



STRETTONS

RESIDENTIAL & COMMERCIAL
NATIONAL PROPERTY AUCTION

Tuesday 28 July 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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TUESDAY 28 JULY 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:

- Joint LPA Receivers
- Trustees
- Chargees in possession



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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

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IAL P
AUCT

MEET THE TEAM

AUCTION & INVESTMENTS 020 7637 4000



Andrew Brown
Director of Auctions and Auctioneer
020 8509 4470



Robert Woolfe
Director
020 8509 4408



Rob Hills
Associate Director
020 7614 9933



Michael Mercer
Auction Surveyor
020 8509 4406



Stuart Mackay
Senior Auction Surveyor
020 8509 4447



Bryn Nettle
Associate Director
07854 829 415



Emma Shepherd
PA to Director of Auctions



Ellie Turner
Auction Administrator



Ria Chalkley-Williams
Administrator

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

For auction enquiries call the auction team today on

020 7637 4000

A WARM WELCOME FROM OUR DIRECTOR OF AUCTIONS

As we approach our July auction, Britain finds itself in the unfamiliar position of being one of the hotter places in Europe. The recent heatwave has brought with it all the hallmarks of a great British summer: commuters attempting to identify the least oppressive carriage on the Central Line, office workers debating the effectiveness of desk fans, and a nationwide run on portable air conditioning units that has left retailers wondering whether they should have diversified into climate control some years ago. For a nation that spends eleven months of the year longing for sunshine, we continue to greet its arrival with admirable levels of panic and confusion.

If the weather has been unusually warm, the political and economic climate has remained characteristically turbulent. Markets continue to digest shifting fiscal priorities, geopolitical uncertainty and the seemingly endless debate surrounding inflation, growth and the future direction of interest rates. Bond yields, swap rates and economic forecasts continue their daily dance, whilst commentators and economists compete to explain with hindsight what they failed to predict with foresight. For investors, volatility has become less an event and more a feature of the landscape.

Yet, as seasoned property investors know, periods of uncertainty are often the moments when the best opportunities emerge. Across London and the South East, transactional markets remain selective rather than stagnant. Buyers have become increasingly disciplined, lenders increasingly forensic and vendors increasingly realistic. In many respects, these are precisely the conditions in which auction markets tend to thrive.

Unlike the conventional market, auctions have little interest in sentiment and even less patience for indecision. They provide something financial markets value above almost everything else: price discovery. At a time when participants across the property sector continue to debate values, yields and future direction, the auction room retains its ability to establish, within a matter of minutes, precisely where the market stands on any given asset.

Encouragingly, capital continues to seek opportunity. Private investors remain active, developers continue to search for value-add opportunities, and owner-occupiers are increasingly recognising the advantages of the auction process. Well-located assets, sensible pricing and realistic expectations continue to attract strong bidding, particularly across London and the South East where underlying demand remains deep despite the broader macroeconomic noise.

Closer to home, East London and Essex continue to demonstrate many of the characteristics that have long made them attractive to investors and owner-occupiers alike: strong underlying demand, significant infrastructure investment and an entrepreneurial local economy that has consistently adapted to changing market conditions. Mixed-use investments, local retail parades, small



commercial assets and development opportunities continue to attract considerable interest, whilst the ongoing evolution of town centres and transport hubs across the region presents opportunities for those willing to take a long-term view. Whilst values may fluctuate and sentiment may shift, the fundamental attractions of well-located property in these markets remain firmly intact.

Perhaps that is the enduring appeal of the auction market. Governments change, forecasts evolve, interest rates rise and fall, and markets periodically lose confidence only to rediscover it again a few months later. Through it all, the fundamentals remain reassuringly constant: motivated sellers, competitive buyers and the simple discipline of allowing the market to determine value.

We are delighted to present our July catalogue and look forward to welcoming bidders old and new to what promises to be another lively and competitive sale.

As the more eagle eyed of you will notice, we have changed the date of our auction from July 23rd to July 28th. Whilst I am sure that won't be a problem to most, if you can't be at the end of a telephone or by a computer screen that day, you can always bid by proxy if you wish. If you'd like to discuss what that entails, please feel free to give me a call!

Andrew Brown
Director of Auctions
2nd July 2026



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RESULTS

4 JUNE 2026 AUCTION



LOT 1 167 High Street, Staines, Middlesex, TW18 4PA
Guide Price* £280,000 plus



LOT 2 53 Fairfield Road, London, E3 2QA
Guide Price* £435,000 plus



LOT 3 25 The Drive, Golders Green, London, NW11 9SX
Guide Price* £70,000 plus



LOT 4 120-122 High Street, Hoddesdon, Hertfordshire, EN11 8HD
Guide Price* £570,000 plus



LOT 11 60 Borough High Street, London, Southwark, SE1 1XF
Guide Price* £1,030,000 plus



LOT 18B 13 Claremont Gardens, Ilford, Essex, IG3 8AH
Guide Price* £395,000 plus

£10m

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10 SEPTEMBER 2026

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21 AUGUST 2026

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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 **TUESDAY 28 JULY 2026**

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

- | | | | |
|-----------|---|------------|---|
| 1 | 56 Betchworth Road, Ilford, Essex, IG3 9JG | 27 | Land adjacent to Coulsdon South Railway Station, Brighton Road, Coulsdon, Surrey, CR5 3EA |
| 2 | 433 Wellfield Street, Warrington, Cheshire, WA5 1PY | 28 | The Willows, Nursery Gardens, Purley on Thames, Reading, Berkshire, RG8 8AS |
| 3 | 63 Stroud Green Road, Finsbury Park, London, N4 3EG | 29 | 124 Windrush Drive, Oadby, Leicester, Leicestershire, LE2 4GL |
| 4 | 104 Chelsea Park, Bristol, Avon, BS5 6AQ | 30 | 2 Vicarage Street, North Walsham, Norfolk, NR28 9DQ |
| 5 | 108 High Mount, Station Road, Hendon, London, NW4 3ST | 31 | 48 Triumph House, 45 Alderman Avenue, Barking, Essex, IG11 0LS |
| 6 | 17 Mersey Road, Walthamstow, London, E17 5LA | 32 | 75A Longbridge Road, Barking, Essex, IG11 8TG |
| 7 | 57A Eastwood Road, Ilford, Essex, IG3 8UU | 33 | Flat 5, 315 Barking Road, London, Canning Town, E13 8EE |
| 8 | 40 Sangley Road, South Norwood, London, SE25 6QX | 34 | 126 Hertford Road, London, N9 7HL |
| 9 | 60 Brinkworth Road, Ilford, Essex, IG5 0FH | 35 | 24 Montagu Crescent, London, N18 2HA |
| 10 | 192 Dames Road, Forest Gate, London, E7 0EB | 36 | Land at South West Side of Kingsley Road, Pinner, Middlesex, HA5 5NJ |
| 11 | 11 Edgwarebury Lane, Edgware, Middlesex, HA8 8LH | 36A | Flat 2 Red Brick Court, 459 Roman Road, London, E3 5LX |
| 12 | Flat 8 Stonegrove Court, Stonegrove, Edgware, Middlesex, HA8 7TB | 37 | Land to the rear of, 1 Brook Road, Merstham, Redhill, Surrey, RH1 3EH |
| 13 | Garages and land at Halcot Avenue, Bexleyheath, Kent, DA6 7QD | 38 | Land Adjacent to, 10 Barton Way, Borehamwood, Hertfordshire, WD6 1PH |
| 14 | 1A Lichfield Road, London, N9 9HD | 39 | Land adjacent to 1 Leaves Green, Leaves Green Road, Keston, Kent, BR2 6DU |
| 15 | 75 & 75C Queens Road, Buckhurst Hill, Essex, IG9 5BW | 40 | 86 High Street, Chatham, Kent, ME4 4DS |
| 16 | 98 Gladstone Road East, Bournemouth, Dorset, BH7 6HQ | 41 | Flat E Block 3 Maytree Court, 50 Grove Road, Mitcham, Surrey, CR4 1SA |
| 17 | 13C Nelson Road, Whitton, Twickenham, Middlesex, TW2 7AR | 42 | Flat 3, Antenor House, Old Bethnal Green Road, Bethnal Green, London, E2 6QS |
| 18 | 419 Wanstead Park Road, Ilford, Essex, IG1 3TT | 43 | Air Space Above 1-12 Monkwood Close, Romford, Havering, RM1 2NQ |
| 19 | Flat 8, Vinewood Court, Raglan Road, Walthamstow, London, E17 9DR | 44 | Flat 5, 34A Geldeston Road, Hackney, London, Hackney, E5 8SB |
| 20 | 664 High Road Leyton, Leyton, Waltham Forest, E10 6JP | 45 | Apartment 30 Forum Court, 80 Lord Street, Southport, Merseyside, PR8 1JP |
| 21 | 2 The Waterloo, Cirencester, Gloucestershire, GL7 2PZ | 46 | 30 Richmond Street, Hartlepool, Cleveland, TS25 5SH |
| 22 | 14,16,18, & 20 Chalk Hill & 12 Ye Corner, Watford, Hertfordshire, WD19 4BG | 47 | 2D Barrington Road, Manor Park, London, E12 6JH |
| 23 | 536 High Road Leytonstone, Leytonstone, London, E11 3DH | 48 | 13 Kightrider Street, Maidstone, Kent, ME15 6LP |
| 24 | Flat 3 Pine Park Mansions, 1-3 Wilderton Road, Poole, Dorset, BH13 6EB | 49 | 32 Crown Street, Halifax, West Yorkshire, HX1 1TT |
| 25 | Grosvenor House, 100 - 102 Beverley Road, Kingston upon Hull, City of Kingston upon Hull, HU3 1YA | 50 | Plot 56 Gladwish Farm, Farmhill Crescent, Stroud, Gloucestershire, GL5 4BZ |
| 26 | 1 High Street, Snaith, Goole, DN14 9HF | | |

NOW TAKING INSTRUCTIONS FOR OUR NEXT AUCTION

Thursday 10 September 2026

020 7637 4000

ALPHABETICAL INDEX TUESDAY 28 JULY 2026

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

E2
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West Yorkshire
49 32 Crown Street, Halifax, West Yorkshire, HX1 1TT

PRIVATE TREATY

3 CRANWOOD STREET, OLD STREET,
LONDON, EC1V 9PE

FOR SALE



A rare opportunity to acquire a self-contained freehold office building in the heart of Old Street, Shoreditch

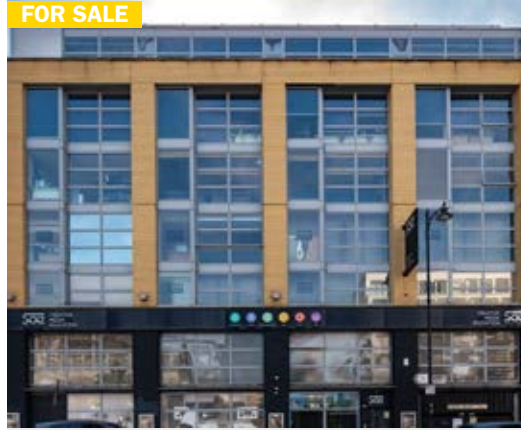
Area: 4,193 sq ft
Price: £1,675,000

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

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

BENYON WHARF, 297 KINGSLAND
ROAD, HAGGERSTON, LONDON,
E8 4DD

FOR SALE



Rare, self-contained building with dual Class F1 (Education) and Class E Office use purchase opportunity

Area: 17,909 sq ft
Price: £4,850,000

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

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

107-108 SHOREDITCH HIGH STREET,
LONDON, E1 6JN

INVESTMENT SALE



Freehold Investment comprising a shop arranged over basement and ground floor with upper floors sold off on long leases

Area: 3,768 sq ft
Price: £1,700,000

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

finlay.milnes@strettons.co.uk
0779 1744 289

MANEA ROAD, WIMBLINGTON,
MARCH, PE15 0PE

FOR SALE



Warehouse with Open Storage Yard

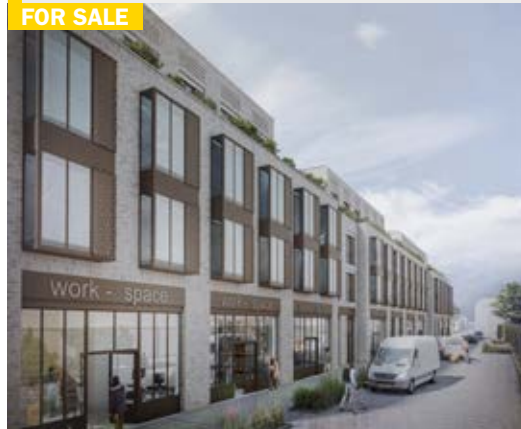
Area: 72,958 sq ft
Price: For sale On Application

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

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

57 BERKSHIRE ROAD, HACKNEY,
E9 5NB

FOR SALE



Development site for sale with planning for apart-hotel with potential for a conventional hotel or co-living scheme, subject to planning.

Area: 0.97 acres
Price: For sale on application

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

neal.matthews@strettons.co.uk
07803 850 227

18 A-D HICKMAN AVENUE, LONDON,
E4 9JG

FOR SALE



Existing 20,000 sq.ft warehouse or Development Opportunity in Waltham Forest, Higham's Park

Area: 0.56 acres
Price: For sale on application

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

piers.martin@strettons.co.uk

PRIVATE TREATY

TWO BEDROOM APARTMENT

FOR SALE



LAMBOURNE HOUSE, APPLE YARD,
LONDON, SE20 8FW

PRICE: £440,000

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

TWO BEDROOM TERRACE HOUSE

FOR SALE



MARSDEN ROAD,
LONDON, N9 0SL

PRICE: £440,000

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

THREE BEDROOM TERRACE HOUSE

FOR SALE



WINCHESTER ROAD,
LONDON, E4 9JP

PRICE: £550,000

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

THREE BEDROOM TERRACE HOUSE

FOR SALE



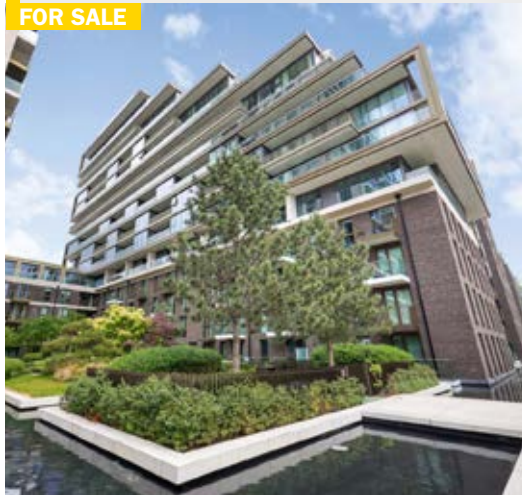
RODING ROAD,
LONDON, E5 0DR

PRICE: £900,000

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

TWO BEDROOM APARTMENT

FOR SALE



MERINO GARDENS,
LONDON, E1W 2DP

PRICE: £1,100,000

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

THREE BEDROOM APARTMENT

FOR SALE



MARSHAM STREET,
LONDON, SW1P 4LY

PRICE: £2,400,000

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

The smart time is now...

LOTS INVITED
FOR OUR NEXT
AUCTION

**NATIONAL
PROPERTY
AUCTION**

RESIDENTIAL &
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**THURSDAY
10 SEPTEMBER 2026
12 Noon**

Auction enquiries 020 7637 4000



FREEHOLD VACANT TWO BEDROOM TERRACED HOUSE

LOCATION & DESCRIPTION

A vacant, two storey, two bedroom terraced house situated within a popular residential area. Seven Kings station (mainline and Elizabeth line) is located approximately half a mile away, giving access to London Liverpool Street and Heathrow Airport.

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.



TENURE

FREEHOLD

PLANNING

Potential to extend (Subject to Planning Permission).

NOTE

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

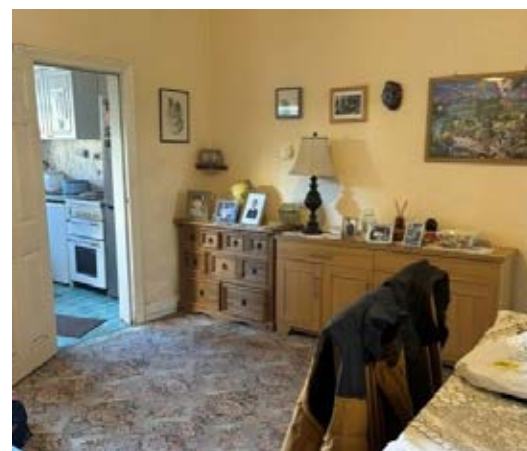
OFFERED VACANT

EPC Rating: D



433 WELLFIELD STREET, WARRINGTON, CHESHIRE WA5 1PY

GUIDE PRICE* £77,500 PLUS



VACANT LEASEHOLD TWO BEDROOM MID TERRACE HOUSE

LOCATION & DESCRIPTION

The subject property comprises a two-bedroom mid-terraced house arranged over two storeys. The ground floor includes an entrance vestibule leading to a living room, with an adjoining open-plan dining area. To the rear is a double aspect kitchen, allowing for good levels of natural light. At first-floor level, the property provides two double bedrooms together with a family bathroom. Externally, the property benefits from a front garden and an enclosed rear garden designed for ease of maintenance.

The property is situated within the Warrington area, which benefits from a range of local amenities including shops, schools and healthcare facilities, together with access to Warrington town centre. The area is well served by public transport, with regular bus services and convenient access to Warrington Central and Warrington Bank Quay railway stations. Road links are favourable, with the M62, M56 and M6 motorway networks all readily accessible.

NOTE

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

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

JOINT AUCTIONEER

Vida Assets
Victoria Boneva
07803409150
victoria@vidaassets.com



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ES100004608

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ES100004608



FREEHOLD COMMERCIAL INVESTMENT - ENTIRELY LET ON ONE LEASE AT £25,000 P.A.

LOCATION & DESCRIPTION

A three storey property comprising a ground floor shop with internal access to a residential upper part. Located near to the junction with Tollington Park within this popular mixed commercial/residential area, about ½ mile from Crouch Hill overground station and ⅓ mile from Finsbury Park station. Finsbury Park lies about 5 miles north of Central London.

ACCOMMODATION

Ground Floor Shop: 878 sq ft (81.5 sq m) incl storage

First Floor: Living room, kitchen, shower/toilet

Second Floor: 2 bedrooms (one including kitchenette and en-suite shower/wc), bathroom/toilet (via staircase)

TENANCY DETAILS

The entire property is let on a repairing and insuring lease to Nazir Yousaf (t/a as Kashmir Butchers) for 15 years from 03.10.2012 at a rent of £25,000 p.a.

NOTE

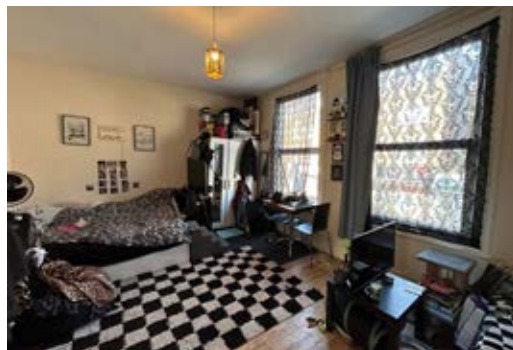
1. The lessee advises that they have traded from the property for about 40 years.

Auction Surveyor: Robert Woolfe

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

PRODUCING £25,000 P.A.

EPC Rating: D





FREEHOLD VACANT THREE STOREY END OF TERRACE EDWARDIAN HOUSE FOR REPAIR

LOCATION & DESCRIPTION

The property comprises an end of terrace, three storey, Edwardian house, with later additions, arranged over ground and two upper floor levels. The property occupies the largest plot on Chelsea Park and also benefits from a detached garage which is accessed from a narrow lane to the rear of the property, which runs west to east between Chelsea Road and Colston Road.

The property is located within the popular St George area of Bristol, offering a range of local shops, cafés and amenities, together with the nearby open spaces of St George Park. Bristol city centre is approximately 2 miles away, while excellent road and public transport links provide convenient access across the city and beyond.

ACCOMMODATION Not inspected - Details provided by seller

We understand that the property comprises three reception rooms and kitchen at ground floor level, along with a very dilapidated conservatory style space. A single staircase connects all floors. The first floor provides three bedrooms and a bathroom and separate toilet. The second floor is inaccessible.

EPC Rating: To be confirmed

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.



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LOT
5

108 HIGH MOUNT, STATION ROAD,
HENDON, LONDON NW4 3ST

GUIDE PRICE* £225,000 PLUS

BY ORDER OF CHARGEES IN
POSSESSION



LONG LEASEHOLD VACANT TWO BEDROOM THIRD FLAT FOR MODERNISATION

LOCATION & DESCRIPTION

A purpose-built, third floor flat within this popular portered block and benefiting from entry phone system, lift service, communal gardens and secured residents' parking. Located on the south side of the A504 Station Road, within ¼ mile of Hendon railway station (Thameslink), ½ mile from Hendon Central underground station (Northern line) and about a mile from Brent Cross shopping centre,

ACCOMMODATION

Third Floor Flat: 2 bedrooms, living room (with balcony), kitchen, bathroom/toilet
Area Approx: Based on floor plan - 939 sq ft (87.3 sq m) including balcony
Allocated secured car parking space

TENURE

Long Leasehold - 999 years from 29.09.1966 at a peppercorn.

NOTE

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

OFFERED VACANT FOR MODERNISATION

EPC Rating: C

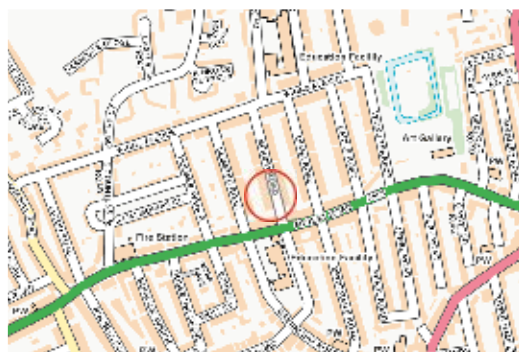




VACANT LEASEHOLD TWO BEDROOM GROUND FLOOR WARNER FLAT

LOCATION & DESCRIPTION

A vacant two bedroom ground floor warner flat situated a few minutes walk to the popular Lloyds Park and William Morris Gallery. Mersey Road is located off Forest Road which has a host of independent shops, bars, cafes & eateries. Also located within a mile to a choice of two Stations, Blackhorse Road and Walthamstow Central Underground Stations (Victoria Line) and Overground Stations.



ACCOMMODATION

The accommodation comprises the following:

Ground Floor Flat: Living room, kitchen, two double bedrooms bathroom with toilet and shared rear garden.

TENURE

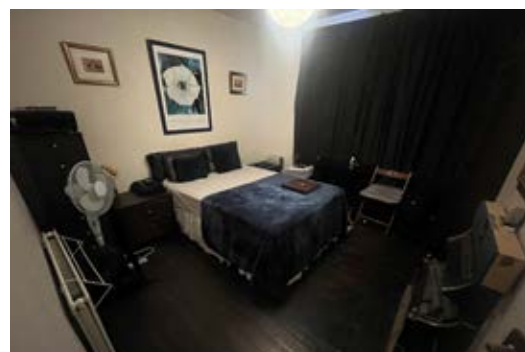
Leasehold - A term of 125 years from 29/09/1971 (approximately 70 years unexpired).

NOTE

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

OFFERED VACANT

EPC Rating: Awaiting





VACANT SHARE OF FREEHOLD ONE BEDROOM GROUND FLOOR GARDEN FLAT

LOCATION & DESCRIPTION

The subject property comprises a ground floor, one-bedroom flat. Accommodation includes a spacious front reception room with a bay window, providing good natural light. Adjacent is a fully tiled three-piece bathroom suite. To the rear is a generous double bedroom overlooking the private garden, benefitting from built-in storage and housing the combination boiler. The final room is a fully fitted kitchen, which provides access to both a dry, full head-height basement and the west-facing private rear garden.

The property is situated within a well-established residential area of Seven Kings, offering a range of local shops, schools and everyday amenities. The property benefits from excellent transport links, with Seven Kings Station providing direct services into Central London via the Elizabeth Line.

NOTE

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

JOINT AUCTIONEER

Look Property
Steve Barrett
020 8981 9999
steve@lookproperty.co.uk



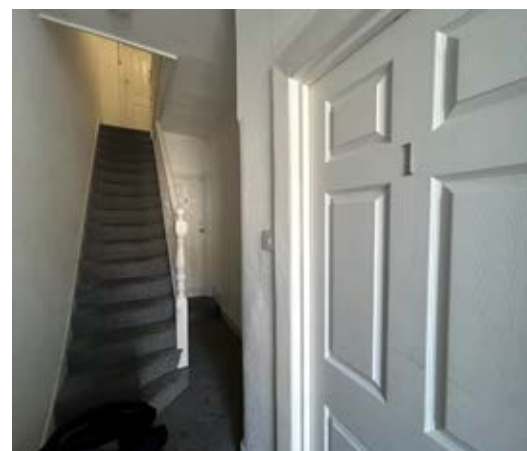
ACCOMMODATION

The Accommodation comprises the following:

Entrance Hall
Reception Room 6.03m x 3.88m
Kitchen 2.97m x 1.84m
Bedroom One 4.11m x 2.87m
Bathroom 2.67m x 1.45m
Basement 8.28m x 1.98m
Garden 10.48m x 9.74m



GUIDE PRICE* £440,000 PLUS



FREEHOLD INVESTMENT - FOUR STUDIO FLATS (ONE VACANT)

LOCATION & DESCRIPTION

A double-bayed house comprising 4 self-contained studio flats west of South Norwood Hill and ½ mile from both Grangewood Park and Norwood Junction station.

ACCOMMODATION (from floor plans)

Four studios each with kitchenette and bathroom/toilet

TENANCY DETAILS

Each let on a lease to Cromwood Ltd as follows:

Flat 1: 3 years from 1.12.25 at £925 pcm

Flat 2: Offered Vacant

Flat 3: 3 years from 1.10.22 (holding over) at £885 pcm

Flat 4: 3 years from 1.12.25 at £925 pcm

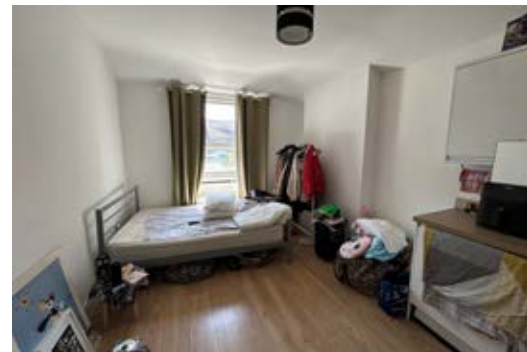
Each lease is subject to a Landlord's break on 6 months' notice after the 18th month and a tenant's break on 28 days notice when more than 6 months remaining and 7 days notice when less than 6 months remaining.

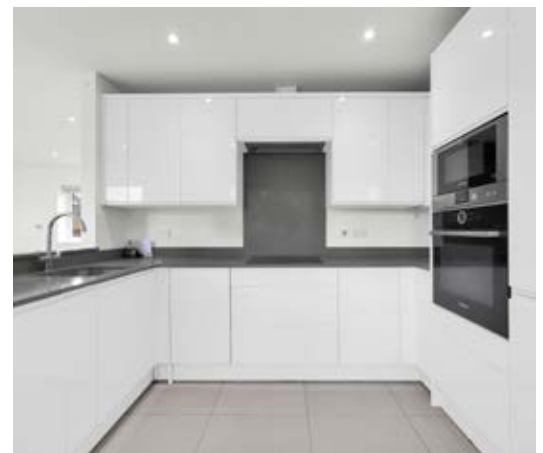
NOTE

1. A Certificate of Lawful Use or Development was granted by the London Borough of Croydon on 14.10.2018 (Ref: 18/04312/LE) for the established existing use of four self-contained flats in the building.
Auction Surveyor: Robert Woolfe
Contact: 07581 029501 robert.woolfe@strettons.co.uk

PRODUCING £32,820 P.A. & 1 VACANT FLAT

EPC Rating: Flat 1 = E, Flat 3 = C, Flats 2 & 4 = D





FREEHOLD VACANT DETACHED TWO BEDROOM BUNGALOW

LOCATION & DESCRIPTION

The property comprises a well-presented detached bungalow arranged to provide two bedrooms. The accommodation includes an open-plan lounge, kitchen and dining area, together with two well-proportioned bedrooms, both benefitting from fitted wardrobes, and a bathroom fitted with a modern three-piece suite. Externally, the property benefits from a raised decked and patio area suitable for outdoor dining and entertaining, in addition to side access and off-road parking.

The property is located in the sought-after Clayhall area of Redbridge, a popular residential suburb offering a range of local shops, schools and everyday amenities. The area benefits from excellent transport links via nearby Central Line stations and convenient access to the A12 and M11, with parks and green spaces also close by.

ACCOMMODATION

The Accommodation comprises the following:

Entrance Hall

Reception Room 5.83m x 4.22m

Kitchen 3.11m x 3.05m

Bedroom One 3.89m x 3.61m

Bedroom Two 3.07m x 3.06m

Bathroom 2.20m x 1.77m

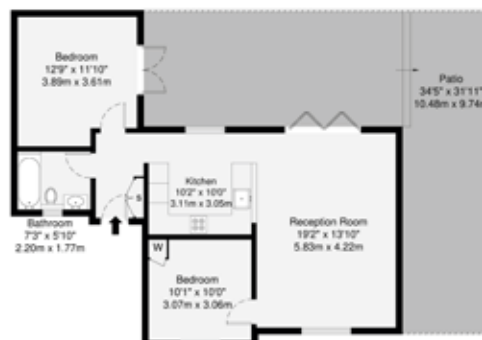
Garden 10.48m x 9.74m

NOTE

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

JOINT AUCTIONEER

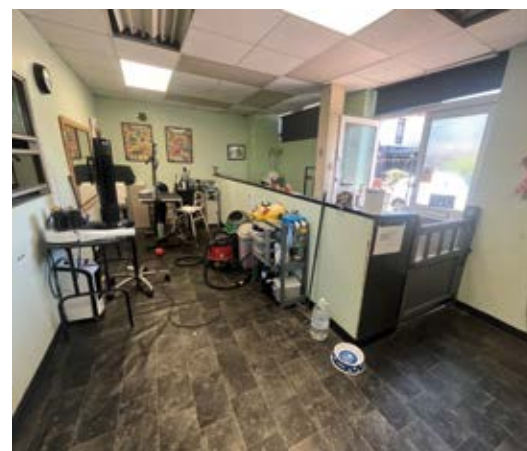
SNL Property
Nikki Farrugia
07375 437337
nikki@snlpropertymanagement.co.uk



LOT
10

192 DAMES ROAD, FOREST GATE, LONDON E7 0EB

GUIDE PRICE* £110,000 PLUS



**FREEHOLD INVESTMENT
CURRENTLY PRODUCING
£11,000 P.A WITH DEVELOPMENT
POTENTIAL**

LOCATION & DESCRIPTION

A single storey property in a very prominent position on the corner of Sidney Road and Dames Road. Located to the south of the open green space of Wanstead Park and only half a mile to Wanstead Park overground station (Suffragette Line) giving easy access to both Barking Riverside and Gospel Oak. Also, within walking distance to a number of independent shops, bars, cafes & eateries.

PLANNING

DEVELOPMENT POTENTIAL SUBJECT TO CONSENTS

TENANCY DETAILS

Let on a one year lease from August 2025 at £11,000 p.a.

NOTE

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

PRODUCING EQUIVALENT TO £11,000 P.A

EPC Rating: Awaiting



11 EDGWAREBURY LANE,
EDGWARE, MIDDLESEX HA8 8LH

GUIDE PRICE* £300,000 PLUS

BY ORDER OF TRUSTEES



FREEHOLD VACANT SHOP & SELF-CONTAINED FIRST FLOOR FLAT FOR REPAIR/IMPROVEMENT

LOCATION & DESCRIPTION

A ground floor shop with separate rear access to a self-contained first floor flat.

Located within this well established parade just off Station Road/Hale Lane where there are a number of multiple retailers, close to Edgware underground station (Northern line) and The Broadwalk Centre. Edgware lies about 10 miles north-west of Central London and has good road links via the A41 and M1.

ACCOMMODATION

Ground Floor: 1,010 sq ft (93.8 sq m), WC

First Floor Flat: Arranged as 3 rooms, living room/kitchen, shower/toilet, WC

NOTE

Auction Surveyor: Robert Woolfe

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

OFFERED VACANT FOR REPAIR/IMPROVEMENT

EPC Rating: Shop = C Flat = D



LOT
12

FLAT 8 STONEGROVE COURT, STONEGROVE, EDGWARE, MIDDLESEX HA8 7TB

GUIDE PRICE* £230,000 PLUS



LONG LEASEHOLD VACANT TWO BED GROUND FLOOR FLAT WITH COMMUNAL GARDENS & PARKING

LOCATION & DESCRIPTION

A purpose-built, ground floor flat with own front entrance plus direct access onto communal gardens and the right to use one parking space. Located at the junction with Lake View, close to the well known Canons Park Estate and within about ¼ mile of both Edgware & Hendon Reform Synagogue and Stonegrove Park. Edgware underground station (Northern line) is within ¾ mile.

ACCOMMODATION

Ground Floor Flat: 2 bedrooms, living room, kitchen, bathroom/toilet
Communal gardens
Right to use one parking space

TENURE

Long Leasehold - 125 years from 09.11.2009 at a current ground rent of £150 p.a.

NOTE

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

OFFERED VACANT FOR MODERNISATION

EPC Rating: C



LOT

13

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 A2 East Rochester Way and Hall Place Gardens are 500m to the south.

The property comprises a block of 19 vacant garages, 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

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

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

TENURE

Freehold

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
14

1A LICHFIELD ROAD, LONDON N9 9HD
GUIDE PRICE* £140,000 PLUS



FREEHOLD VACANT PROPERTY ARRANGED AS FOUR FLATS

LOCATION & DESCRIPTION

A single story formal commercial premises currently arranged as 4 x 1 bedroom flats. It has vehicle access via a right of way reached from Lichfield Road.

The property is located close to the the Winchester Road / Church Street Junction, just a short walk from Edmonton Green Station (Weaver Line) which has direct trains into London Liverpool Street & Seven Sisters (Victoria Line).

SITE AREA (from digital mapping)

195 sq ft (2,091 sq m)

TENURE

Freehold

NOTE

1. Each flat has been rated for council tax since 2009.

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

OFFERED VACANT



75 & 75C QUEENS ROAD, BUCKHURST HILL, ESSEX IG9 5BW

GUIDE PRICE* £500,000 PLUS

FREEHOLD MIXED USE INVESTMENT - RESTAURANT & SELF-CONTAINED TWO BED FLAT - PRODUCING £44,700 P.A.

LOCATION & DESCRIPTION

An end of terrace property comprising a restaurant with separate side access to a self-contained first floor flat. Located within this affluent commuter suburb and forming part of a local parade serving the surrounding popular residential area, close to a Waitrose supermarket and about ¼ mile from Buckhurst Hill underground station (Central line). Buckhurst Hill lies about 12 miles from Central London.

ACCOMMODATION (Based on VOA)

Ground Floor Restaurant: 666 sq ft (61.9 sq m)

First Floor Flat: 2 bedrooms, living room/kitchen, 2 x shower room/toilet.

GIA 803 sq ft (74.6 sq m) - Based on floor plan

TENANCY DETAILS

Ground Floor Restaurant: Let on a repairing and insuring lease to an individual (by way of assignment) t/a Alecco Bar & Restaurant for 20 years from 02.11.2018 at £22,500 p.a. Rent Reviews 2028 & 5 yearly. Rent deposit of £11,000 held.

First Floor Flat: Let on a 12 month AST (now a Periodic Tenancy under the Renters' Rights Act 2025) from 31.01.2026 at £1,850 pcm.

PRODUCING EQUIVALENT TO £44,700 P.A.

EPC Rating: Restaurant = B Flat = To be confirmed

NOTE

Auction Surveyor: Robert Woolfe

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

JOINT AUCTIONEER

Hammered Auctions

020 8123 0988

piotr@hammeredauctions.co.uk

Ref: Piotr Rusinek

HAMMERED



LOT
16

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

LOT
17

13C NELSON ROAD,
WHITTON, TWICKENHAM, MIDDLESEX TW2 7AR

BY ORDER OF JOINT LPA
RECEIVERS

GUIDE PRICE* £135,000 PLUS



LEASEHOLD VACANT ONE BEDROOM FLAT

LOCATION & DESCRIPTION

A self-contained flat arranged over ground, first and second floors which is reached via Seaton Road. Located in a mainly residential area south of Kneller Road, close to Murray Park and about ½ mile from both Twickenham Stadium and Whitton railway station. Twickenham lies about 2 miles from Richmond and 12 miles from Central London.

ACCOMMODATION

Ground Floor: Entrance hall, toilet

First Floor: Living room/kitchen

Second Floor: Bedroom with en-suite bathroom/shower/toilet and store area

Approximate Area: 539 sq ft (50 sq m) - Based on floor plan

TENURE

Long Leasehold - 189 years from 25.12.2006 at a peppercorn.

NOTE

Auction Surveyor: Robert Woolfe

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

OFFERED VACANT

EPC Rating: D





FREEHOLD VACANT SIX BEDROOM DETACHED BUNGALOW

LOCATION & DESCRIPTION

The property comprises a substantial semi-detached chalet-style bungalow arranged over three levels and understood to have been originally constructed between 1919 and 1944. The accommodation extends to approximately 103 sqm (1,108 sqft) and offers versatile living space suitable for both owner-occupation and investment purposes.

The property is situated within a popular residential area of Ilford, benefiting from a wide range of local amenities including shops, supermarkets, restaurants and leisure facilities within Ilford town centre. Residents also enjoy easy access to the open spaces of Valentines Park, one of East London's most attractive public parks. Excellent transport links are available via Ilford Station on the Elizabeth Line, providing fast connections to Stratford, the City, Canary Wharf and Central London, while nearby bus routes and the A12 offer convenient access across London and Essex.

NOTE

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

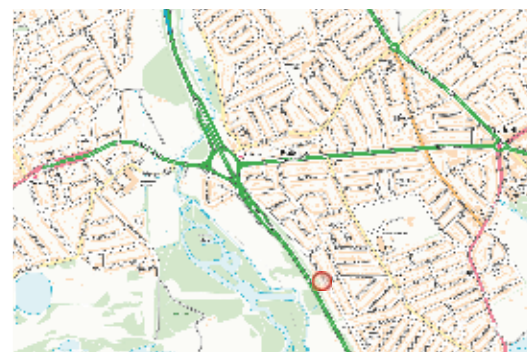
ACCOMMODATION

The ground floor provides a spacious entrance hall leading to a generous reception room measuring approximately 30 sqm, together with a fitted kitchen extending to approximately 20 sqm. Also situated on this level are three bedrooms measuring approximately 20 sqm, 12 sqm and 10 sqm respectively, together with a three-piece family bathroom.#

The first floor accommodates the principal bedroom, which benefits from an en-suite shower room and offers a degree of separation from the remaining accommodation, creating an attractive principal suite arrangement.

At lower ground floor level, the property provides two further double bedrooms together with an additional bathroom. This floor also benefits from direct access to the private rear garden, creating flexible accommodation that could appeal to larger families, multi-generational households or investors seeking strong rental demand.

Externally, the property benefits from a private rear garden and a driveway to the front providing off-street parking for up to three vehicles, a feature that is highly sought after within the local market.



LOT
19

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

GUIDE PRICE* £270,000 PLUS



VACANT LONG LEASEHOLD TWO BEDROOM GROUND FLOOR FLAT

LOCATION & DESCRIPTION

A vacant two bedroom ground floor flat situated borders 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





FREEHOLD RESIDENTIAL INVESTMENT INCLUDING A SECOND FLOOR ONE BED FLAT PRODUCING £10,800 P.A. PLUS GROUND RENT

LOCATION & DESCRIPTION

A well-located three-story freehold property featuring a second-floor one bedroom apartment. The ground and first floors comprise of a commercial and residential premises sold off on long leasehold interests. The second-floor conversion apartment, features an open-plan lounge/kitchen/diner, a spacious double bedroom, and a three-piece family bathroom.

The property is located in the popular Leyton area of East London, offering a great mix of local amenities and excellent transport links. Residents benefit from nearby supermarkets, cafés, restaurants and green spaces including Leyton Jubilee Park. The area is well connected, with Leyton Underground Station on the Central Line providing quick access to Stratford, Liverpool Street and Central London, while Leyton Midland Road Overground Station and several bus routes offer additional travel options.

ACCOMMODATION

Second Floor Flat 45.9 sq m/494 sq ft approx. including reception room, kitchen, bedroom and three piece shower room

EPC Rating: E

TENANCY DETAILS

Ground Floor Shop Sold off on a long leasehold interest with 999 years granted from the 04.12.2003 at a peppercorn ground rent

First Floor Flat Sold off on a long leasehold interest with 170 years and 3 months granted from the 11.09.2020 with a ground rent of £50 p.a. and service charge of £610.51 p.a.

Second Floor Flat Let to an individual on a Periodic Tenancy. Original tenancy was for 12 months from 29/10/2021 (holding over). Current rent £900 pcm

NOTE

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





FREEHOLD INVESTMENT - 5 COMMERCIAL UNITS & 7 VACANT RESIDENTIAL UNITS

LOCATION & DESCRIPTION

A substantial three storey block comprising 5 commercial units and 7 self-contained residential units. Located in the heart of Cirencester town centre just north of Market Place where there are a variety of multiple retailers, close to Cirencester Park and about 5 miles from Kemble railway station. Cirencester is an attractive and affluent Cotswold market town about 18 miles from Gloucester.

NOTE

1. All measurements and accommodation details are based on floor plans.
Auction Surveyor: Robert Woolfe
Contact: 07581 029501 robert.woolfe@strettons.co.uk

**PRODUCING £35,640 P.A. PLUS SEVEN
VACANT RESIDENTIAL UNITS FOR
MODERNISATION**

JOINT AUCTIONEER

Hammered Auctions
020 8123 0988
piotr@hammeredauctions.co.uk
Ref: Piotr Rusinek

HAMMERED

EPC Rating: Units 2a, 2b, 3 & 4 and Flats 3 & 4 = C
Unit 1, The Smithy and Flats 1 & 2 = D
Talliers Cottage = E



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E510004608

2 THE WATERLOO, CIRENCESTER, GLOUCESTERSHIRE GL7 2PZ

GUIDE PRICE* £650,000 PLUS



Property	Accommodation	Tenant/Trade	Term	Rent p.a.
Unit 1 (Ground Floor)	219 sq ft (20.3 sq m)	3 Individuals (Beauty/skin clinic)	5 years from 24.05.26	£8,280 p.a.
Unit 2a (Ground Floor)	205 sq ft (19 sq m)	Individual (Hairdresser)	5 years from 04.12.23	£7,800 p.a.
Unit 2b (Ground Floor)	143 sq ft (13.3 sq m)	Individual (Chiropractor)	5 years from 04.10.23	£5,400 p.a.
Unit 3 (Ground Floor)	197 sq ft (18.3 sq m)	Individual (Beauty Therapy)	5 years from 14.04.25	£9,120 p.a.
Unit 4 (Ground Floor)	102 sq ft (9.5 sq m)	BH International Ltd (t/a Bullion House)	5 years from 10.10.25	£5,040 p.a. rising to £5,400 on 10.10.26
Flats, 1, 2, 3 & 4 The Livery (First & Second Floors)	Each arranged as bedroom, living room, kitchen, bathroom	Vacant		
Talliers Cottage	Bedroom, bathroom, living room/kitchen	Vacant		
The Smithy	First floor studio flat and second floor 1 bed flat.	Vacant		
Total				£35,640 p.a. Plus 7 Vacant Residential Units

LOT
22

14,16,18, & 20 CHALK HILL & 12 YE CORNER,
WATFORD, HERTFORDSHIRE WD19 4BG

GUIDE PRICE* SOLD PRIOR

SOLD PRIOR

FREEHOLD SITE OF 0.56 ACRES WITH THREE VACANT OFFICE BUILDINGS 8,683 SQ FT

LOCATION & DESCRIPTION

The property comprises a level site of 0.56 acres, on which are three office buildings with a total of 8,683 Sq Ft (807 Sq M). 14-16 and 18 Chalk Hill were originally residential premises, and 12 Ye Corner is believed to have originally been a bank. The structure at 20 Chalk Hill has been demolished.

The property is located to the north of Chalk Hill (A411), and can be reached via the M1 Motorway, which is 1 mile to the north east. Watford Town Centre 900m to the north west, and Bushey Overground Station, 200m to the south west. Central London is 19 miles to the south east.

TENURE

Freehold

PLANNING

The site has potential for owner occupiers, residential development, and/or conversion to alternative uses (subject to consent)

NOTE

1. Measurements are gross internal and for guidance only.

Auction Surveyor: Rob Hills

Contact : 0207 614 9933 Robert.hills@strettons.co.uk

ACCOMMODATION (MEASUREMENTS FROM JOINT AUCTIONEER)

The property comprises:

14 Chalk Hill: Offices and Cellar - 2,436 Sq Ft (226.3 Sq M)

16 Chalk Hill: Offices and Cellar/store - 2,792 Sq Ft (259.4 Sq M)

18 Chalk Hill: Offices and Cellar - 1,938 Sq Ft (180 Sq M)

12 Ye Corner: Offices - 1,518 Sq Ft (141 Sq M)

TOTAL: 8,683 Sq Ft (807 Sq M)

SITE AREA

0.56 acres (0.23 hectares)

EPC Rating: Please refer to legal pack

FREEHOLD SITE OF 0.56 ACRES WITH THREE VACANT OFFICES / DEVELOPMENT POTENTIAL (SUBJECT TO PLANNING)

JOINT AUCTIONEER

Elliot Fletcher
(m) 07523801153

bf.
brasser fletcher



LOT
22

14,16,18, & 20 CHALK HILL & 12 YE CORNER,
WATFORD, HERTFORDSHIRE WD19 4BG

GUIDE PRICE* SOLD PRIOR



536 HIGH ROAD LEYTONSTONE, LEYTONSTONE, LONDON E11 3DH

GUIDE PRICE* £1,150,000 PLUS



FREEHOLD MIXED USE INVESTMENT - TAKE-AWAY SHOP, 4 FLATS (2 x 2 BEDS & 2 x 1 BEDS) & VACANT BASEMENT

LOCATION & DESCRIPTION

A substantial corner property comprising a ground floor take-away, 4 self-contained flats and a vacant basement. Occupying a prominent trading position at the junction with Ferndale Road, opposite The Continental Food Exchange, diagonally opposite High Road Leytonstone overground station and within ½ mile of Leytonstone underground station (Central line).

NOTE

1. We are advised by the seller that the 1 bed flats are currently sub-let at £1,600 pcm and the 2 bed flats at £1,900 pcm.
 2. There may be potential for an advert hoarding on the flank wall (subject to consents).
 3. Shop measurement taken from valuation report.
- Auction Surveyor: Robert Woolfe
Contact: 07581 029501 robert.woolfe@strettons.co.uk

**PRODUCING EQUIVALENT TO £81,200 p.a.
PLUS VACANT BASEMENT**

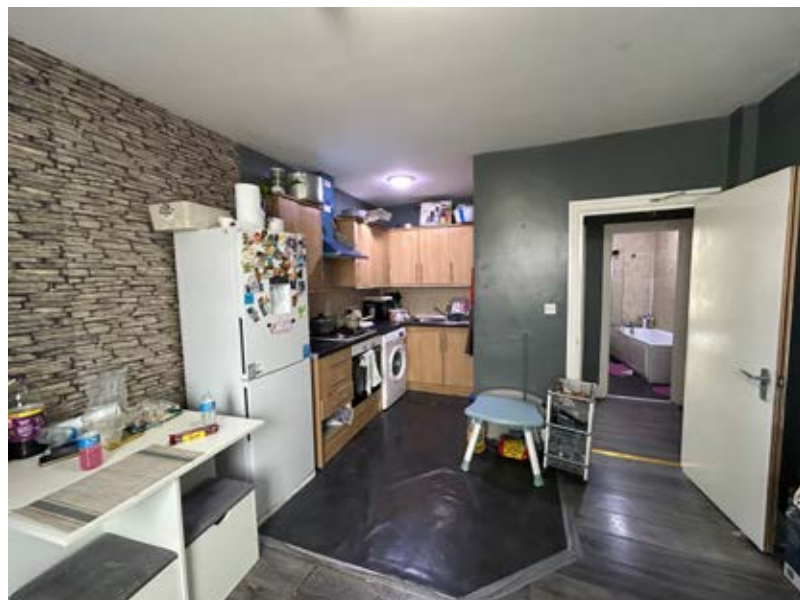
EPC Rating: Shop and Flats 1, 3 & 4 = D / Flat 2 = C



NOT TO SCALE FOR INFORMATION ONLY © ES100004608



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Property	Accommodation	Tenant/Trade	Term	Rent p.a.
Ground Floor Take-Away & Basement	Ground Floor: 560 sq ft (52 sq m) Basement: 291 sq ft (27 sq m)	BRR Property Ltd (t/a Roosters)	10 years from 15.07.25 Rent Review 2030	£20,000 p.a.
Flat 1, 536a High Road Leytonstone	1 Bed Flat	Property Management (London) Ltd	2 years from 06.09.2024	£1,300 pcm
Flat 2, 536a High Road Leytonstone	1 Bed Flat	Property Management (London) Ltd	2 years from 06.09.2024	£1,300 pcm
Flat 3, 536a High Road Leytonstone	2 Bed Flat	Property Management (London) Ltd	2 years from 05.09.2024	£1,300 pcm
Flat 4, 536a High Road Leytonstone	2 Bed Flat	Property Management (London) Ltd	2 years from 05.09.2024	£1,200 pcm
Basement		Vacant		
Total				£81,200 p.a.

LOT
24

FLAT 3 PINE PARK MANSIONS, 1-3 WILDERTON ROAD,
POOLE, DORSET BH13 6EB

GUIDE PRICE* £165,000 PLUS



LONG LEASEHOLD VACANT THREE BED GROUND FLOOR FLAT WITH GARAGE EN-BLOC

LOCATION & DESCRIPTION

A purpose-built, self-contained ground floor flat with patio plus a garage en-bloc. Located within a popular residential area south of the A35 Poole Road, about 1/2 mile from Branksome railway station and 1 1/2 miles from both the town centre and the seafront.

ACCOMMODATION

Ground Floor Flat: 3 bedrooms, living room, kitchen, bathroom/toilet, separate WC

Living room and one of the bedrooms leads to a patio
Total Area: 945 sq ft (87.8 sq m) - Based on floor plan

TENURE

Long Leasehold - 999 years from 1970 at a fixed ground rent of £0.05 p.a.

NOTE

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

OFFERED VACANT FOR MODERNISATION

EPC Rating: D

JOINT AUCTIONEER

Martin & Co (Ref: David Kunzi)
01202 559922
david.kunzi@martinco.com

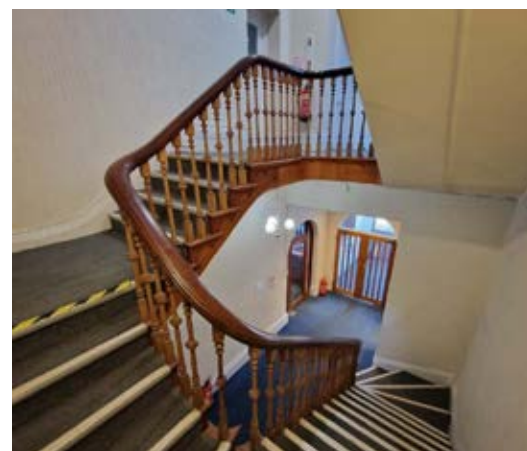


Total Area: 87.8 sq ft ... 945 sq ft (including patio)

LOT
25

GROSVENOR HOUSE, 100 - 102 BEVERLEY ROAD,
KINGSTON UPON HULL, CITY OF KINGSTON UPON HULL HU3 1YA

GUIDE PRICE* £360,000 PLUS



FREEHOLD VACANT OFFICES, WITH PLANNING FOR TEN FLATS

LOCATION & DESCRIPTION

The Grosvenor House property is located on Beverley Road (A1079) in Kingston upon Hull, in a predominately residential area. It is 50m to the south of the junction with Wellington Lane and 500m to the north of Hull Railway Station, with Hull Town Centre one mile to the north. The property comprises two linked former terraced houses, over three floors, which are currently configured as offices suites. To the front is a yard with parking for two cars, and to the rear is a car park accessed via Harley Street. The property has planning for 10 flats.

ACCOMMODATION (Areas for guidance only)

Whilst Strettons have not internally inspected the property, we understand it to comprise vacant office suites:

Ground Floor: 209 sq m (2,260 sq ft)
First Floor: 201 sq m (2,154 sq ft)
Second Floor: 105.9 sq m (1,139 sq ft)
Total: 515.9 sq m (5,553 sq ft)

NOTE

1. Photos are provided by the joint agent

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

RESIDENTIAL DEVELOPMENT OPPORTUNITY

PLANNING

Planning approval for a change of use to 10 flats comprising of 6 x1 bedroom and 4 x2 bedrooms (Date 12.07.2024) Ref: 24/00151/PCOU

EPC Rating: C

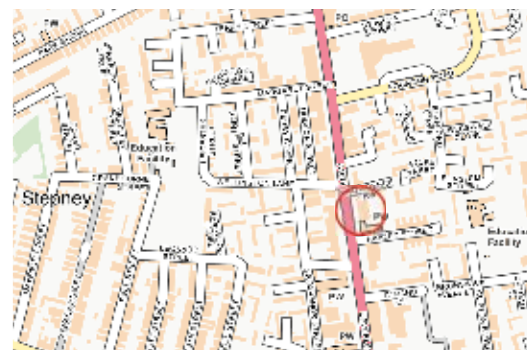
JOINT AUCTIONEER

Mr Tim Powell
Scotts Property
Tim@scotts-property.co.uk

Scotts
01482 325634
www.scotts-property.co.uk



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LOT
26

1 HIGH STREET, SNAITH, GOOLE DN14 9HF

GUIDE PRICE* £275,000 PLUS



FREEHOLD SHOP & 2 BEDROOM FLAT PRODUCING £33,600 P.A.

LOCATION & DESCRIPTION

A mixed use commercial and residential two storey period property located in the pretty market town of Snaith in East Yorkshire. The property is understood to be split into four different uses; the ground floor comprises a chip shop, retail unit & bistro with a two bedroom flat spanning part of the ground floor as well as the first floor and rear garden.

Snaith is a historic market town situated close to the M62 motorway and situated around 7 miles south of Selby and a similar distance west of Goole.

TENANCY DETAILS

The property is let to an individual for a term expiring on 2 September 2030 at a rent of £33,600 per annum.

The Fish & Chip Shop is sub-let at a rent of £600 per week and the living accommodation is sub-let as a holiday unit.

NOTE

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

PRODUCING £33,600 P.A.

ACCOMMODATION (Details provided by seller)

Ground Floor:

Retail Unit - 20m² - 215ft.²

Chip Shop - 37m² - 398ft.²

Rear Bistro - 49m² - 527ft.²

Residential (Air BnB): Comprising ground-floor open plan lounge and dining kitchen. First floor principal bedroom with en-suite shower room, second bedroom, family bathroom and utility/laundry room – 85m² - 915ft.²

External: there is a side access which provides access to the entrance door for the Air BnB and also facilitates access to a rear garden which is utilised in conjunction with the bistro and there is also an external toilet for the use of the bistro customers.

Total: 320m² - 3,447ft.²



LOT
27

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

GUIDE PRICE* £250,000 PLUS



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

LOCATION & DESCRIPTION

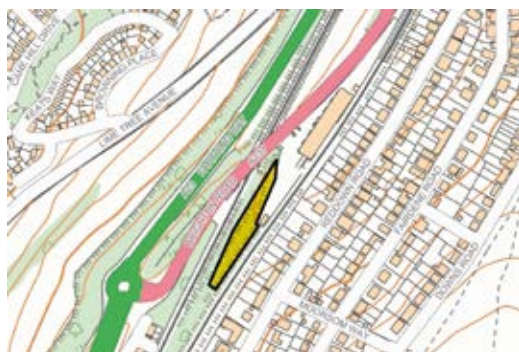
The asset comprises a substantial parcel of freehold land extending to approximately 0.73 acres, situated adjacent to Coulsdon South Station and occupying a prominent position off Brighton Road. The site benefits from excellent transport links, with direct rail services to Central London and convenient 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
28

THE WILLOWS, NURSERY GARDENS, PURLEY ON THAMES, READING, BERKSHIRE RG8 8AS

GUIDE PRICE* £495,000 PLUS



VACANT FREEHOLD FOUR BEDROOM DETACHED HOUSE WITH GARAGE

LOCATION & DESCRIPTION

A vacant four/five bedroom detached house with integral garage and off street parking, situated in Purley on Thames, Reading. Located within easy reach of excellent local schools, village amenities, scenic riverside walks and transport links, including nearby Reading town centre and mainline railway station with fast services to London Paddington.

ACCOMMODATION

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

Ground Floor: - Through lounge, kitchen / Diner, Family Room, Study/bedroom and shower room.

First Floor: - Four bedrooms, family bathroom with toilet and shower room with toilet.

External: Garage and off street parking to the front and garden to the rear.

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: C



LOT
29

124 WINDRUSH DRIVE, OADBY, LEICESTER, LEICESTERSHIRE LE2 4GL
GUIDE PRICE* £275,000 PLUS



VACANT FREEHOLD FOUR BEDROOM DETACHED HOUSE WITH GARAGE

LOCATION & DESCRIPTION

A vacant four bedroom detached house with garage and off street parking. Situated in a popular residential road in Oadby. Located within a great catchment area for a number of local schools and within a few minutes walk to a host of independent shops, supermarkets, cafes & eateries and open green space.

TENURE

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

Ground Floor: - Through lounge, kitchen / Diner.

First Floor: - Four bedrooms and bathroom with separate toilet.

External: Garage and off street parking to the front and garden to the rear.

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

OFFERED VACANT

EPC Rating: E



2 VICARAGE STREET, NORTH WALSHAM, NORFOLK NR28 9DQ

GUIDE PRICE* £220,000 PLUS



FREEHOLD VACANT FOUR BEDROOM DETACHED HOUSE WITH LAPSED PLANNING PERMISSION FOR THE SUBDIVISION INTO TWO DWELLINGS

LOCATION & DESCRIPTION

The property comprises a detached four-bedroom Victorian period house arranged over two floors. The accommodation currently includes two reception rooms, a kitchen, utility room, and ground floor VWC, with four bedrooms at first-floor level along with a five piece family bathroom. The principal bedroom benefits from an adjoining room suitable for use as a dressing room or home office. The high ceilings throughout are characteristic of the property's period origins. Externally, the property benefits from a private rear courtyard extending to approximately 36 sqm, together with off-street parking for one vehicle.

The property is situated in the heart of the historic market town of North Walsham, offering convenient access to a wide range of local amenities, shops, cafés and supermarkets. The town centre is within easy walking distance, with facilities including Coffeesmiths, Shambles Bar Bistro and Morrisons Daily. The area benefits from excellent transport links, including a railway station providing services to Norwich and the North Norfolk coast, while a selection of well-regarded schools, leisure facilities and community services are also nearby. North Walsham is ideally positioned between the scenic Norfolk Broads and the North Norfolk coastline, making it an attractive location for both families and commuters.

PLANNING

On 9th Feb 2015, under reference PF/14/1639, Planning permission via North Norfolk District Council was approved for: "Subdivision of existing dwelling to two dwellings"

NOTE

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



LOT
31

**48 TRIUMPH HOUSE, 45 ALDERMAN AVENUE,
BARKING, ESSEX IG11 0LS**

GUIDE PRICE* £120,000 PLUS



VACANT LEASEHOLD EIGHT FLOOR ONE BEDROOM APARTMENT

LOCATION & DESCRIPTION

The subject property comprises an eighth-floor, one-bedroom purpose-built apartment. The accommodation includes a spacious entrance hall with built-in storage, a large kitchen/diner with access to an enclosed balcony, a fully fitted kitchen, and a generous double bedroom. The property further benefits from secure entry, lift access, communal parking, double glazing, and electric heating, the cost of which is included within the service charge.

The property is located within the popular Barking Riverside regeneration area, benefiting from a range of local shops, cafés, schools and community facilities. Excellent transport links are provided by Barking Riverside Overground Station, connecting to Barking Station for Underground, Overground and c2c services, while the A13 offers convenient access to Canary Wharf, Central London and the M25.

TENURE

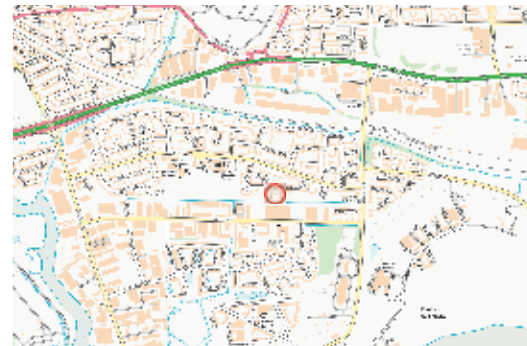
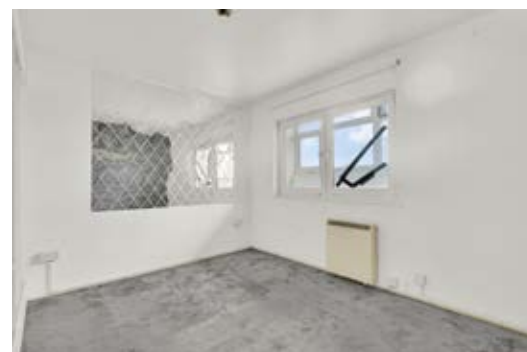
The property is held on a leasehold title with a lease originally granted for 125 years from 18 November 2019, leaving approximately 118 years unexpired

NOTE

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

JOINT AUCTIONEER

Vida Assets
Victoria Boneva
07803409150
victoria@vidaassets.com



LOT
32

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

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

Ground Floor: - Kitchen and Living Room.

First Floor: - Four bedrooms and bathroom with toilet.

External: Yard to rear 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
33

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

GUIDE PRICE* SOLD PRIOR



SOLD PRIOR



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

LOCATION & DESCRIPTION

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

ACCOMMODATION

Comprises the following:

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

TENURE

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

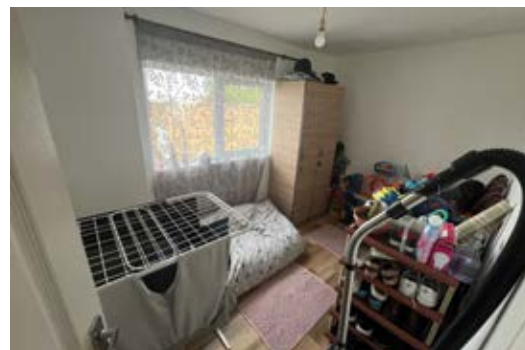
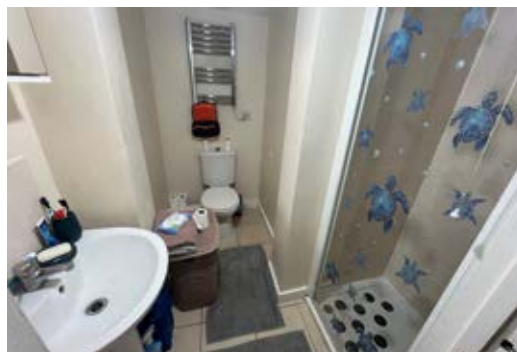
LEASE DETAILS

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

NOTE

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

EPC Rating: D



126 HERTFORD ROAD, LONDON N9 7HL

GUIDE PRICE* £500,000 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
34

126 HERTFORD ROAD, LONDON N9 7HL

GUIDE PRICE* £500,000 PLUS



HERTFORD ROAD, LONDON, N9





FREEHOLD SEMI-DETACHED HOUSE CURRENTLY ARRANGED AS FOUR UNITS

LOCATION & DESCRIPTION

A deceptively large five bedroom semi detached house situated on a corner plot with two self contained annexes to the rear. The property has been extensively developed by the current owner and already benefits from a rear extension, loft conversion and a side extension in progress.

Situated just off Montagu Road there is easy access to the A406 North Circular Road as well as being within walking distance of the new Meridian Water Train Station, which is just one stop away from joining the underground Victoria Line via Tottenham Hale.

TENURE

Freehold

TENANCY DETAILS

The Main House & loft are tenanted on unknown terms.

Both rear annexes are currently let at £1,250pcm (Total £30,000 pa)

PRODUCING £30,000 PA

ACCOMMODATION (AREAS FOR GUIDANCE ONLY)

Ground Floor: Comprising entrance hallway, two reception rooms, bedroom, kitchen/diner & shower room.

First Floor: Comprising 3 bedrooms, kitchen, shower room & balcony.

Second Floor: Comprising studio / loft room & ensuite shower room.

Annexe One: Comprising open plan lounge / kitchen, bedroom & shower room.

Annexe Two: Comprising Lounge / bedroom, kitchen & shower room.

External: Garden 66'4 ft x 37'6 ft (20.22m x 11.43m)

NOTE

1. The property is not offered with vacant possession.

2. The property has 4 Separate Council Tax Bands (Granted 24th July 2022)

Band D - Main House
Band A - 2nd Floor Annex/Loft
Band B - Left-Hand Side Annex
Band B - Right-Hand Side Annex

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



LOT
35

24 MONTAGU CRESCENT, LONDON N18 2HA
GUIDE PRICE* £500,000 PLUS



LAND AT SOUTH WEST SIDE OF KINGSLEY ROAD, PINNER, MIDDLESEX HA5 5NJ

GUIDE PRICE* £14,000 PLUS



FREEHOLD VACANT LAND WITH DEVELOPMENT POTENTIAL (SUBJECT TO CONSENTS)

LOCATION & DESCRIPTION

Comprising a roughly rectangular site fronting Marsh Road. The immediate surrounding area is an established residential location, with a mix of terraced, semi-detached and larger family houses. Located within the popular Hatch End and Pinner area of Harrow, offering a wide range of local shops, cafés, restaurants and supermarkets. The area is well served by excellent transport links, with Hatch End Overground Station and Pinner Underground Station providing convenient access into Central London. Highly regarded schools, parks and recreational facilities further enhance the area's appeal.

SITE AREA (from digital mapping)

5,038 sq ft (468 sq m) (0.12 acre)

NOTE

Auction Surveyor: Bryn Nettle
Contact: 020 7614 9931 bryn.nettle@strettons.co.uk
Please note that photos have been provided by the vendor.

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



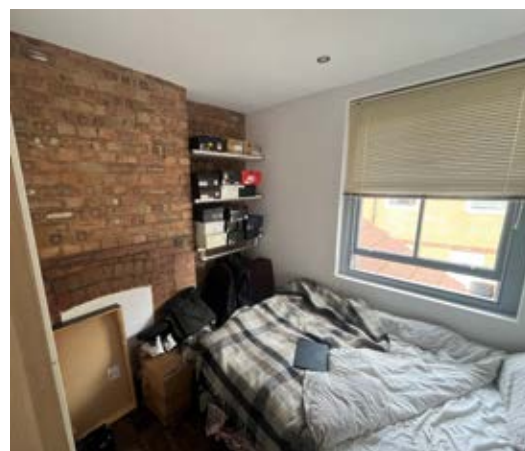
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NOT TO SCALE FOR INFORMATION ONLY ©
ES100004608

LOT
36A

FLAT 2 RED BRICK COURT, 459 ROMAN ROAD, LONDON E3 5LX

GUIDE PRICE* £230,000 PLUS



LONG LEASEHOLD ONE BEDROOM FLAT PRODUCING £21,000 P.A.

LOCATION & DESCRIPTION

The property is located in the heart of Bow, on the north side of Roman Road (B119), and 30m from the junction with Hewlett Road, in a mixed residential and commercial area. The property can be reached via the A12 and A11. Victoria Park is 200m to the north and Stratford is 1 mile to the north east. Bow Road and Mile End Tube Stations (District, Hammersmith & Central Lines), are 600m to the south.

The property comprises a one bedroom flat, on the first floor with access onto Roman Road.

TENURE

Long leasehold for a term of 125 years from 01/01/2015 (114 years remaining)

TENANCY DETAILS

Let on a 24 month Assured Shorthold Tenancy (AST), from 20th February 2026 at a rent of £1,750 pcm (Total rental £21,000 per annum).

NOTE

1. Tenants Deposit of £2,019.23

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

PRODUCING £21,000 PER ANNUM

ACCOMMODATION (Measurements based on EPC)

The property comprises:

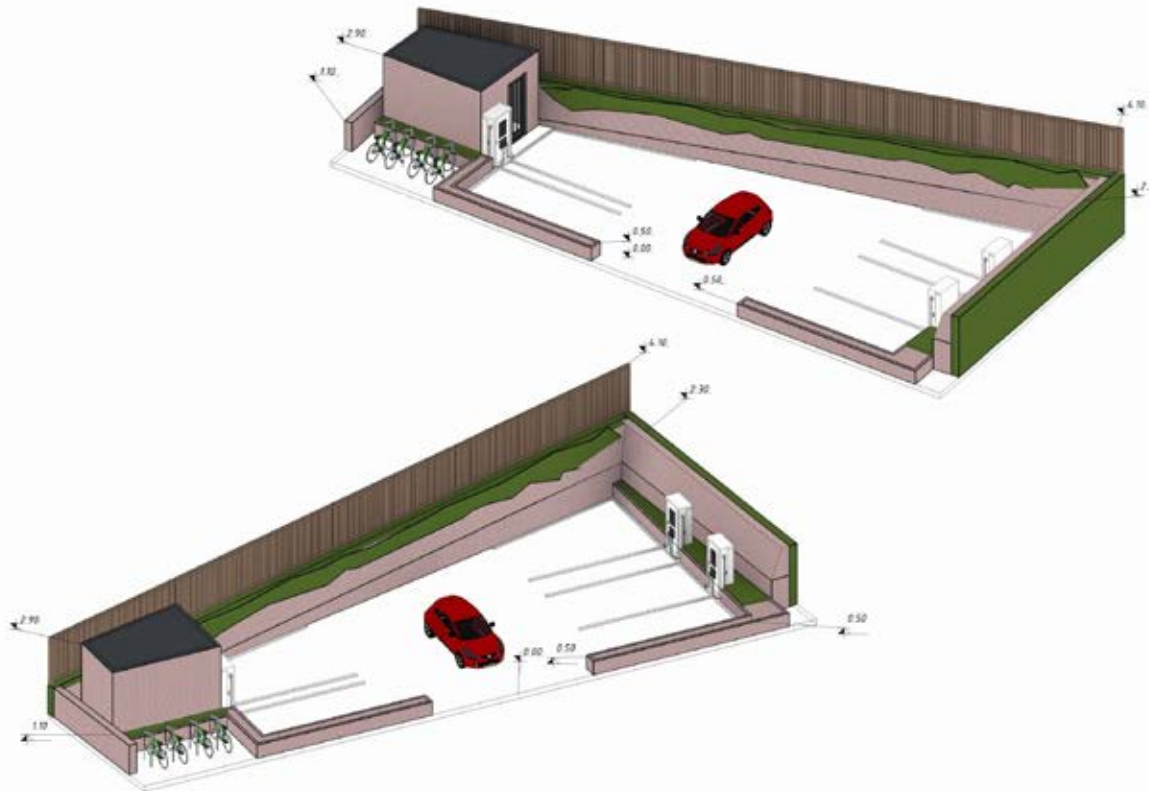
First Floor: One bedroom, hallway, lounge / kitchen and shower/toilet. 431 Sq Ft (40 Sq M)

EPC Rating: C



LAND TO THE REAR OF 1 BROOK ROAD, MERSTHAM, REDHILL, SURREY RH1 3EH

GUIDE PRICE* £115,000 PLUS



FREEHOLD VACANT PARCEL OF LAND WITH PLANNING PERMISSION FOR EV CHARGING FACILITY

LOCATION & DESCRIPTION

The asset comprises a modest parcel of land measuring approximately 220 square metres (2,368 square feet), positioned to the rear of 1 Brook Road. The land forms part of a small landscaped green area but is defined as a separate plot.

The site is located within a popular residential area of Redhill, offering a range of local shops, schools and everyday amenities. The area benefits from excellent transport connections, with Redhill railway station providing direct services to London, Gatwick Airport and the South Coast, while the M25 and M23 are easily accessible by road.

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 inspected the site.

PLANNING

Planning permission was granted by Reigate & Banstead Borough Council on the 29.08.2025 (Reference: 24/02277/F) for "Creation of electric vehicular charging facility with associated works." This would allow for 5 parking spaces served by superfast Electric Vehicle chargers along with space to provide for 4 Electric Bike chargers. The application also proposes the creation of a small brick-built substation building. This would allow for the charging of vehicles at a much faster rate than can normally be achieved through a domestic charging facility.

JOINT AUCTIONEER

Vida Assets
Daria Preis
07341165349
daria@vidaassets.com



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LOT
38

LAND ADJACENT TO, 10 BARTON WAY,
BOREHAMWOOD, HERTFORDSHIRE WD6 1PH

GUIDE PRICE* SOLD PRIOR



A FREEHOLD PARCEL OF LAND WITH PLANNING PERMISSION FOR A THREE BEDROOM HOUSE.

LOCATION & DESCRIPTION

A vacant plot of land with planning for a three bedroom house. Located on a quiet residential road within easy walking distance to the town centre and a number of multiple retailers including Ladbroke's, Nando's and Starbucks whilst also being close to the Borehamwood Shopping Park. Elstree & Borehamwood Station (Thameslink) is located just over ½ a mile away giving easy access into central London.

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 PLOT WITH PLANNING PERMISSION.

EPC Rating: N/A

PLANNING

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



Proposed Site Plan

LOT
39

LAND ADJACENT TO 1 LEAVES GREEN, LEAVES GREEN ROAD,
KESTON, KENT BR2 6DU

GUIDE PRICE* £85,000 PLUS



FREEHOLD VACANT LAND

LOCATION & DESCRIPTION

A freehold plot of land located on the junction of Leaves Green Road & Milking Lane, opposite the Kings Arms Pub within the village of Keston, Kent.

Keston is a sought-after village on the south-eastern edge of London, within the London Borough of Bromley. It offers a semi-rural setting characterised by attractive commons, historic pubs, and scenic lakes, notably around Keston Ponds.

The land has development potential subject to obtaining any necessary planning consents. Purchasers are to make their own enquiries with regards to planning permission.

SITE AREA (Details provided by seller)

Approximately 404 sq m / 4,348 sq ft

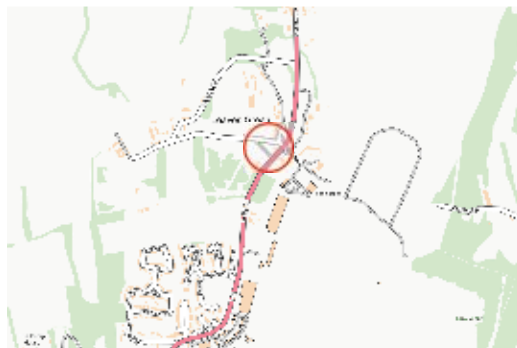
TENURE

Freehold

NOTE

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

OFFERED VACANT



LOT
40

86 HIGH STREET, CHATHAM, KENT ME4 4DS

GUIDE PRICE* £165,000 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

41

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

GUIDE PRICE* £195,000 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.

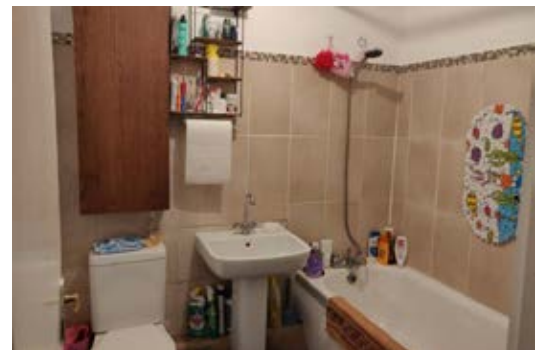
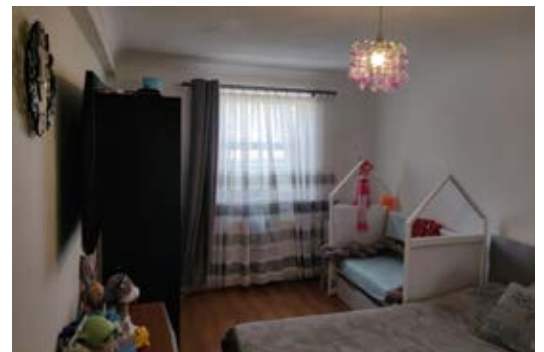
Auction Surveyor: Michael Mercer
020 8509 4406 michael.mercer@strettons.co.uk

OFFERED VACANT

EPC Rating: C



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LOT
42

FLAT 3, ANTENOR HOUSE, OLD BETHNAL GREEN ROAD,
BETHNAL GREEN, LONDON E2 6QS

GUIDE PRICE* £320,000 PLUS



A VACANT LEASEHOLD THREE BEDROOM GROUND FLOOR APARTMENT

LOCATION & DESCRIPTION

A vacant three bedroom ground floor flat in Antenor House is situated just off Old Bethnal Green Road, within approximately half a mile to both Bethnal Green Underground Station (Central Line) and Cambridge Heath Overground Station giving easy access into Liverpool Street.

Also, located within walking distance the popular Broadway Market, which has a host of independent shops, bars, cafes & eateries and green space of Victoria Park.

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

ACCOMMODATION

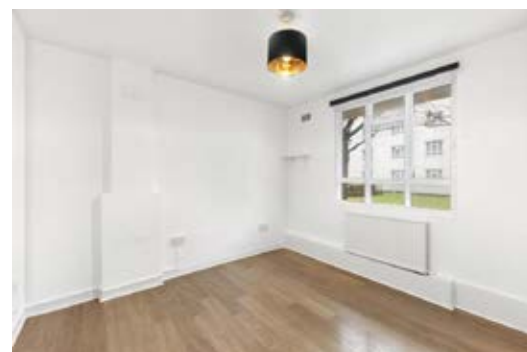
The accommodation comprises the following:

Ground Floor Flat: - Living Room, three bedrooms and bathroom with separate toilet.

TENURE

Leasehold - A term of 125 years from 03/03/1997 (approximately 95 years unexpired).

OFFERED VACANT



LOT
43

**AIR SPACE ABOVE 1-12 MONKWOOD CLOSE,
ROMFORD, HAVERING RM1 2NQ**

GUIDE PRICE* £125,000 PLUS



AIR SPACE DEVELOPMENT WITH PLANNING PERMISSION GRANTED FOR FOUR FLATS

LOCATION & DESCRIPTION

The property is an air space development with parking which comes with approved planning permission to construct a fourth floor, allowing for the creation of four modern (3x 1 bedroom & 1x studio) apartments with the expected GDV being circa £900,000 & the expected rent circa £73,000 p.a.

It is located in Romford, Essex approximately ½ mile from Romford station which offers excellent links into London via National Rail & The Elizabeth Line. Romford is well connected by road via the A12, A127 & the area offers extensive retail, leisure and transport amenities, including The Liberty and The Brewery shopping centres.

TENURE

Leasehold - 999 years from 12th August 2021 (approximately 994 years remaining).

PLANNING

Prior Approval by The London Borough of Havering for additional storey to a block of flats to create 4 additional flats (Ref: J0026.25)

NOTE

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



LOT
44

FLAT 5 34A GELDESTON ROAD, HACKNEY, LONDON E5 8SB

GUIDE PRICE* £200,000 PLUS



LONG LEASEHOLD ONE BEDROOM FLAT PRODUCING £18,600 P.A.

LOCATION & DESCRIPTION

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

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

ACCOMMODATION (Areas for guidance only)

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

TENURE

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

NOTE

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

PRODUCING £18,600 P.A.

EPC Rating: C



LOT
45

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

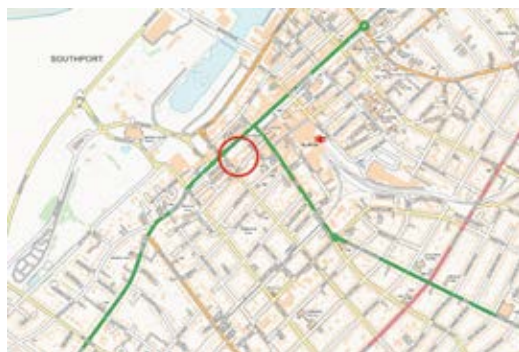
GUIDE PRICE* £40,000 PLUS



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.



LOT
46

30 RICHMOND STREET, HARTLEPOOL, CLEVELAND TS25 5SH

GUIDE PRICE* £35,000 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



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EST00004608

LOT
47

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

GUIDE PRICE* £230,000 PLUS



FREEHOLD TWO BEDROOM DETACHED HOUSE

LOCATION & DESCRIPTION

A 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

Offer Vacant on Completion

NOTE

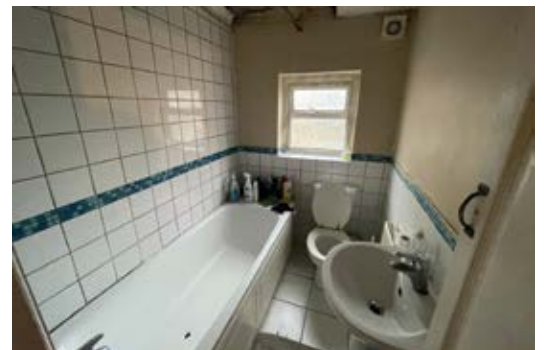
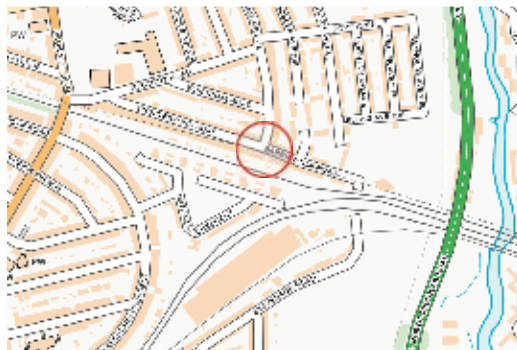
Please Note: The photo of the front of the house has been digitally enhanced or virtually staged using AI to illustrate how the property may look when the items are removed. These images are for guidance only. The original photo taken by us is below the main photo.

Auction Surveyor: Michael Mercer

Contact: 020 8509 4406

michael.mercer@strettons.co.uk

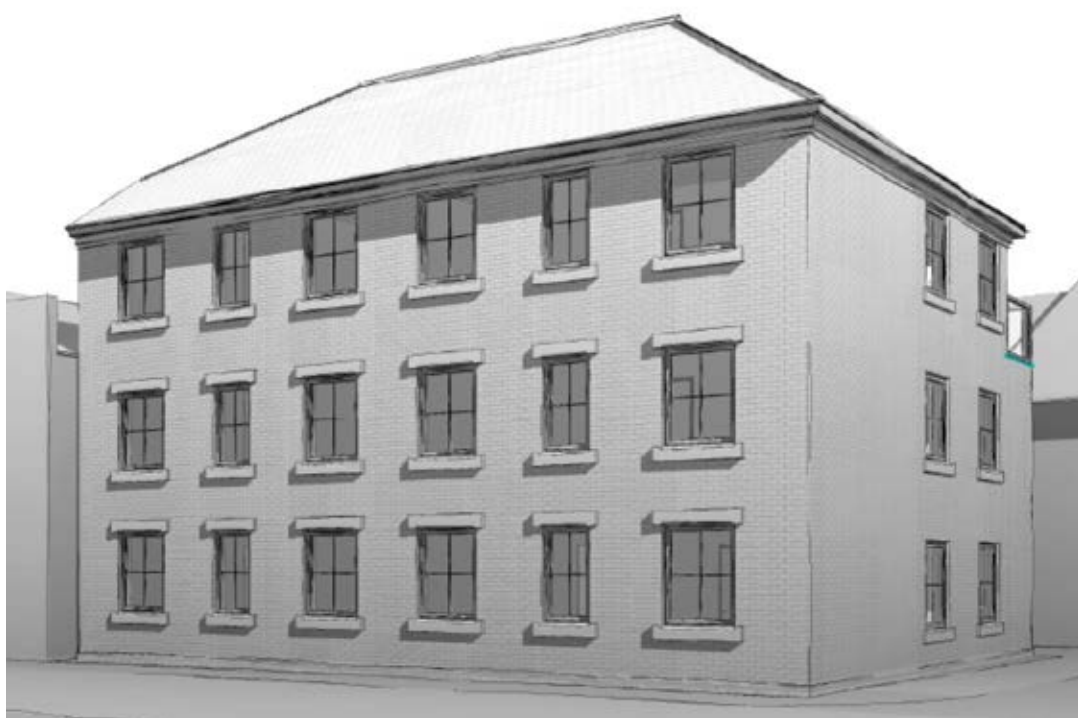
EPC Rating: D



LOT
48

13 KNIGHTRIDER STREET, MAIDSTONE, KENT ME15 6LP

GUIDE PRICE* £350,000 PLUS



FREEHOLD LAND WITH LAPSED PLANNING PERMISSION FOR ERECTION OF A THREE-STORY BLOCK COMPRISING OF SIX NEW TWO BEDROOM APARTMENTS

LOCATION & DESCRIPTION

Situated in the historic county town of Kent. This area is characterised by a blend of rich history and modern amenities. Knightrider Street itself lies close to the town centre, making it a convenient spot for access to various services and entertainment options. The River Medway runs through Maidstone, providing scenic riverside walks and the picturesque Brencley Gardens for leisurely strolls. Additionally, the bustling Fremlin Walk shopping centre is within easy reach, offering a variety of retail outlets, cafes, and restaurants. The area is well-connected by public transport, with Maidstone East and Maidstone West railway stations providing regular services to London and other parts of Kent, making Knightrider Street a well-located and vibrant part of Maidstone.

SITE AREA

0.060 acres (242 sqm)

PLANNING

On 11 Feb 2021, under reference 20/501841/FULL, Maidstone Borough Council granted planning permission for:

"Residential development of existing car park for erection of a three-storey block comprising of 6 new two bedroom apartments."

NOTE

Auction Surveyor: Bryn Nettle
Contact: 0207 614 9931 bryn.nettle@strettons.co.uk
The main photo and first small photo on the right are an architects impression, supplied by vendor, illustrating a potential development design. (please refer to legal pack).



NOT TO SCALE FOR INFORMATION ONLY © ES100004608



LOT
49

32 CROWN STREET, HALIFAX, WEST YORKSHIRE HX1 1TT

GUIDE PRICE* £140,000 PLUS



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

LOCATION & DESCRIPTION

A mixed use property comprising a ground floor shop and basement with separate rear access to 2 self-contained one bed flats. Situated in the heart of Halifax town centre amongst a number of multiple retailers including Betfred, Holland & Barrett and McDonald's. Halifax is a historic market town known for its mix of Victorian architecture, modern shopping, and cultural landmarks. Halifax railway station is within about ½ mile.

TENURE

Freehold

TENANCY DETAILS

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

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

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

NOTE

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

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

ACCOMMODATION (Not inspected - Details provided by seller)

Shop:

Measurements based on VOA Website

Ground: 334 sq ft (31 sq m)

Basement: 483 sq ft (44.9 sq m)

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

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



LOT
50

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

GUIDE PRICE* £1



NOT TO SCALE FOR INFORMATION ONLY

FREEHOLD VACANT LAND

LOCATION & DESCRIPTION

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

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

SITE AREA (Details provided by seller)

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

TENURE

Freehold

NOTE

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

OFFERED VACANT



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 deposit
- and 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.

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NAME / COMPANY:

ADDRESS:
.....

TELEPHONE: POSTCODE:

EMAIL:

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

TYPE OF PAYMENT CARD
NAME ON CARD CARD NUMBER:

EXPIRY DATE 3 DIGIT SECURITY CODE:

AUCTION MEMORANDUM

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

SUBJECT TO SPECIAL CONDITIONS ATTACHED OPPOSITE SHEET(S)

Date 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.

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

LEGAL DOCUMENTS

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

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

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

STRETTONS' GUIDE TO BUYING AT AUCTION

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

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

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

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

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

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

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

AUCTION CALENDAR 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

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