission for: "Conversion of existing Grade 2 listed building from office (B1) to C3 to accommodate 2 x maisonettes. Demolition of 1920s ground floor shop front extension and restoration of historic 19th century facade. Erection of 2 x 2 bedroom houses to rear on former garage court with associated parking provision amenity and refuse storage"

LEASE DETAILS

Lower Ground Floor Shop Vacant

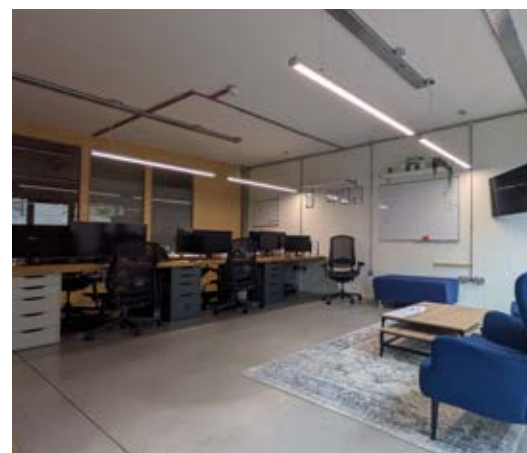
Six Studio Flats Let on a 12 month commercial business lease from the 1 March 2026 to 28 February 2027 at a rent of £40,000 p.a. outside of the Landlord and Tenant Act 1954

Car Park to Rear Vacant



UNIT G04.4 INK COURT, 419 WICK LANE, LONDON E3 2PW

GUIDE PRICE* £350,000 PLUS



LONG LEASEHOLD GROUND FLOOR OFFICE UNIT CURRENTLY ACHIEVING £42,600 P.A.

LOCATION & DESCRIPTION

The property comprises a well-presented and versatile office space that has been thoughtfully configured to provide three private offices, each benefiting from its own separate entrance, together with an additional open-plan co-working area. The flexible layout is suitable for a variety of businesses and provides the opportunity for both private and collaborative working environments.

The accommodation is fully air-conditioned and benefits from super-fast fibre optic broadband providing upload and download speeds of up to 1Gbps, together with 24/7 access. Further facilities include a fitted kitchen area with tea and coffee-making facilities, two toilets, a dedicated phone pod, underground bicycle storage and an on-site concierge service operating Monday to Friday.

The property is offered for sale with a comprehensive range of fixtures, furniture and equipment included. The included items comprise approximately 15 Herman Miller office chairs, 15 office pedestals, fitted worktops and a phone pod.

NOTE

Auction Surveyor: Bryn Nettle
Contact: 020 7614 9931 bryn.nettle@strettons.co.uk
Please note that pictures have been provided by the vendor, Strettons have not internally inspected the property.

ACCOMMODATION

- Unit A**
* Dimensions: 4.65m x 5.0m
* Approximate size: 23 sqm / 250 sqft
Unit B
* Dimensions: 5.15m x 7.6m
* Approximate size: 39 sqm / 420 sqft
Unit C
* Dimensions: 2.9m x 7.6m
* Approximate size: 22 sqm / 235 sqft
Unit D
* Dimensions: 2.9m x 2.4m
* Approximate size: 7 sqm / 75 sqft

TENANCY DETAILS

- Unit A** Current rent: £1,000 pcm
Unit B Current rent: £1,650 pcm (includes use of Unit C)
Unit C Current rent: £250 pcm
Unit D Current rent: £350 pcm
Virtual Office Arrangement
Fixed fee of £150 pcm
£3 per registered client
Currently 50 clients as at 31 July 2026, generating a further £150 pcm
Total Current Income
Office rental income: £3,250 pcm
Virtual Office income: £300 pcm
Total current income: £3,550 pcm / £42,600 per annum



NOT TO SCALE FOR INFORMATION ONLY ©
EST100004608



VACANT LONG LEASEHOLD TWO BEDROOM FLAT

LOCATION & DESCRIPTION

A two bedroom top floor flat comprising a separate kitchen, spacious reception, two bedrooms, ample loft storage, and a family bathroom. Benefits include parking, secure parking, and excellent transport links via Nunhead Station (approximately 3 mins walk) with direct trains to London Victoria and London Blackfriars, or either Queens Road Peckham or Brockley for the overground. Close to Telegraph Hill park with shops, bars, and restaurants within short walking distance in Nunhead, Brockley, and Peckham.

ACCOMMODATION (Areas for guidance only)

Third Floor: Comprising two bedrooms, lounge, kitchen & bathroom

GIA: 540 sq ft (50.2 sq m)

TENURE

Leasehold - 125 years from 25th March 1995 (approximately 94 years remaining)

NOTE

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

OFFERED VACANT



BELLE VUE HOTEL, 2 TILEHURST ROAD, READING, BERKSHIRE RG1 7TN

GUIDE PRICE* £700,000 PLUS



FREEHOLD VACANT FOUR STOREY GRADE II LISTED BUILDING WITH PLANNING APPROVAL FOR SEVEN RESIDENTIAL UNITS

LOCATION & DESCRIPTION

The property comprises a substantial four-storey detached Grade II Listed building, understood to have been constructed between 1837 and 1869. The accommodation is currently arranged over four levels. The property is offered with vacant possession on a freehold title, occupies a site extending to approximately 0.19 acres, and is situated within a designated Conservation Area.

The property occupies a convenient position close to Reading town centre, benefiting from excellent transport links, including Reading West and Reading stations, easy access to the M4, and a wide range of shops, restaurants and leisure facilities. Its strong connectivity and local amenities make it an attractive location for both owner-occupiers and investors.

NOTE

Auction Surveyor: Bryn Nettle
Contact: 020 7614 9931 bryn.nettle@strettons.co.uk

Please note that pictures have been provided by the vendor; Strettons have not internally inspected the property.

Following refurbishment, a local estate agent has advised that the property has the potential to generate an income of up to £8,000 per month.

PLANNING

On 21/05/2026, under reference PL/25/0293, Reading Borough Council approved with conditions planning permission for: "the change of use from hotel (Use Class C1) to seven residential units (Use Class C3), together with associated works including repairs, reopening and replacement of windows, on-site parking and soft landscaping works (amended description)."



LOT

10

THE WOOLPACK VETERINARY SURGERY, A10 BUNTINGFORD BYPASS, BUNTINGFORD SG9 9FB

GUIDE PRICE* £850,000 PLUS



FREEHOLD COMMERCIAL INVESTMENT CURRENTLY PRODUCING £76,000 P.A WITH FUTURE DEVELOPMENT POTENTIAL

LOCATION & DESCRIPTION

The subject is situated on the eastern side of the A10, at the junction with Baldock Road (A507), between Stevenage to the west and Bishop's Stortford and London Stanstead Airport to the east. There are convenient and direct connections to the A1(M), M11 and M25 for servicing.

NOTE

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

Currently let on a 15 year lease from 22nd August 2011, expiring 21st August 2026. The current passing rent totals £76,000 per annum exclusive. The lease is contracted inside the security of tenure provisions of the Landlord & Tenant Act 1954 Part II.

EPC Rating: EPC = B

ACCOMMODATION

The Site comprises the following:

Building Gross Internal Area: - 3,218 Sq Ft (299 Sq M)

Gross External Area: - 20,131 Sq Ft (1,871 Sq M) -
The surrounding site provides parking for approximately 38 cars.

Total = 23,349 Sq Ft (2,169 Sq M)

The existing building on site is equal to a conservative 14.3% coverage.

Potential for future development, subject to obtaining the necessary planning consents.



LOT
10

THE WOOLPACK VETERINARY SURGERY, A10 BUNTINGFORD BYPASS, BUNTINGFORD SG9 9FB

GUIDE PRICE* £850,000 PLUS



LOT

11

APARTMENT 30 FORUM COURT, 80 LORD STREET, SOUTHPORT, MERSEYSIDE PR8 1JP

GUIDE PRICE* £30,000 PLUS



VACANT TWO BEDROOM FIRST FLOOR PURPOSE BUILT RETIREMENT APARTMENT

LOCATION & DESCRIPTION

The apartment is situated close to the lift (there are a few lifts in the building) and the building is fully managed some of the facilities included are a weekly cleaning service, on-site restaurant or meals delivered to your door, communal gardens, guest suite and communication cords in every room. Weekly social events take place like, book club, film nights and some visits out and about. The apartment briefly comprising of an; entrance hallway with door entry system, two generous size double bedrooms and two bathrooms. The property is available exclusively to those aged 60 and over.



The area benefits from a wide range of local amenities including high street shops, independent cafés, restaurants, supermarkets, healthcare facilities and leisure attractions, all within easy walking distance. Residents are also close to popular attractions such as Southport Pier, Marine Lake and The Atkinson cultural centre, making the location ideal for both everyday convenience and leisure activities.

NOTE

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





**FREEHOLD RESIDENTIAL PROPERTY COMPRISING SIX FLATS
PRODUCING £34,116 P.A.**

LOCATION & DESCRIPTION

Situated within the desirable area of Peverell, Plymouth close to sought after schooling and Central Park, is this mid-terrace double fronted period property being sold with tenants in situ as an ongoing investment opportunity. The property is ideally situated close to regular transport links into Plymouth City Centre as well as the A38 Dual Carriageway. The building is loosely arranged as six flats, 3 x one-bedroom flats and 3 x two-bedroom flats. The flats are currently let on Assured Periodic Tenancies and produce a gross income of £34,116 per annum. Whilst the property retains some original period features including stained glass leaded light windows, it would now benefit from some remedial/modernisation work. The property has off road parking for multiple cars to the rear.

ACCOMMODATION (Areas for guidance only)

Flat 1: 548.96 sq ft (51 sq m)
Flat 2: 828.83 sq ft (77 sq m)
Flat 3: 721.19 sq ft (67 sq m)
Flat 4: 516.67 sq ft (48 sq m)
Flat 5: 925.7 sq ft (86 sq m)
Flat 6: 516.67 sq ft (48 sq m)

TENURE

Freehold

PRODUCING £34,116 P.A.

TENANCY DETAILS

Flat 1 - £450pcm (£5,400 p.a.)
Flat 2 - £500pcm (£6,000 p.a.)
Flat 3 - £585pcm (£7,020 p.a.)
Flat 4 - £550pcm (£6,600 p.a.)
Flat 5 - £455pcm (£5,460 p.a.)
Flat 6 - £303pcm (£3,636 p.a.)

Total £34,116 p.a.

EPC Rating: Flat 1 - C

Flat 2 - C

Flat 3 - C

Flat 4 - C

Flat 5 - C

Flat 6 - C

NOTE

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

JOINT AUCTIONEER

Tim Shobrook
Shobrook & Co
Tel: 07756 823 148
E: info@shobrook.co.uk

Shobrook & Co.
ESTABLISHED 1888



NOT TO SCALE FOR INFORMATION ONLY ©
ES100004608

LOT

13

41 PRINCE MAURICE ROAD, PLYMOUTH, DEVON PL4 7LJ

GUIDE PRICE* £75,000 PLUS



VACANT FREEHOLD THREE STOREY RESIDENTIAL PROPERTY

LOCATION & DESCRIPTION

Situated within central Plymouth, close to Plymouth University, Mutley Plain and regular public transport links is this five-bedroom mid-terrace property requiring modernisation. The property has accommodation over three floors and is offered to auction with vacant possession. The accommodation briefly comprises on the ground floor of an entrance hall, two double bedrooms and a WC whilst to the first floor there are three additional bedrooms (two doubles and a single) and a shower room. To the lower ground floor, there are two reception rooms and a galley kitchen with access to the rear. Externally, there is on road parking to the front whilst to the rear, there is an enclosed rear courtyard garden with access to the rear service lane. The property requires modernisation/refurbishment throughout.

ACCOMMODATION

Lower Ground Floor: Two receptions & kitchen
Ground Floor: Entrance hall, two bedrooms & wc.
First Floor: Three bedrooms & shower room

NOTE

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

OFFERED VACANT FOR MODERNISATION



NOT TO SCALE FOR INFORMATION ONLY ©
 E510004608

LOT
14

9 BANK STREET, BRAINTREE, ESSEX CM7 1UG

GUIDE PRICE* £410,000 PLUS



FREEHOLD COMMERCIAL PROPERTY

LOCATION & DESCRIPTION

A three story freehold commercial property which is split between a ground floor retail unit & six offices split across the first and second floors. The property is situated in the heart of Braintree Town Centre which offers a strong mix of retail, leisure and commercial amenities & benefits from good road links via the A120 and A131, together with Braintree railway station providing direct services to London Liverpool Street.

ACCOMMODATION

Ground Floor: Retail Unit

First Floor: Four offices with shared kitchen & toilet facilities.

Second Floor: Two offices

LEASE DETAILS

Ground Floor: Let on a 20 year lease until 19th September 2040, with rent reviews in 2025 (remains undetermined), 2030 & 2035 at a rent of £20,000 p.a.

First & Second Floors: 1 office rented at £6,480 p.a. with 5 vacant offices.

NOTE

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

PRODUCING £26,480 P.A. WITH FIVE VACANT OFFICE STUDIOS.



LOT
15

30 RICHMOND STREET, HARTLEPOOL, CLEVELAND TS25 5SH

GUIDE PRICE* £33,500 PLUS



A TENANTED FREEHOLD MID TERRACED HOUSE CURRENTLY PRODUCING AN INCOME OF £5,700 PER ANNUM

LOCATION & DESCRIPTION

The property is a tenanted mid terraced house, forming part of a street of similar properties.

Situated approximately 1 mile south of Hartlepool town centre, the property offers proximity to local amenities, including shops, schools, and parks, Hartlepool Marina, retail parks, and major road links.

Hartlepool is a historic port town on the northeast coast of England, within County Durham. Known for its rich maritime heritage, Hartlepool has developed from its roots as a fishing village into a thriving community with a blend of coastal charm, industrial history, and modern amenities.

Hartlepool is known for its affordable housing options, strong sense of community, and close-knit neighbourhoods. The town offers a balance of urban and coastal living, with good schools, local amenities, and various residential areas suited to families, retirees, and young professionals alike.

TENURE

Freehold

EPC Rating: D

ACCOMMODATION

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

Ground Floor: Entrance Hall, Living Room, Dining Room, Kitchen

First Floor: Three Bedrooms, Bathroom

Outside: Rear Yard

TENANCY DETAILS

The property is currently let by way of a 12 month Assured Shorthold Tenancy from September 2024 at a rent of £475 Per Calendar Month

NOTE

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



NOT TO SCALE FOR INFORMATION ONLY ©
ES10004608



FREEHOLD VACANT TWO-STOREY MIXED COMMERCIAL/RESIDENTIAL PROPERTY

LOCATION & DESCRIPTION

The property is a two-storey mid terrace with a commercial unit on the ground floor and a two-bedroom residential apartment on the first floor offering a strong investment potential.

Located in the heart of Greenwich, the property benefits from a prominent position within a vibrant mixed-use area. Excellent transport links, including Greenwich Station and the DLR, together with a wide range of shops, restaurants and ongoing regeneration, continue to drive strong demand from both commercial occupiers and residential tenants, making it an excellent location for a freehold mixed-use investment.

PLANNING

On 20/06/2012, under reference 12/0352/F, Royal Borough of Greenwich approved planning permission for: "Formation of self contained flat with terrace over extended ground floor retail unit including new shop front and construction of a first floor rear extension."

NOTE

Auction Surveyor: Bryn Nettle
Contact: 020 7614 9931
bryn.nettle@strettons.co.uk

ACCOMMODATION

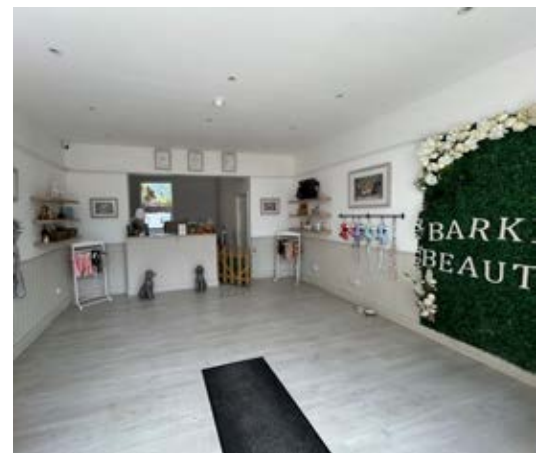
Ground Floor Shop

67 sqm/721 sqft approx. including a shop front and large rear storage area.

First Floor Flat

60.6 sqm/652 sqft approx. including hallway and stairs to first floor, a large open plan lounge/kitchen/diner, two well sized bedrooms, a three piece family bathroom, private rear roof terrace and loft space for additional storage plus development potential (stpp).





FREEHOLD COMMERCIAL INVESTMENT, VACANT BASEMENT FLAT & REVERSIONARY GROUND RENT - 61 YEARS UNEXPIRED

LOCATION & DESCRIPTION

An end of terrace property comprising a ground floor shop & basement, a vacant basement flat and upper flat (sold on a long lease - 61 years unexpired). Forming part of a local parade on the east side of the A1199 High Road, near to the junction with St Albans Road and about ¾ mile from South Woodford underground station (Central line).

ACCOMMODATION

Ground Floor Shop: 438 sq ft (40.7 sq m), plus WC

Basement: 270 sq ft (25 sq m) (including kitchen)

Basement Flat (218b): 1 bedroom, living room (with access to small courtyard), kitchen, bathroom/toilet - 366 sq ft (34 sq m) - Area based on EPC

TENANCY DETAILS

Ground Floor Shop & Basement: Let on a repairing and insuring lease to an individual (t/a "Barking Beautiful") for 5 years from 02.01.2022 at £14,400 p.a.

Basement Flat (218b): Offered VACANT

First & Second Floor Flat (218a): Sold on a 99 year lease from 01.11.1988 (about 61 years unexpired)

PRODUCING £14,400 P.A. PLUS VACANT BASEMENT FLAT & REVERSIONARY LEASE

EPC Rating: Shop & Basement Flat = B

NOTE

Auction Surveyor: Robert Woolfe

Contact: 07581 029501 robert.woolfe@strettons.co.uk

JOINT AUCTIONEER

Adam Stein & Co

020 8989 8313

als@adamsteinandco.co.uk

Ref: Adam Stein



LOT
18

FLAT 39 JESSOP COURT, GRAHAM STREET, ANGEL, N1 8LG

GUIDE PRICE* £220,000 PLUS



LONG LEASEHOLD RESIDENTIAL INVESTMENT - ONE BEDROOM FLAT PRODUCING £20,400 P.A

LOCATION & DESCRIPTION

A one bedroom, third floor apartment situated on Graham Street, in heart of Angel near to Regents Canal. Graham Street is less than half a mile from Angel underground station (Northern Line) and the vast range of shops, bars and restaurants along Upper Street. Shoreditch is also within easy reach.

ACCOMMODATION

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

Third Floor Flat: Living room, kitchen, bedrooms and bathroom with toilet

TENURE

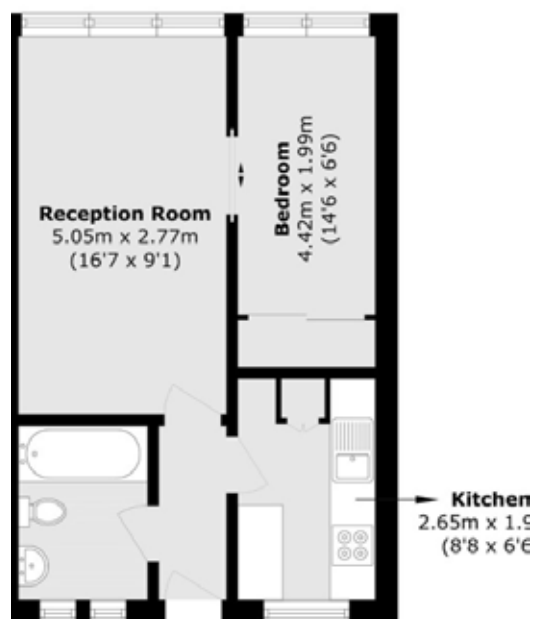
Long Leasehold - A term of 125 years from 24/06/1985 (approximately 83 years unexpired).

NOTE

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

Let on a 12 month AST (now a Periodic Tenancy under the Renters' Rights Act 2025) at £1,700 pcm.

EPC Rating: D



LOT

19

LAND ADJACENT TO COULSDON SOUTH RAILWAY STATION, BRIGHTON ROAD, COULSDON, SURREY CR5 3EA

GUIDE PRICE* £150,000 PLUS



FREEHOLD VACANT 0.73 ACRE SITE ADJACENT TO COULSDON SOUTH STATION WITH POTENTIAL FOR A RESIDENTIAL SCHEME (SUBJECT TO PP)

LOCATION & DESCRIPTION

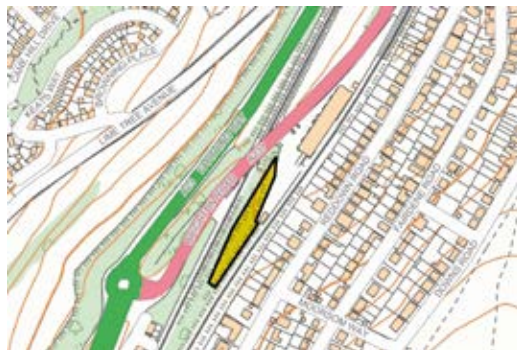
The asset comprises a substantial parcel of freehold land extending to approximately 0.73 acres, situated adjacent to Coulsdon South Station and occupying a prominent position off Brighton Road. The site benefits from excellent transport links, with direct rail services to Central London and convenient access to the M23, M25 and wider South East motorway network.

PLANNING

The seller advises that Croydon Council has previously confirmed that residential redevelopment may be acceptable in principle, subject to the resolution of access arrangements and the submission of the necessary technical reports. A pre-application enquiry explored the potential for a significant apartment-led scheme, with the Local Planning Authority acknowledging the site's residential development potential. Interested parties are advised to make their own planning enquiries and satisfy themselves as to the development potential of the site.

NOTE

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



LOT
20

35A BROOKFIELD ROAD, HACKNEY, LONDON E9 5AH

GUIDE PRICE* £95,000 PLUS



FREEHOLD VACANT FORMER MINI-CAB OFFICE WITH DEVELOPMENT POTENTIAL

LOCATION & DESCRIPTION

A single storey corner property in a very prominent position with frontages to Cassland Road, Brookfield Road and overlooking Wick Road. Close to local shops and next to residential properties within a few minutes' walk of Victoria Park. Westfield Stratford and the Olympic Park are a short drive away.

ACCOMMODATION

Office / kitchen area and separate toilet - 125 sq ft (11.6 sq m) via separate street door with roller shutter.

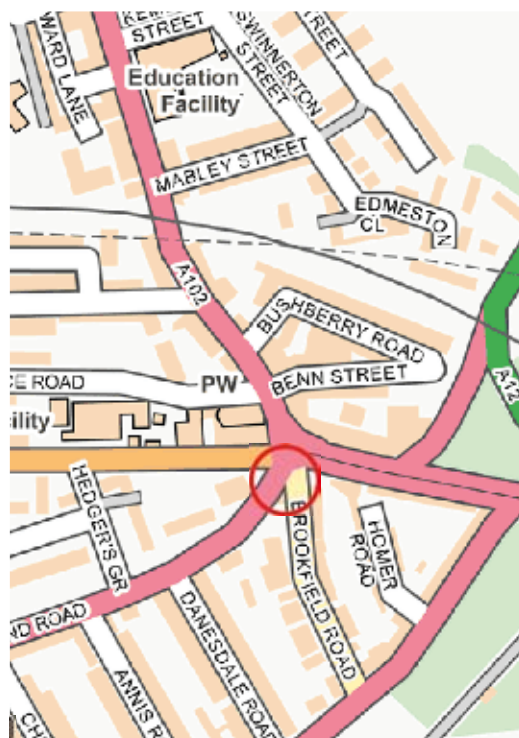
The VOA website describes the property as a shop, No 35 with a floor area of 15.1 sq m (162 sq ft).

NOTE

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

OFFERED VACANT AND WITH POTENTIAL FOR NUMEROUS USES PLUS SOME DEVELOPMENT POTENTIAL SUBJECT TO CONSENTS.

EPC Rating: E





LONG LEASEHOLD VACANT COMMERCIAL UNIT

LOCATION & DESCRIPTION

The property comprises a ground floor commercial unit that has been extensively refurbished, featuring mood and LED lighting throughout, along with two private office rooms arranged over two floors. It also benefits from a kitchen and W/C facilities.

Situated on Pentonville Road in the heart of Islington, the property occupies a highly prominent commercial location close to Angel and within easy reach of King's Cross and the City of London. The area benefits from exceptional footfall, excellent public transport connections and a vibrant mix of national retailers, independent businesses, restaurants, cafés and office occupiers, creating strong trading conditions throughout the day. Its affluent residential catchment, significant daytime working population and excellent accessibility make this an attractive location for a wide range of retail, leisure, office and service-based commercial occupiers.

ACCOMMODATION

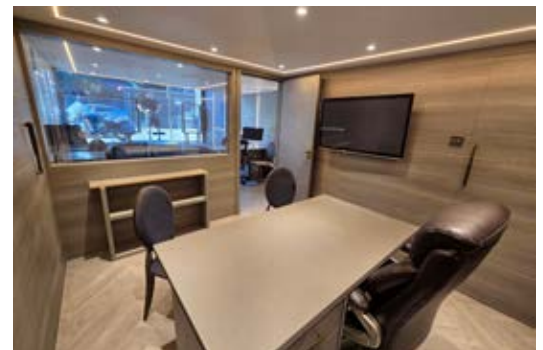
Office Area: Approximately 64 sqm (688 sq ft), plus kitchen, restroom and mezzanine

TENURE

Leasehold - A term of 125 years from 29/09/1985 (approximately 84 years unexpired).

NOTE

Auction Surveyor: Bryn Nettle
Contact: 020 7614 9931 bryn.nettle@strettons.co.uk



LOT
22

PRINCE OF WALES PUBLIC HOUSE, BRICK END, BROXTED, DUNMOW, ESSEX CM6 2BJ

GUIDE PRICE* £350,000 PLUS



FREEHOLD VACANT DETACHED PUBLIC HOUSE, WITH A TWO BEDROOM FLAT ABOVE

LOCATION & DESCRIPTION

A vacant detached two storey mixed use property with gardens, out storage and a car park opposite the pub for approximately 25 to 30 vehicles. The property has recently been refurbished throughout and situated within approximately 2 miles to London Stansted Airport. The M11 is also close by giving access to London via M25 and Cambridge.

ACCOMMODATION

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

Ground Floor: largely open plan traditional trade area with feature wooden bar servery. Main bar comprises 30 covers, leading onto a rear conservatory for an additional 40 covers and a side raised games area with pool table and space for darts (20 covers). To the rear as a commercial kitchen and large prep area with storage and walk-in fridge freezer.

First Floor: Three rooms, kitchen, bathroom/toilet.

External Area: Rear Patio and fenced grass trade garden along with storage and covered side smoking area.

To the front is a large shingle car park with space for 25 -30 spaces as well as front patio area, along with outbuildings for further storage.

From mapping services, we have obtained a total gross area of all buildings on site at 3,552 Sq ft (330 Sq m).

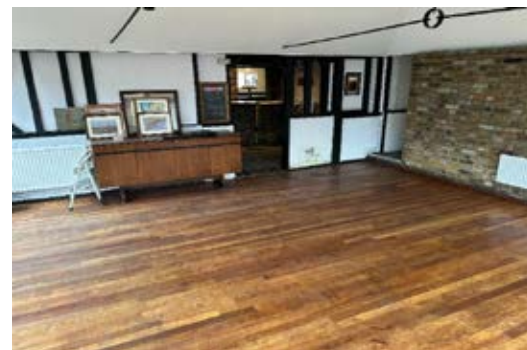
EPC Rating: Public House = C
Flat above = Waiting

NOTE

1. The photographs & site area have been provided by the seller.

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

OFFERED VACANT



LOT
23

LAND OPPOSITE PRINCE OF WALES PUBLIC HOUSE, BRICK END, BROXTED, DUNMOW, ESSEX CM6 2BJ

GUIDE PRICE* £400,000 PLUS



FREEHOLD VACANT PLOT OF LAND WITH PLANNING PERMISSION FOR TWO DETACHED HOUSES.

LOCATION & DESCRIPTION

A freehold parcel of land with planning permission for 2 X Four bedroom detached houses with garages.

Purchasers are to make their own enquiries with regards to planning permission but these details include an artists impression supplied by the seller of how the development would look after building.

Situated within approximately 2 miles to London Stansted Airport. The M11 is also close by giving access to London via M25 and Cambridge.

PLANNING

Uttlesford District Council Grants Permission on 11.12.2023, for Subdivision of part of existing car park into 2 no. dwellings with detached double garages. New cross over proposed for access to new dwellings. at Land Opposite Prince Of Wales Public House Brick End Broxted Essex CM6 2BJ. under reference UTT/22/3207/FUL.

VACANT PLOT WITH PLANNING PERMISSION.

NOTE

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

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





VACANT LEASEHOLD FIRST FLOOR ONE BEDROOM FLAT

LOCATION & DESCRIPTION

The property is located on the west side of Finchley Road (A41) within a detached three storey house (six separate flats). Finchley Road & Frognal Station (Mildway Line) is 200m to the south east and Finchley Road Tube Station (Jubilee & Metropolitan Lines) is 400m to the south east. West Hamstead Train and Tube Stations are 400m to the south west, and Hampstead Heath is one mile to the north east.

The property comprises a vacant one bedroom flat on the first floor, to the rear of the property. It is vacant and in need of modernisation.

TENURE

Leasehold for a term of 125 years from 2026

NOTE

1. Areas have been provided by the vendor.
2. The property is in need of refurbishment.

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

EPC Rating: D

ACCOMMODATION (Areas for guidance only)

The property comprises:

First Floor (Rear): Bedroom, lounge, kitchen, hall, bathroom, and toilet 667 Sq Ft (62 Sq M)

OFFERED VACANT FOR MODERNISATION



NOT TO SCALE FOR INFORMATION ONLY © ES100004608



LOT
25

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

GUIDE PRICE* TO BE OFFERED IN OUR 29TH OCTOBER AUCTION



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

LOCATION & DESCRIPTION

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

ACCOMMODATION

The property comprises the following:

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

TENURE

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

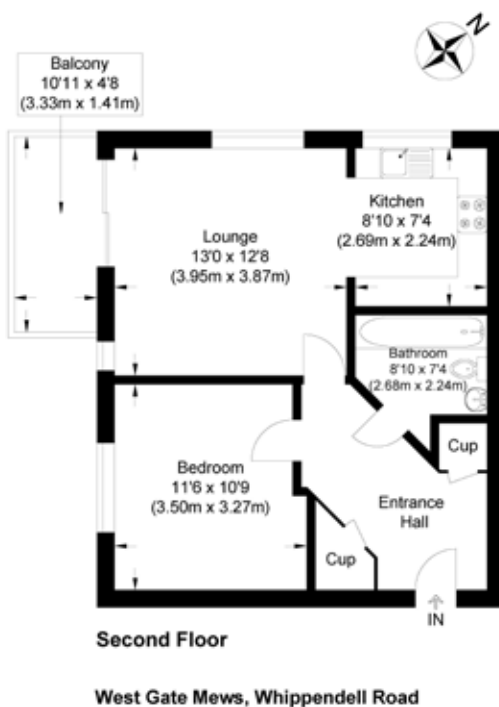
LEASE DETAILS

Let on a 12 month AST (now a Periodic Tenancy under the Renters' Rights Act 2025) from 10th August 2024 (holding over) at £1,150 pcm.

NOTE

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

EPC Rating: D

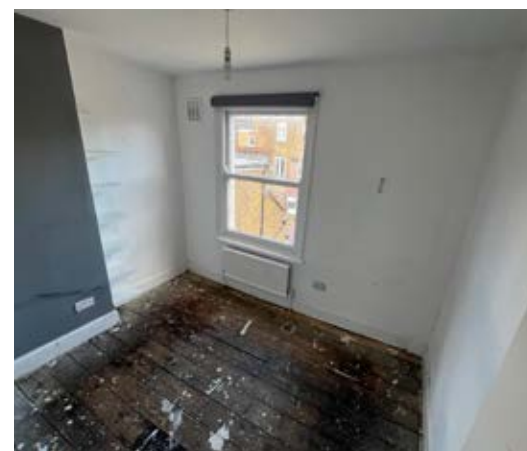


LOT
26

FLAT C, 11 GASCONY AVENUE, KILBURN,
LONDON NW6 4NB

GUIDE PRICE* £275,000 PLUS

BY ORDER OF CAMDEN COUNCIL



VACANT LEASEHOLD SECOND FLOOR ONE BEDROOM FLAT

LOCATION & DESCRIPTION

The property is located on Gascony Avenue, 50m from the junction with Kilburn High Road (A5), on a residential street. Kilburn High Road Station (Lioness Line) is 500m to the south east, and West Hampstead Train Station (Mildway Line) and and Tube Station (Jubilee Line) are 500m to the north east. Regents Park is one mile to the south east.

The property comprises a vacant one bedroom second floor flat, within a terraced house. It has access to a flat roof communal area and is in need of modernisation.

TENURE

Leasehold for a term of 125 years from 2026

NOTE

1. Areas have been provided by the vendor.
2. The property is in need of refurbishment.

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

EPC Rating: C

ACCOMMODATION (Areas for guidance only)

The property comprises:

Second Floor: One bedroom, lounge, kitchen, hall, bathroom/ toilet, and storage. 46 Sq M (495 Sq Ft)

OFFERED VACANT FOR MODERNISATION



NOT TO SCALE FOR INFORMATION ONLY © ES100004608

LOT
27

2A EDEN GROVE ROAD, BYFLEET, WEST BYFLEET, SURREY KT14 7PH

GUIDE PRICE* £185,000 PLUS



FREEHOLD COMMERCIAL WORKSHOP & YARD - PRODUCING £26,400 P.A.

LOCATION & DESCRIPTION

A freehold commercial property currently used as a work shop with an external yard located in Byfleet, Surrey within an established residential and commercial area close to the amenities of Byfleet High Road. Byfleet & New Haw railway station is approximately 1 mile away, providing services towards London Waterloo, while the area benefits from convenient road access to the A3 and M25 motorway.

ACCOMMODATION (Areas for guidance only)

Comprising workshop & yard (858 sq ft / 89 sq m)

LEASE DETAILS

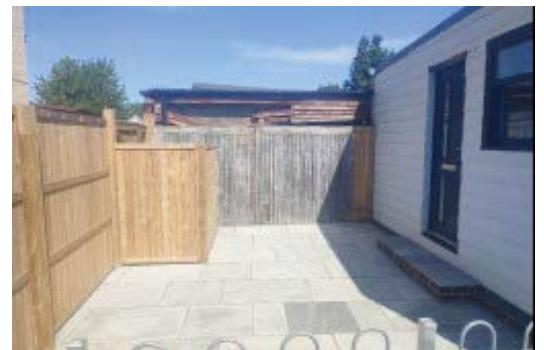
Let on a 5 year lease dated 10th February 2020 at £26,400 p.a. (holding over)

NOTE

1. Tenant is holding over on a monthly basis. (please refer to the legal pack, clause 8 of the lease dated 10th February 2020).

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

PRODUCING £26,400 P.A. (HOLDING OVER)



LOT
28

LOWER GROUND FLOOR FLAT, 55-56 OAKLEY STREET, CHELSEA, LONDON SW3 5HB

BY ORDER OF JOINT LPA
RECEIVERS

GUIDE PRICE* £550,000 PLUS



LONG LEASEHOLD VACANT THREE BEDROOM FLAT

LOCATION & DESCRIPTION

A self-contained, lower ground floor flat within this attractive Period building.
Located just north of the River Thames, Oakley Street runs from Albert Bridge up to the famous King's Road which is renowned for its shops, restaurants and amenities. Battersea Park is within about ¼ mile.

ACCOMMODATION

3 bedrooms (one with en-suite shower room), living room, kitchen, bathroom/toilet

GIA: 870 sq ft (80.8 sq m) - Based on floor plan

TENURE

Long Leasehold - 125 years from 25.03.2003 at a current ground rent of £250 p.a.

NOTE

Auction Surveyor: Robert Woolfe
Contact: 07581 029501 robert.woolfe@strettons.co.uk

OFFERED VACANT

EPC Rating: C

JOINT AUCTIONEER

Winkworth
020 7589 6616
gsimpson@winkworth.co.uk
Ref: George Simpson

Winkworth



LOT
29

10 BRETT ROAD, LONDON E8 1JP

GUIDE PRICE* £6,000 PLUS



FREEHOLD GROUND RENT INVESTMENT - THREE FLATS PRODUCING £750 P.A.

LOCATION & DESCRIPTION

A semi detached freehold property comprising three flats, on the north east side of Brett Road in Hackney. The property is 200m north of Hackney Central (Mildway Line).

TENURE

Freehold

TENANCY DETAILS

10a Brett Road: – Lease start date 18/07/13 for 125 years at £250 per annum – Four bedroom flat

10b Brett Road: – Lease start date 11/01/13 for 125 years at £250 per annum – One bedroom flat

10c Brett Road: – Lease start date 25/07/13 for 125 years at £250 per annum - One bedroom flat

NOTE

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

THREE FLATS PRODUCING £750 PER ANNUM



NOT TO SCALE FOR INFORMATION ONLY © ES100004608



LOT
30

FORMER PUBLIC CONVENIENCES, RODMERE STREET, GREENWICH, LONDON SE10 9EF

GUIDE PRICE* £175,000 PLUS

BY ORDER OF ROYAL BOROUGH
OF GREENWICH



FREEHOLD VACANT FORMER PUBLIC CONVENIENCES WITH DEVELOPMENT POTENTIAL

LOCATION & DESCRIPTION

A detached, single storey building on a roughly rectangular shaped site. Located just off the A206 Trafalgar Road where there are a variety of local and multiple retailers and within ½ mile of Maze Hill railway station, the University of Greenwich and Greenwich Park. Greenwich lies about 6 miles from Central London and 4 miles from Canary Wharf.

ACCOMMODATION (measurements from floor plan)

GIA: 826 sq ft (76.7 sq m)

SITE AREA (from digital mapping)

1,606 sq ft (149.2 sq m)

TENURE

Freehold

NOTE

Auction Surveyor: Robert Woolfe
Contact: 07581 029501 robert.woolfe@strettons.co.uk

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

EPC Rating: B



NOT TO SCALE FOR INFORMATION ONLY ©
EST100004608

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EST100004608

662-664 LEA BRIDGE ROAD, E10 6AP

GUIDE PRICE* £800,000 PLUS

**FREEHOLD MIXED USE INVESTMENT CURRENTLY PRODUCING
£52,000 P.A**

LOCATION & DESCRIPTION

Adjoining and unbroken, three storey freehold investment comprising ground floor retails with garden and split level residential upper parts arranged at first and second floors.

The property is situated on the south side of Lea Bridge Road, Leyton, close to the Bakers Arms junction where it meets High Road, Leyton and Hoe Street, Walthamstow. The street is lined with a variety of retail, food and leisure catering to the area's broad demographic. Lea Bridge, High Road and Hoe Street are a popular local shopping destination with many national retailers represented including Tesco, Iceland, Savers, Poundstretcher, Costa, Domino's & KFC.

Comprising ground floor retail, plus garden and split level residential upper parts across the first and second floors.

The entire property (including the upper parts), is let on a single lease at a passing rent of £52,000 per annum exclusive. The lease is contracted inside the security of tenure provisions of the Landlord & Tenant Act 1954 Part II, expiring in 2029.

ACCOMMODATION

The accommodation comprises the following (NET INTERNAL AREAS):

Ground Floor: - 2,632 Sq Ft (244.5 Sq M)

662 = First Floor & Second Floor Flat: - 1,162 Sq Ft (107.95 Sq M)

664 = First Floor & Second Floor Flat: - 1,141 Sq Ft (106 Sq M)

Total = 4,935 Sq Ft (458.47 Sq M)

TENURE

FREEHOLD

PLANNING

Potential for future development, subject to obtaining the necessary planning consents.

EPC Rating: Retail = B

Flat 662 = D

Flat 664 = D

NOTE

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



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E10004608

LOT
31

662-664 LEA BRIDGE ROAD, E10 6AP

GUIDE PRICE* £800,000 PLUS



LOT
32

TELEPHONE KIOSK OUTSIDE BANK OF CHINA, 1-2 LOTHBURY, LONDON, CITY OF LONDON EC2R 7DB

GUIDE PRICE* £9,000 PLUS



VACANT FORMER TELEPHONE KIOSK - POTENTIAL FOR ALTERNATIVE USES

LOCATION & DESCRIPTION

An iconic, Grade II listed former public telephone kiosk located just outside The Bank of China, in the heart of the City of London. The location is within the capital's principal financial district, close to Bank, Moorgate and Liverpool Street stations, with the Bank of England and Royal Exchange also nearby.

ACCOMMODATION

1x Telephone kiosk

NOTE

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

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

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



NOT TO SCALE FOR INFORMATION ONLY ©
E510004608

LOT
33

LAND ADJACENT TO 10-13 SWALLOW CLOSE,
BUSHEY, HERTFORDSHIRE WD23 1AS

GUIDE PRICE* £60,000 PLUS



**FREEHOLD VACANT 0.066 ACRE
SITE WITH POTENTIAL FOR A
RESIDENTIAL DEVELOPMENT
(SUBJECT TO PP)**

LOCATION & DESCRIPTION

The asset comprises a level parcel of undeveloped land extending to approximately 0.066 acres, classified as a development site. Subject to obtaining the necessary planning consents, the site offers potential for a small-scale residential scheme. The surrounding area is predominantly residential, with a strong precedent for similar forms of development, and the site benefits from a sustainable location within a designated Built-Up Area. It is well served by adopted highways via Merry Hill Road and Swallow Close, is within easy reach of public transport, including a nearby bus stop, and enjoys convenient access to local shops and schools.

PLANNING

On 09/10/2025, under reference 25/0181/FUL, an application was withdrawn for: "Erection of semi-detached two storey building to include 2x 1 bed flats."

NOTE

Auction Surveyor: Bryn Nettle

Contact: 020 7614 9931

bryn.nettle@strettons.co.uk

Two of the photos are an artist impression of the potential development of the sight.



LOT

34

GARAGES AND LAND AT HALCOT AVENUE, BEXLEYHEATH, KENT DA6 7QD

GUIDE PRICE* £365,000 PLUS



FREEHOLD SITE WITH NINETEEN VACANT GARAGES AND WITH DEVELOPMENT POTENTIAL SUBJECT TO PLANNING

LOCATION & DESCRIPTION

The property is located on the north side of Halcot Avenue, in a residential area and opposite St. Columba's Catholic Boys School. It is 200m east from the junction with Gravel Hill Road, and Bexleyheath Train Station (Thames Link Line) is 1 mile to the north west. The East Rochester Way (A2) and Hall Place Gardens are 500m to the south. The property comprises a block of 19 vacant garages in need of repair, and a sub station unit, on a site of approximately 0.25 acres. It has an access road onto Halcot Avenue.

ACCOMMODATION

The property comprises:

Property and Site: 19 vacant garages in a block, a sub station, on a rectangular site of approximately 0.25 acres.

NOTE

1. Access rights exist over the site. (Area shown in yellow on plan - Refer to legal pack)
2. L&Q Service Charges for site (Refer to legal pack)

Auction Surveyor: Rob Hills

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

**NINETEEN VACANT GARAGES WITH
MANAGEMENT AND DEVELOPMENT
OPPORTUNITY (SUBJECT TO PLANNING)**

PLANNING

London Borough of Bexley - The property previously had planning for four x 3 bed terraced dwellings Ref: 16/00495/FUL (July 2016)

LEASE DETAILS

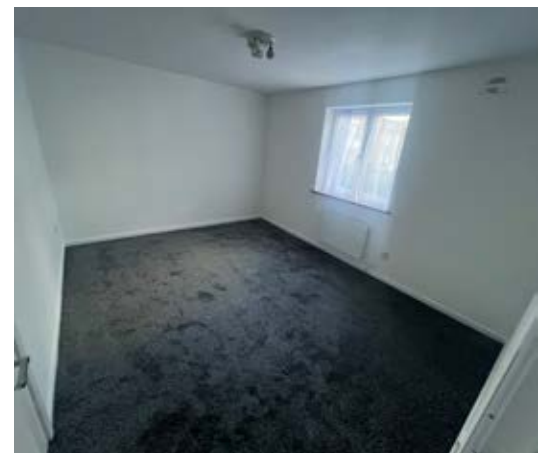
The Sub Station (Transformer Chamber) is let on a 99 year lease from 25.12.1965 (shaded blue)



LOT
35

FLAT 8, VINEWOOD COURT, RAGLAN ROAD, E17 9DR

GUIDE PRICE* £250,000 PLUS



VACANT LONG LEASEHOLD TWO BEDROOM GROUND FLOOR FLAT

LOCATION & DESCRIPTION

A vacant two bedroom ground floor flat situated in the heart of 'Walthamstow Village' which has a host of independent shops, bars, cafes & eateries. Wood Street overground station (Weaver Line) is approximately half a mile from the property giving easy access to London Liverpool Street. Also within walking distance to the lake and open fields of Hollow Ponds and Whipps Cross Hospital.

ACCOMMODATION

The accommodation comprises the following:

Ground Floor Flat: Living room, kitchen, two bedrooms and bathroom with toilet.

External: Communal rear gardens and secured gated parking space.

TENURE

Leasehold - A term of 999 years from 14/12/2023 (approximately 997 years unexpired).

NOTE

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

EPC Rating: D



101 WINCHESTER ROAD, EDMONTON, LONDON N9 9EY

GUIDE PRICE* TO BE OFFERED IN OUR 29TH OCTOBER AUCTION



FREEHOLD VACANT END OF TERRACE HOUSE WITH A SIDE YARD & STORE ROOM - DEVELOPMENT POTENTIAL (SUBJECT TO PLANNING)

LOCATION & DESCRIPTION

A vacant freehold end of terrace house with a side yard and store room adjacent to the property. The property has previously been rented out as two separate flats arranged over the ground and first floor and is rated for council tax as such.

Located in the heart of the London Borough of Enfield, Edmonton Green is a well-established district centre offering a diverse blend of retail, residential, and community amenities. Situated approximately 8 miles north of Central London, Edmonton Green benefits from excellent transport connectivity, including Edmonton Green Station (¼ mile from the property) which offers direct access into Liverpool Street as well as Seven Sisters (Victoria Line), and numerous bus routes serving the surrounding area.

TENURE

FREEHOLD

PLANNING

Potential for future development, subject to obtaining the necessary planning consents.

ACCOMMODATION

The accommodation comprises the following:

Ground Floor: - Three rooms, kitchen, bathroom, separate toilet and access to rear garden.

First Floor: - Two rooms, kitchen and toilet.

Adjoining Land: Yard with container and store room with toilet.

EPC Rating: Ground Floor Flat = E
First Floor Flat = D

NOTE

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

OFFERED VACANT



NOT TO SCALE FOR INFORMATION ONLY ©
E510004608

LOT
36

101 WINCHESTER ROAD, EDMONTON, LONDON N9 9EY
GUIDE PRICE* TO BE OFFERED IN OUR 29TH OCTOBER AUCTION



WITHDRAWN

LOT
38

98 GLADSTONE ROAD EAST, BOURNEMOUTH, DORSET BH7 6HQ

GUIDE PRICE* £320,000 PLUS



FREEHOLD DETACHED EIGHT BEDROOM HMO CURRENTLY GENERATING £51,600 P.A.

LOCATION & DESCRIPTION

The property comprises a detached house currently configured as an eight-bedroom property and operating as a licensed House in Multiple Occupation (HMO). The property occupies a convenient location within easy reach of Boscombe's pedestrianised High Street, offering a wide range of shops, restaurants and everyday amenities. Regular bus services provide direct access to Bournemouth, Christchurch and Poole, while local schools and the nearby coastline further enhance the property's appeal.

ACCOMMODATION

Accommodation is arranged over two floors and includes three ground-floor reception rooms, all currently utilised as bedrooms, together with a fitted kitchen, conservatory, cloakroom and family bathroom. The first floor provides five further bedrooms and an additional bathroom. Externally, the property benefits from off-street parking, a shared driveway leading to a double garage/storage unit and a generous rear garden. Additional features include gas central heating, double glazing and a re-tiled roof.

JOINT AUCTIONEER

Vida Assets
Daria Preis
07341165349
daria@vidaassets.com



TENANCY DETAILS

The property is fully occupied and generates an income of £4,300 pcm (£51,600 per annum). The property is licensed as a HMO under licence number 222954 for 7 households and 10 persons, valid until 23.08.2027.

NOTE

Auction Surveyor: Bryn Nettle
Contact: 020 7614 9931
bryn.nettle@strettons.co.uk
Photos have been provided by the vendor. Strettons have not inspected the property.



NOT TO SCALE FOR INFORMATION ONLY ©
ES100004608

11 ALPHABET SQUARE, LONDON E3 3RT

GUIDE PRICE* £480,000 PLUS



VACANT SIX BEDROOM HMO

LOCATION & DESCRIPTION

A six bedroom terraced property arranged over four floors which has been previously rented yearly to students for over a decade with no void periods, the rent for 2025/26 was £63,936 pa & this was expected to increase going forward. The HMO Licence is valid from March 2026 until August 2028.

The property benefits from six generous sized bedrooms split across the lower ground, first & second floors with the first floor housing two receptions as well as a kitchen/diner & bathroom with shower. The second bathroom is on the first floor & there is a south facing balcony on both the first and second floors.

The property sits within a gated quadrangle with two parking spaces & is located within the popular Bow district, offering convenient access to local amenities, green open spaces and excellent transport links. It sits 0.4 miles from Devons Road DLR station & 0.9 miles from Mile End tube station (Central Line) providing swift access to Canary Wharf, Stratford and the City.

TENURE

Leasehold - 999 Years from 25th March 1988 (approximately 960 years remaining)

OFFERED VACANT

ACCOMMODATION (Areas for guidance only)

Lower Ground Floor: Comprising two double bedrooms.

Ground Floor: Comprising two receptions, kitchen/diner & shower room.

First Floor: Comprising two double bedrooms, bathroom & balcony.

Second Floor: Comprising two double bedrooms & balcony.

GIA: 1,250 sq ft (130 sq m)

EPC Rating: C

NOTE

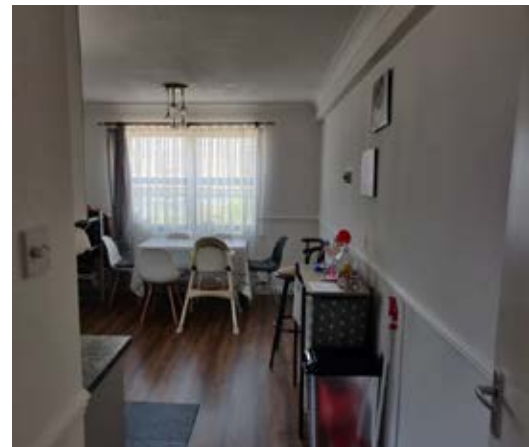
Auction Surveyor: Stuart Mackay
Contact: 020 8509 4447 / 07928 456 982
stuart.mackay@strettons.co.uk



LOT
40

**FLAT E BLOCK 3 MAYTREE COURT, 50 GROVE ROAD,
MITCHAM, SURREY CR4 1SA**

GUIDE PRICE* £190,000 PLUS



VACANT LEASEHOLD TWO BEDROOM FIRST FLOOR FLAT

LOCATION & DESCRIPTION

A vacant two bedroom first floor apartment situated in a three storey purpose built block on Grove Road in Mitcham.

Located within approximately 0.3 of a mile to Mitcham Eastfields Railway Station, which gives you access to London Victoria, St Albans, Dorking and Sutton. Also, located within a few minutes walk to the green and open space of Mitcham Common.

ACCOMMODATION

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

First Floor Flat: - Open plan living room and kitchen, two bedrooms and bathroom with toilet.

TENURE

Leasehold - A term of 125 years from 01/07/1990 (approximately 88 years unexpired).

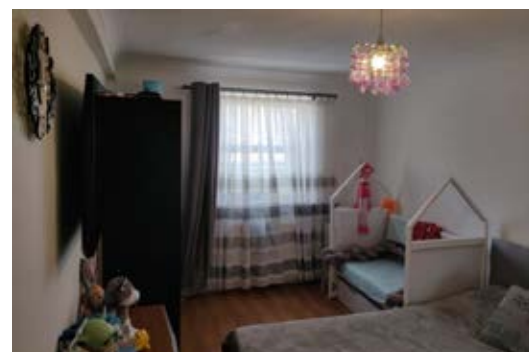
NOTE

Please note images have been supplied by the vendor.

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

OFFERED VACANT

EPC Rating: C



THE SWAN CARE HOME 29 NORTH STREET, TILLINGHAM, SOUTHMINSTER, ESSEX CM0 7TR

GUIDE PRICE* £990,000 PLUS



FREEHOLD VACANT FORMER CARE HOME WITH 20 ROOMS AND STAFF FLAT

LOCATION & DESCRIPTION

The property is located in the town of Tillingham, within North Essex. It is situated on the west side of North Street (B1021) in a predominately residential area. Chelmsford is 42 miles to the west and Maldon is 15 miles to the north west, with the Blackwater River coastline 2 miles to the north. The property comprises a large freehold former care home, over ground, first and second floors, with 20 residential bedrooms and one staff flat. It has two internal staircases and a vertical shaft lift. The property has a yard area to both sides and rear.

NOTE

1. The photos have been supplied by the vendor.
2. The measurements have been taken from the Energy Performance Certificate (EPC) and are for guidance only.

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

**OFFERED VACANT / DEVELOPMENT
POTENTIAL (SUBJECT TO PLANNING)**

ACCOMMODATION (MEASUREMENTS BASED ON EPC)

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

Ground Floor: Eight Residential rooms, conservatory, medical room, bathroom, toilet, and service passageway and rear fire escape

First Floor: Twelve Residential rooms (two of which have ensuite washroom and toilet) , hairdressing room, shower/washroom with toilet, wet room

Second Floor: Staff flat, landing, store/tank room

TOTAL: 7,363 Sq Ft (684 Sq M)

EPC Rating: B



NOT TO SCALE FOR INFORMATION ONLY ©
E510004608

LOT
41

THE SWAN CARE HOME 29 NORTH STREET,
TILLINGHAM, SOUTHMINSTER, ESSEX CM0 7TR

GUIDE PRICE* £990,000 PLUS





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

LOCATION & DESCRIPTION

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

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

TENANCY DETAILS

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

126a Hertford Road: Currently Vacant.

NOTE

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

ACCOMMODATION (AREAS FOR GUIDANCE ONLY)

Basement: Comprising a one bedroom flat.

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

External: Front & Rear Gardens with rear parking access.

TENURE

Freehold



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LOT
42

126 HERTFORD ROAD, LONDON N9 7HL

GUIDE PRICE* £500,000 PLUS



HERTFORD ROAD, LONDON, N9



LOT
43

2D BARRINGTON ROAD, MANOR PARK, LONDON E12 6JH

GUIDE PRICE* £230,000 PLUS



VACANT FREEHOLD TWO BEDROOM DETACHED HOUSE

LOCATION & DESCRIPTION

A two bedroom detached house situated on Barrington Road via walk way beside house number 2B and is within a short distance to High Street North offering an array of shops, restaurants and other amenities. Also located within a mile to both East Ham Station (District and Hammersmith & City lines) and Woodgrange Park Station (Overground). The A406 giving east access to both the M11 & M25 close to the property.

ACCOMMODATION

The Accommodation comprises the following:

Ground Floor: Living room and kitchen

First Floor: Two Bedrooms and bathroom with toilet.

TENANCY DETAILS

OFFERED VACANT

NOTE

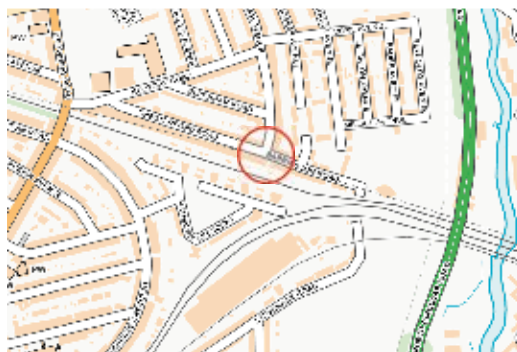
Please Note: The photo of the front of the house has been digitally enhanced or virtually staged using AI to illustrate how the property may look when the items are removed. These images are for guidance only. The original photo taken by us is below the main photo.

Auction Surveyor: Michael Mercer

Contact: 020 8509 4406

michael.mercer@strettons.co.uk

EPC Rating: D



LOT
44

75A LONGBRIDGE ROAD, BARKING, ESSEX IG11 8TG

GUIDE PRICE* £225,000 PLUS



A VACANT LEASEHOLD FOUR BEDROOM SPLIT LEVEL FLAT

LOCATION & DESCRIPTION

A vacant four bedroom split level flat which is situated on the corner of Fanshawe Avenue and Longbridge Road. Located within approximately a quarter of a mile to Barking Station, which gives you access to both the Circle Line & Hammersmith & City line underground stations and Suffragette National Rail Station. Also, located within a few minutes walk to a host of independent shops, bars, cafes & eateries and green space of Barking Park.

ACCOMMODATION

The Accommodation comprises the following:

Ground Floor: - Kitchen and Living Room.

First Floor: - Four bedrooms and bathroom with toilet.

External: Yard to rear giving access to the property and parking space.

TENURE

Leasehold - A term of 99 years from 01/07/2009 (approximately 82 years unexpired).

NOTE

Please note images and floor plan have been supplied by the vendor.

Auction Surveyor: Michael Mercer

020 8509 4406 michael.mercer@strettons.co.uk

EPC Rating: D



LOT
45

86 HIGH STREET, CHATHAM, KENT ME4 4DS

GUIDE PRICE* £150,000 PLUS



VACANT LEASEHOLD GROUND FLOOR COMMERCIAL UNIT

LOCATION & DESCRIPTION

A vacant ground floor commercial unit situated in the heart of Chatham town centre, this property enjoys a highly convenient High Street location with an excellent range of shops, cafés, restaurants and everyday amenities. Chatham's mainline railway station is within 0.3 mile south of the unit, providing high-speed services to London St Pancras, London Victoria and the Kent coast,

TENURE

Leasehold - A term of 125 years from 01/01/2016 (approximately 114 years unexpired).

NOTE

Please note:

1) The images and floor plan have been supplied by the vendor.

2) We have been informed by the vendor that the property currently has F1/D1 Class planning permission.

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

OFFERED VACANT

EPC Rating: Awaiting



LOT
46

6 BURNFOOT, ST. JOHNS CHAPEL,
BISHOP AUCKLAND, COUNTY DURHAM DL13 1QH

GUIDE PRICE* £175,000 PLUS



FREEHOLD VACANT THREE BEDROOM SEMI DETACHED HOUSE

LOCATION & DESCRIPTION

Situated in the heart of the Weardale countryside, this three-bedroom home occupies a peaceful position within the village of St John's Chapel, surrounded by rolling hills and attractive rural scenery.

The property features a reverse-level layout designed to maximise the surrounding views. The ground floor comprises three double bedrooms, a family bathroom and access to a south-facing rear garden. The first floor provides open-plan living accommodation with a lounge featuring a multi-fuel burner and kitchen/dining area, with far-reaching countryside views.

Externally, the property benefits from a front garden, multi-car driveway and private south-facing rear garden.

St John's Chapel provides a range of local amenities, with further shopping and services available in nearby Stanhope. The A689 provides connections through Weardale towards Crook and Bishop Auckland, which offers a wider range of shopping, leisure and transport facilities.

NOTE

Auction Surveyor: Bryn Nettle
Contact: 020 7614 9931 bryn.nettle@strettons.co.uk
Please note that pictures have been provided by the vendor, Strettons have not internally inspected the property.

ACCOMMODATION

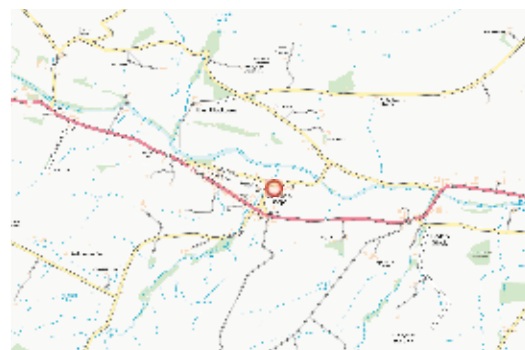
Whilst not internally inspected by Strettons, we understand that the property comprises the following:

Ground Floor

Entrance Hall, Bedroom One, Bedroom Two, Bedroom Three, Bathroom.

First Floor

Open plan Lounge/Kitchen/Diner



LOT
47

UNIT 1, FORMER ELTHAM TRAMSHEDS, WELL HALL ROAD, ELTHAM, LONDON SE9 1DH

BY ORDER OF ROYAL BOROUGH OF GREENWICH

GUIDE PRICE* £35,000 - £40,000



FREEHOLD VACANT FORMER TRAMSHED - POTENTIAL FOR ALTERNATIVE USES

LOCATION & DESCRIPTION

A locally listed, single storey, gable-fronted building, historically used as a tram shelter and currently as a public convenience. Occupying a prominent position on the A208 Well Hall Road, adjacent to the Eltham Parish Church, close to the junction with the A210 Eltham High Street where there are a number of multiple retailers and about 1/3 mile from Eltham railway station. Eltham lies about 9 miles from Central London.

ACCOMMODATION (not internally inspected)
Gross External Area (GEA): 266 sq ft (24.7 sq m)

TENURE

Freehold

NOTE

Auction Surveyor: Robert Woolfe
Contact: 07581 029501 robert.woolfe@strettons.co.uk

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



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EST0004608

LOT
48

UNIT 2, FORMER ELTHAM TRAMSHEDS, WELL HALL ROAD, ELTHAM, LONDON SE9 1DH

BY ORDER OF ROYAL BOROUGH OF GREENWICH

GUIDE PRICE* £18,000 - £20,000



FREEHOLD VACANT FORMER TRAMSHED - POTENTIAL FOR ALTERNATIVE USES

LOCATION & DESCRIPTION

A locally listed, single storey, gable-fronted building, historically used as a tram shelter and currently as a public convenience.

Occupying a prominent position on the A208 Well Hall Road, adjacent to the Eltham Parish Church, close to the junction with the A210 Eltham High Street where there are a number of multiple retailers and about 1/3 mile from Eltham railway station. Eltham lies about 9 miles from Central London.

ACCOMMODATION (not internally inspected)
Gross External Area (GEA): 114 sq ft (10.6 sq m)

TENURE

Freehold

NOTE

Auction Surveyor: Robert Woolfe

Contact: 07581 029501 robert.woolfe@strettons.co.uk

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



LOT
49

UNIT 3, FORMER ELTHAM TRAMSHEDS, WELL HALL ROAD, ELTHAM, LONDON SE9 1DH

BY ORDER OF ROYAL BOROUGH OF GREENWICH

GUIDE PRICE* £35,000 - £40,000



FREEHOLD VACANT FORMER TRAMSHED - POTENTIAL FOR ALTERNATIVE USES

LOCATION & DESCRIPTION

A locally listed, single storey, gable-fronted building, historically used as a tram shelter and currently as a public convenience. Occupying a prominent position on the A208 Well Hall Road, adjacent to the Eltham Parish Church, close to the junction with the A210 Eltham High Street where there are a number of multiple retailers and about 1/3 mile from Eltham railway station. Eltham lies about 9 miles from Central London.

ACCOMMODATION (not internally inspected)
Gross External Area (GEA): 334 sq ft (31 sq m)

TENURE
Freehold

NOTE
Auction Surveyor: Robert Woolfe
Contact: 07581 029501 robert.woolfe@strettons.co.uk

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



Clear, insightful advice for property owners

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Residential Property Management / Director
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zita.mann@strettons.co.uk

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Mark Iliffe
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Philip Gorman
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philip.gorman@strettons.co.uk

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COMMON AUCTION CONDITIONS 5TH EDITION JULY 2024

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 (CAC) are designed for real estate auctions, to set a common standard across the industry. There are three sections, all of which must be included without variation, except where specifically 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 or removed, even by a special condition or the total replacement of all sale conditions, without the auctioneer's written agreement.

We recommend a two-part notice to bidders, with part one containing advisory material – which auctioneers can tailor to their needs – and part two containing 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.

RICS owns the copyright in all editions of the CAC, but permits the free use of the 5th edition if the user:

- relies on their own legal advice as to whether the CAC are suitable
 - agrees that RICS and those who advise it have no liability to anyone who uses or relies on the CAC
 - reproduces all compulsory sections of the CAC without variation, except where specifically stated
 - acknowledges that the CAC are reproduced with the consent of RICS and
 - refers to the conditions as the Common auction conditions (5th edition).
- RICS reserves the right to withdraw its licence to use this and any previous edition of the CAC.

Glossary

This glossary applies to the AUCTION CONDUCT CONDITIONS and the SALE CONDITIONS. It is a compulsory section of the CAC 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:

- 'month' means calendar month
- singular words can be read as plurals, and plurals as singular words
- a 'person' includes a corporate body
- references to legislation and regulations are to that legislation and those regulations as modified or re-enacted by the date of the AUCTION or the CONTRACT DATE (as applicable)
- references to official guidance and procedures and to the recommendations of a supervisory body are to that guidance and those procedures and recommendations as at the date of the AUCTION or the CONTRACT DATE (as applicable) and
- where the following words appear in 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, to the PARTICULARS, or to both, whether contained in a supplement to the CATALOGUE or the PARTICULARS, or by a written notice from the AUCTIONEERS on the WEBSITE or by email, or by an announcement at the AUCTION.

AGREED COMPLETION DATE

Subject to CONDITION G9.3:

- a) the date specified in the SPECIAL CONDITIONS or
- b) if no date is specified, 20 BUSINESS DAYS after the CONTRACT DATE but, if that date is not a BUSINESS DAY, the first subsequent BUSINESS DAY.

AML

Anti-money laundering, an expression that includes all laws, regulations and procedures designed to check that money and assets are not the proceeds of crime nor to be used in terrorism.

AML INFORMATION

Information about YOUR identity, that of the BUYER (if not YOU), the source of funds and otherwise sufficient to satisfy US that there is unlikely to be any breach of AML REGULATIONS if YOU bid at the AUCTION, or the BUYER pays a DEPOSIT, or the BUYER buys a LOT.

AML REGULATIONS

AML regulations at the date of the AUCTION (whether legal requirements, official guidance or recommendations of a supervisory body) to the extent that they must or should be complied with by the AUCTIONEER or (in addition) apply to AUCTIONS and transactions governed by the CAC.

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 or on the WEBSITE.

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 different, the date of the CONTRACT), including any ADDENDUM, whether printed or made available electronically.

COMPLETION

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

CONDITION

One of the AUCTION CONDUCT CONDITIONS or SALE CONDITIONS.

CONTRACT

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

CONTRACT DATE

The date of the AUCTION or, if the LOT is sold before or after the AUCTION:
a) the date of the SALE MEMORANDUM signed by both the SELLER and BUYER or
b) if CONTRACTS are exchanged, the date of exchange. If exchange is not effected in person or by an irrevocable agreement to exchange made by telephone, fax or email, 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% or 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 or the WEBSITE 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 UK, 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, but no condition is a SALE CONDITION to the extent that it purports to vary, exclude or replace any AUCTION CONDUCT CONDITION (or all of them) unless that condition has been specifically agreed in writing with the AUCTIONEERS before the date of the AUCTION.

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 supplementing 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.

WEBSITE

The AUCTIONEERS' website, which includes copies of the CATALOGUE and the PARTICULARS and details of the AUCTION.

YOU (and YOUR)

Someone who has seen the CATALOGUE or WEBSITE 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 CAC. They cannot be disapplied or varied without OUR written agreement, even by a CONDITION purporting to replace the CAC in their entirety.

A1 Introduction

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

A2 OUR role

- A2.1 As agents for each SELLER, WE have authority to:
 - a) prepare the CATALOGUE and PARTICULARS from information supplied by or on behalf of each SELLER
 - b) offer each LOT for sale
 - c) sell each LOT
 - d) receive and hold deposits
 - e) sign each SALE MEMORANDUM and
 - f) treat a CONTRACT as repudiated if the BUYER fails to sign a SALE MEMORANDUM or pay a deposit as required by these AUCTION CONDUCT CONDITIONS or fails to provide AML INFORMATION.
- A2.2 OUR decision on the conduct of the AUCTION is final.
- A2.3 WE may cancel the AUCTION or alter the order in which LOTS are offered for sale. WE may also combine or divide LOTS. A LOT may be sold or withdrawn from sale prior to the AUCTION.
- A2.4 YOU acknowledge that, to the extent permitted by law, WE owe YOU no duty of care and YOU have no claim against US for any loss.
- A2.5 WE may refuse to admit one or more persons to the AUCTION without having to explain why.
- A2.6 WE reserve the right to refuse YOUR bid unless YOU have previously complied with OUR registration formalities as set out on OUR WEBSITE or in the CATALOGUE.

A3 Bidding and reserve prices

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

A4 The PARTICULARS and other information

- A4.1 WE have taken reasonable care to prepare PARTICULARS that correctly describe each LOT. The PARTICULARS are based on information supplied by or on behalf of the SELLER. YOU need to check that the information in the PARTICULARS is correct.
- A4.2 If the SPECIAL CONDITIONS do not contain a description of the LOT, or simply refer to the relevant LOT number, YOU take the risk that the description contained in the PARTICULARS is incomplete or inaccurate, as the PARTICULARS have not been prepared by a conveyancer and are not intended to form part of a legal CONTRACT.
- A4.3 The PARTICULARS and the SALE CONDITIONS may change prior to the AUCTION, and it is YOUR responsibility to check that YOU have the correct versions.
- A4.4 If WE provide information, or a copy of a document, WE do so only on the basis that WE are not responsible for the accuracy of that information or document.

A5 The CONTRACT

- A5.1 A successful bid is one WE accept as such. This CONDITION (a5) applies to the BUYER but only to YOU if YOU are the successful bidder on behalf of the BUYER.
- A5.2 The BUYER:
 - a) must buy the LOT on the terms of the SALE MEMORANDUM at the PRICE YOU bid (plus VAT, if applicable)
 - b) is not obliged to pay any other money, expenses, charges or consideration to the SELLER, the SELLER's agent, or to anyone else, unless the amount is either specifically stated in the SPECIAL CONDITIONS or is:
 - i) a contribution to insurance costs as provided by CONDITION G3.2
 - ii) apportionments and/or interest pursuant to CONDITION G10
 - iii) ARREARS as provided by CONDITION g11 or
 - iv) a payment to US if specified in CONDITION A6.
- A5.3 YOU must:
 - a) provide all information WE need from YOU to enable US to complete the SALE MEMORANDUM
 - b) sign the completed SALE MEMORANDUM as BUYER (or as agent for the BUYER), failing which WE are authorised to sign it on the BUYER's behalf and
 - c) pay the depositand if YOU do not, WE may 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.
- A5.4 The deposit:
 - a) must be paid in pounds sterling in the manner stipulated in CONDITION A6
 - b) may be declined by US unless drawn on YOUR account, or that of the

- BUYER, or of another person who would not expose US to a breach of AML REGULATIONS
- c) is to be held by US (or, at OUR option, the SELLER'S conveyancer) and
- d) is to be held as stakeholder where VAT would be chargeable on the deposit were it to be held as agent for the SELLER, but otherwise is to be held as stakeholder unless the SALE CONDITIONS require it to be held as agent for the SELLER.
- A5.5 WE may retain the SALE MEMORANDUM signed by or on behalf of the SELLER until the deposit has been received in cleared funds.
- A5.6 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.
- A5.7 If the BUYER does not comply with their obligations under the CONTRACT, then:
- a) YOU are personally liable to buy the LOT even if YOU are acting as an agent and
- b) YOU must indemnify the SELLER in respect of any loss the SELLER incurs as a result of the BUYER'S default.
- A5.8 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 so long as they are SALE CONDITIONS as defined in the glossary. The template form of SALE MEMORANDUM is not compulsory but is to be varied only if WE agree. The template forms of SPECIAL CONDITIONS and schedules are recommended but are not compulsory and may be changed by the SELLER of a LOT.

- G1 The LOT**
- G1.1 The LOT (including any rights to be granted or reserved, and any exclusions from it) is described in the SPECIAL CONDITIONS, or, if not so described, is that referred to in the SALE MEMORANDUM.
- G1.2 The LOT is sold subject to any TENANCIES disclosed by the SPECIAL CONDITIONS, but otherwise with vacant possession on COMPLETION.
- G1.3 The LOT is sold subject to all matters contained or referred to in the DOCUMENTS. The SELLER must discharge FINANCIAL CHARGES on or before COMPLETION.
- G1.4 The LOT is also sold subject to such of the following as may affect it, whether they arise before or after the CONTRACT DATE and whether or not they are disclosed by the SELLER or are apparent from inspection of the LOT or from the DOCUMENTS:
- a) matters registered or capable of registration as local land charges
- b) matters registered or capable of registration by any competent authority or under the provisions of any statute
- c) notices, orders, demands, proposals and requirements of any competent authority
- d) charges, notices, orders, restrictions, agreements and other matters relating to town and country planning, highways or public health
- e) rights, easements, quasi-easements, and wayleaves
- f) outgoing and other liabilities
- g) any interest which overrides, under the Land Registration Act 2002
- h) matters that ought to be disclosed by the searches and enquiries a prudent buyer would make, whether or not the BUYER has made them and
- i) anything the SELLER does not and could not reasonably know about.
- G1.5 Where anything subject to which the LOT is sold would expose the SELLER to liability, the BUYER is to comply with it and indemnify the SELLER against that liability.
- G1.6 The SELLER must notify the BUYER of any notices, orders, demands, proposals and requirements of any competent authority of which it learns after the CONTRACT DATE, but the BUYER must comply with them and keep the SELLER indemnified. The LOT does not include any tenant's or trade fixtures or fittings. The SPECIAL CONDITIONS state whether any chattels are included in the LOT, but if they are:
- a) the BUYER takes them as they are at COMPLETION and the SELLER is not liable if they are not fit for use and
- b) the SELLER is to leave them at the LOT.
- G1.8 The BUYER buys with full knowledge of:
- a) the DOCUMENTS, whether or not the BUYER has read them and
- b) the physical condition of the LOT and what could reasonably be discovered on inspection of it, whether or not the BUYER has inspected it.
- G1.9 The BUYER admits that they are not relying on the information contained in the PARTICULARS or on any representations made by or on behalf of the SELLER, but the BUYER may rely on the SELLER'S conveyancer's written replies to written enquiries to the extent stated in those replies.
- G2 Deposit**
- G2.1 The amount of the deposit is the greater of:
- a) any minimum deposit stated in the AUCTION CONDUCT CONDITIONS (or the total PRICE, if this is less than that minimum) and
- b) 10% of the PRICE (exclusive of any VAT on the PRICE).
- G2.2 If the deposit is not paid in full by the time stated in the AUCTIONEER'S terms and conditions (time is of the essence for the CONTRACT), or if a cheque for all or part of the deposit is not cleared on first presentation, the SELLER may treat the CONTRACT as at an end and bring a claim against the BUYER for breach of CONTRACT.
- G2.3 Interest earned on the deposit belongs to the SELLER unless the SALE CONDITIONS provide otherwise.
- G3 Between CONTRACT and COMPLETION**
- G3.1 From the CONTRACT DATE, the SELLER has no obligation to insure the LOT and the BUYER bears all risks of loss or damage unless:
- a) the LOT is sold subject to a TENANCY that requires the SELLER to insure the LOT or
- b) the SPECIAL CONDITIONS require the SELLER to insure the LOT.
- G3.2 If the SELLER is required to insure the LOT, then the SELLER:
- a) must produce to the BUYER on request all relevant insurance details
- b) must use reasonable endeavours to maintain that or equivalent insurance and pay the premiums when due

- c) gives no warranty as to the adequacy of the insurance
- d) must at the request of the BUYER use reasonable endeavours to have the BUYER'S interest noted on the policy if it does not cover a contracting purchaser
- e) must, unless otherwise agreed, cancel the insurance at COMPLETION, apply for a refund of the premium and (subject to the rights of any tenant or other third party) pay that refund to the BUYER and
- f) (subject to the rights of any tenant or other third party) hold on trust for the BUYER any insurance payments that the SELLER receives in respect of loss or damage arising after the CONTRACT DATE, or assign to the BUYER the benefit of any claim
- and the BUYER must on COMPLETION reimburse to the SELLER the cost of that insurance as from the CONTRACT DATE (to the extent not already paid by the BUYER or a tenant or other third party).
- G3.3 No damage to or destruction of the LOT, nor any deterioration in its condition, however caused, entitles the BUYER to any reduction in PRICE, or to delay COMPLETION, or to refuse to complete.
- G3.4 Section 47 of the Law of Property Act 1925 does not apply to the CONTRACT.
- G3.5 Unless the BUYER is already lawfully in occupation of the LOT, the BUYER has no right to enter into occupation prior to COMPLETION.
- G4 Title and identity**
- G4.1 Unless CONDITION G4.2 applies, the BUYER accepts the title of the SELLER to the LOT as at the CONTRACT DATE and may raise no requisition or objection to any of the DOCUMENTS that is made available before the AUCTION or any other matter, except one that occurs after the CONTRACT DATE.
- G4.2 The following provisions apply only to any of the following DOCUMENTS that are not made available before the AUCTION:
- a) if the LOT is registered land, the SELLER is to give to the BUYER within five BUSINESS DAYS of the CONTRACT DATE an official copy of the entries on the register and title plan and, where noted on the register, an official copy of all DOCUMENTS subject to which the LOT is being sold.
- b) if the LOT is not registered land, the SELLER is to give to the BUYER within five BUSINESS DAYS of the CONTRACT DATE an abstract or epitome of title starting from the root of title mentioned in the SPECIAL CONDITIONS (or, if none is mentioned, a good root of title more than 15 years old) and must produce to the BUYER the original or an examined copy of every relevant DOCUMENT.
- c) if title is in the course of registration, title is to consist of:
- i) certified copies of the application for registration of title made to the Land Registry and of the DOCUMENTS accompanying that application
- ii) evidence that all applicable stamp duty land tax relating to that application has been paid and
- iii) a letter under which the SELLER or their conveyancer agrees to use all reasonable endeavours to answer any requisitions raised by the Land Registry and to instruct the Land Registry to send the completed registration DOCUMENTS to the BUYER.
- d) The BUYER has no right to object to or make requisitions on any title information after COMPLETION or, if earlier, more than seven BUSINESS DAYS after that information has been given to the BUYER.
- G4.3 Unless otherwise stated in the SPECIAL CONDITIONS, the SELLER sells with full title guarantee except that (and the TRANSFER shall so provide):
- a) the covenant set out in section 3 of the Law of Property (Miscellaneous Provisions) Act 1994 shall not extend to matters recorded in registers open to public inspection; these are to be treated as within the actual knowledge of the BUYER, and
- b) the covenant set out in section 4(1)(b) of the Law of Property (Miscellaneous Provisions) Act 1994 shall not extend to any condition or tenant's obligation relating to the state or condition of the LOT where the LOT is leasehold property.
- G4.4 The TRANSFER is to have effect as if expressly subject to all matters subject to which the LOT is sold under the CONTRACT.
- G4.5 The SELLER does not have to produce, nor may the BUYER object to or make a requisition in relation to, any prior or superior title even if it is referred to in the DOCUMENTS.
- G4.6 The SELLER (and, if relevant, the BUYER) must produce to each other such confirmation of, or evidence of, their identity and that of their mortgagees and attorneys (if any) as is necessary for the other to be able to comply with applicable AML REGULATIONS and Land Registry Rules.
- G5 TRANSFER**
- G5.1 Unless a form of TRANSFER is prescribed by the SPECIAL CONDITIONS:
- a) the BUYER must supply a draft TRANSFER to the SELLER at least ten BUSINESS DAYS before the AGREED COMPLETION DATE and the engrossment (signed as a deed by the BUYER if CONDITION G5.2 applies) five BUSINESS DAYS before that date or (if later) two BUSINESS DAYS after the draft has been approved by the SELLER and
- b) the SELLER must approve or revise the draft TRANSFER within five BUSINESS DAYS of receiving it from the BUYER.
- G5.2 If the SELLER has any liability (other than to the BUYER) in relation to the LOT or a TENANCY following COMPLETION, the BUYER is specifically to covenant in the TRANSFER to indemnify the SELLER against that liability.
- G5.3 The SELLER cannot be required to transfer the LOT to anyone other than the BUYER, or by more than one TRANSFER.
- G5.4 Where the SPECIAL CONDITIONS state that the SELLER is to grant a new lease to the BUYER:
- a) the CONDITIONS are to be read so that the TRANSFER refers to the new lease, the SELLER to the proposed landlord and the BUYER to the proposed tenant
- b) the form of the new lease is that described by the SPECIAL CONDITIONS and
- c) the SELLER is to produce, at least five BUSINESS DAYS before the AGREED COMPLETION DATE, the engrossed counterpart lease, which the BUYER is to sign and deliver to the SELLER on COMPLETION.
- G6 COMPLETION**
- G6.1 COMPLETION is to take place at the offices of the SELLER'S conveyancer, or where the SELLER may reasonably require, on the AGREED COMPLETION DATE. The SELLER can only be required to complete on a BUSINESS DAY and between the hours of 0930 and 1700.
- G6.2 The amount payable on COMPLETION is:
- a) the balance of the PRICE (plus VAT if applicable) adjusted to take account of apportionments and interest under CONDITION G10
- b) any amounts payable under CONDITIONS G3.2 and G11
- but no other amounts unless stated 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**
- G8.1 If the CONTRACT is lawfully brought to an end:
- a) the BUYER must return all papers to the SELLER and appoint the SELLER their 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 the 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 the SELLER or BUYER for breach of this CONDITION (G9).
- G10 Interest and apportionments**
- G10.1 If the ACTUAL COMPLETION DATE is after the AGREED COMPLETION DATE for any reason other than the SELLER'S default, the BUYER must pay interest at the INTEREST RATE on the money due from the BUYER at COMPLETION for the period starting on the AGREED COMPLETION DATE and ending on the ACTUAL COMPLETION DATE.
- G10.2 Subject to CONDITION G11, the SELLER is not obliged to apportion or account for any sum at COMPLETION unless the SELLER has received that sum in cleared funds. The SELLER must promptly pay to the BUYER after COMPLETION any sum to which the BUYER is entitled that the SELLER subsequently receives in cleared funds.
- G10.3 Income and outgoing are to be apportioned at the ACTUAL COMPLETION DATE unless:
- a) the BUYER is liable to pay interest and
- b) the SELLER has given notice to the BUYER at any time up to COMPLETION requiring apportionment on the date from which interest becomes payable by the BUYER
- in which event income and outgoing are to be apportioned on the date from which interest becomes payable by the BUYER.
- G10.4 Apportionments are to be calculated on the basis that:
- a) the SELLER receives income and is liable for outgoing for the whole of the day on which apportionment is to be made
- b) annual income and expenditure accrue 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 accrue at an equal daily rate during the period to which they relate 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 the 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 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 BUYER'S obligation under CONDITION G11.5 is conditional on the SELLER assigning to the BUYER all rights that the SELLER has to recover those ARREARS.
- Part 3 – BUYER not to pay ARREARS**
- G11.7 Part 3 of this CONDITION (G11) applies where the SPECIAL CONDITIONS:
- so state or
 - give no details of any ARREARS.
- G11.8 While any ARREARS due to the SELLER remain unpaid, the BUYER must:
- try to collect them in the ordinary course of management but need not take legal proceedings or forfeit the TENANCY
 - pay them to the SELLER within five BUSINESS DAYS of receipt in cleared funds (plus interest at the INTEREST RATE calculated on a daily basis for each subsequent day's delay in payment)
 - on request, at the cost of the SELLER, assign to the SELLER or as the SELLER may direct the right to demand and sue for OLD ARREARS, such assignment to be in such form as the SELLER'S conveyancer may reasonably require
 - if reasonably required, allow the SELLER'S conveyancer to have on loan the counterpart of any TENANCY against an undertaking to hold it to the BUYER'S order
 - not without the consent of the SELLER, release any tenant or surety from liability to pay ARREARS or accept a surrender of or forfeit any TENANCY under which ARREARS are due and
 - if the BUYER disposes of the LOT prior to recovery of all ARREARS, obtain from the BUYER'S successor in title a covenant in favour of the SELLER in similar form to part 3 of this CONDITION (G11).
- G11.9 Where the SELLER has the right to recover ARREARS, they must not without the BUYER'S written consent bring insolvency proceedings against a tenant or seek the removal of goods from the LOT.
- G12 Management**
- G12.1 This CONDITION (G12) applies where the LOT is sold subject to TENANCIES.
- G12.2 The SELLER is to manage the LOT in accordance with its standard management policies pending COMPLETION.
- G12.3 The SELLER must consult the BUYER on all management issues that would affect the BUYER after COMPLETION (such as, but not limited to, an application for licence; a rent review; a variation, surrender, agreement to surrender or proposed forfeiture of a TENANCY; or a new TENANCY or agreement to grant a new TENANCY) and:
- the SELLER must comply with the BUYER'S reasonable requirements unless to do so would (but for the indemnity in bullet (c) (below)) expose the SELLER to a liability that the SELLER would not otherwise have, in which case the SELLER may act reasonably in such a way as to avoid that liability
 - if the SELLER gives the BUYER notice of the SELLER'S intended act and the BUYER does not object within five BUSINESS DAYS, giving reasons for the objection, the SELLER may act as the SELLER intends and
 - the BUYER is to indemnify the SELLER against all loss or liability the SELLER incurs through acting as the BUYER requires, or by reason of delay caused by the BUYER.
- G13 Rent deposits**
- G13.1 Where any TENANCY is an assured shorthold tenancy, the SELLER and the BUYER are to comply with their respective statutory duties in relation to the protection of tenants' deposits and to demonstrate in writing to the other (before COMPLETION, so far as practicable) that they have complied.
- G13.2 The remainder of this CONDITION (G13) applies where the SELLER is holding or otherwise entitled to money by way of rent deposit in respect of a TENANCY. In this CONDITION (G13), 'rent deposit deed' means the deed or other document under which the rent deposit is held.
- G13.3 If the rent deposit is not assignable, the SELLER must on COMPLETION hold the rent deposit on trust for the BUYER and, subject to the terms of the rent deposit deed, comply at the cost of the BUYER with the BUYER'S lawful instructions.
- G13.4 Otherwise the SELLER must on COMPLETION pay and assign their interest in the rent deposit to the BUYER under an assignment in which the BUYER covenants with the SELLER to:
- observe and perform the SELLER'S covenants and conditions in the rent deposit deed and indemnify the SELLER in respect of any breach
 - give notice of assignment to the tenant and
 - give such direct covenant to the tenant as may be required by the rent deposit deed.
- G14 VAT**
- G14.1 Where a SALE CONDITION requires money to be paid or other consideration to be given, the payer must also pay any VAT that is chargeable on that money or consideration, but only if given a valid VAT invoice.
- G14.2 Where the SPECIAL CONDITIONS state that no VAT OPTION has been made, the SELLER confirms that none has been made by them or by any company in the same VAT group nor will be prior to COMPLETION.
- G15 Transfer as a going concern**
- G15.1 Where the SPECIAL CONDITIONS so state:
- the SELLER and the BUYER intend, and will take all practicable steps (short of an appeal) to procure, that the sale is treated as a transfer of a going concern and
 - this CONDITION (G15) applies.
- G15.2 The SELLER confirms that:
- they are registered for VAT, either in the SELLER'S name or as a member of the same VAT group and
 - they have (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:
- they are registered for VAT, either in the BUYER'S name or as a member of a VAT group
 - they have made, or will make before COMPLETION, a VAT OPTION in relation to the LOT and will not revoke it before or within three months after COMPLETION
 - article 5(2B) of the Value Added Tax (Special Provisions) Order 1995 does not apply to them and
 - they are not buying the LOT as a nominee for another person.
- G15.4 The BUYER is to give to the SELLER as early as possible before the AGREED COMPLETION DATE evidence:
- of the BUYER'S VAT registration
 - that the BUYER has made a VAT OPTION and
 - that the VAT OPTION has been notified in writing to HM Revenue and Customs
- and, if they do not produce the relevant evidence at least two BUSINESS DAYS before the AGREED COMPLETION DATE, CONDITION G14.1 applies at COMPLETION.
- G15.5 The BUYER confirms that, after COMPLETION, the BUYER intends to:
- retain and manage the LOT for the BUYER'S own benefit as a continuing business as a going concern subject to and with the benefit of the TENANCIES and
 - collect the rents payable under the TENANCIES and charge VAT on them.
- G15.6 If, after COMPLETION, it is found that the sale of the LOT is not a transfer of a going concern then:
- the SELLER'S conveyancer is to notify the BUYER'S conveyancer of that finding and provide a VAT invoice in respect of the sale of the LOT
 - the BUYER must within five BUSINESS DAYS of receipt of the VAT invoice pay to the SELLER the VAT due and
 - if VAT is payable because the BUYER has not complied with this CONDITION (G15), the BUYER must pay and indemnify the SELLER against all costs, interest, penalties or surcharges that the SELLER incurs as a result.
- G16 Capital allowances**
- G16.1 This CONDITION (G16) applies where the SPECIAL CONDITIONS state that there are capital allowances available in respect of the LOT.
- G16.2 The SELLER is promptly to supply to the BUYER all information reasonably required by the BUYER in connection with the BUYER'S claim for capital allowances.
- G16.3 The value to be attributed to those items on which capital allowances may be claimed is set out in the SPECIAL CONDITIONS.
- G16.4 The SELLER and BUYER agree to:
- make an election on COMPLETION under section 198 of the Capital Allowances Act 2001 to give effect to this CONDITION (G16) and
 - 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 they will comply with their 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 conditions**
- 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 and
 - 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 they provide 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 the ACTUAL COMPLETION DATE and the BUYER must pay the expenditure incurred in respect of the period after the 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 cooperation of the SELLER, take immediate steps to substitute themselves 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

- b) at the BUYER'S cost, comply with such of the lawful instructions of the BUYER in relation to the warranty as do not place the SELLER in breach of its terms or expose the SELLER to any liability or penalty.

G26 No assignment

G26.1 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 their own expense and as soon as practicable:

a) procure that they become registered at the Land Registry as proprietor of the LOT

b) procure that all rights granted and reserved by the lease under which the LOT is held are properly noted against the affected titles and

c) provide the SELLER with an official copy of the register relating to such lease showing themselves registered as proprietor.

G27.2 This CONDITION (G27.2) applies where the LOT comprises part of a registered title. The BUYER must at their own expense and as soon as practicable:

a) apply for registration of the TRANSFER

b) provide the SELLER with an official copy and title plan for the BUYER'S new title and

c) join in any representations the SELLER may properly make to the Land Registry relating to the application.

G28 Notices and other communications

G28.1 All communications, including notices, must be in writing. Communication to or by the SELLER or the BUYER may be given to or by their conveyancers.

G28.2 A communication may be relied on if:

a) delivered by hand or

b) made electronically and personally acknowledged (automatic acknowledgement does not count) or

c) there is proof that it was sent to the address of the person to whom it is to be
- given (as specified in the SALE MEMORANDUM) by a postal service that offers normally to deliver mail the next following BUSINESS DAY.

G28.3 A communication is to be treated as received:

a) when delivered, if delivered by hand, or

b) when personally acknowledged, if made electronically but if delivered or made after 1700 hours on a BUSINESS DAY, a communication is to be treated as received on the next BUSINESS DAY.

G28.4 A communication sent by a postal service that offers normally to deliver mail the next following BUSINESS DAY will be treated as received on the second BUSINESS DAY after it has been posted.

G29 Contracts (Rights of Third Parties) Act 1999

G29.1 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 £2,000 inclusive of VAT (£1,000 for transactions of less than £10,000). If for any reason this
- sum is not paid on exchange of contracts then it will be payable to the SELLER'S solicitors on COMPLETION in addition to the purchase PRICE.

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

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

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

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

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

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

AUCTION MAILING LIST

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Auction accounts team on 020 7637 4000



NAME / COMPANY:

ADDRESS:

TELEPHONE:

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

EXPIRY DATE

POSTCODE:

EMAIL:

CARD NUMBER:

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 2026

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 £2,000 inclusive of VAT (or £1,000 for transactions less than £10,000). A VAT receipt will be issued on the following working day.

LEGAL DOCUMENTS

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

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

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

STRETTONS' GUIDE TO BUYING AT AUCTION

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

AUCTION DEPOSITS

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

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

COMMERCIAL FUNDING

See adverts in the catalogue.

BIDDING BY PROXY

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

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

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

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



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

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It is not possible to bid using this service.

strettons.co.uk

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

AUCTION CALENDAR 2026

RESIDENTIAL & COMMERCIAL

THURSDAY 19 FEBRUARY

THURSDAY 16 APRIL

THURSDAY 4 JUNE

TUESDAY 28 JULY

THURSDAY 10 SEPTEMBER

THURSDAY 29 OCTOBER

THURSDAY 17 DECEMBER

OTHER SERVICES

RESIDENTIAL & COMMERCIAL

SALES & LETTINGS

VALUATION

LEASE ADVISORY

LANDLORD/TENANT REPRESENTATION

LEASEHOLD REFORM

EXPERT WITNESS & LITIGATION

COMPULSORY PURCHASE

PROPERTY & ESTATE MANAGEMENT

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