



STRETTONS

RESIDENTIAL & COMMERCIAL
NATIONAL PROPERTY AUCTION

Thursday 29 October 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

OTHER SERVICES

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AFFORDABLE HOUSING

CHARITY & THIRD SECTOR

PROPERTY INSURANCE

THURSDAY 29 OCTOBER 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:**

- | | |
|--|-------------------------------------|
|  | By Order of JCDecaux |
| | By Order of The Court of Protection |
| | By Order of Joint LPA Receivers |
|  | By Order of Camden Council |
| | By Order of Fixed Charge Receivers |



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IMPORTANT NOTICE TO PROSPECTIVE BUYERS

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

1

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

These Conditions have three main sections:

a. Glossary

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

b. The conduct of the auction

These conditions regulate the conduct of the auction.

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

c. Conditions of sale

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

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

These conditions are legally binding.

2

A prudent buyer before bidding will:

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

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

3

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

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

4

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

5

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

6

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

7

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

8

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



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

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

11 **Each successful buyer will be required to pay to Strettons a BUYER'S ADMINISTRATION FEE of £2,000 including VAT on exchange of contracts for each lot purchased (or £1,000 including VAT for transactions of less than £10,000).**

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

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

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

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

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

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

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

STRETTONS

ESTD 1931

IAL P
AUCTION

MEET THE TEAM

AUCTION & INVESTMENTS 020 7637 4000



Andrew Brown
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020 8509 4470



Olivia Boulting
Director and Auctioneer
020 3932 3904



Robert Woolfe
Director
020 8509 4408



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Associate Director
020 7614 9933



Bryn Nettle
Associate Director
020 7614 9931



Michael Mercer
Senior Auction Surveyor
020 8509 4406



Stuart Mackay
Senior Auction Surveyor
020 8509 4447



Ria Chalkley-Williams
Administrator



Ellie Turner
Auction Administrator

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

For auction enquiries call the auction team today on

020 7637 4000

A WARM WELCOME FROM OUR DIRECTOR OF AUCTIONS

Welcome to the Strettons October Auction Catalogue and our next national property auction, taking place on Thursday 29 October 2026.

As we move into the final quarter of the year, the property market continues to present a wide range of opportunities for buyers and sellers alike. Auction remains an effective route to market for those looking for a transparent, competitive and time-certain sale, whether dealing with residential property, investment assets, commercial premises or properties requiring refurbishment and redevelopment. For buyers, it continues to offer the opportunity to uncover value, explore alternative investment strategies and secure properties across a broad range of locations and price points.

Our October catalogue brings together another varied selection of properties from London and across the wider UK. As always, there is something to interest a broad spectrum of buyers, from experienced investors and developers to private individuals looking for their next project or home. The diversity of the catalogue reflects the strength of the auction method and, importantly, the continued confidence our clients place in Strettons to provide sound advice and deliver results.

As ever, this month's catalogue includes some particularly interesting properties, with a few that are well outside the ordinary. Highlights include the former Majestic Bingo Club in Cradley Heath, a substantial vacant site incorporating the former bingo hall, four shops with upper parts and additional land on the opposite side of the road, offering an intriguing redevelopment opportunity. Closer to home, a vacant 39-room hotel on Seven Sisters Road in North London presents scope for alternative uses or redevelopment, subject to the necessary consents. For those seeking a more traditional investment, we also have the Woolpack Veterinary Surgery on the A10 at Buntingford, a freehold commercial property let to a well-established veterinary operator, with future development potential to explore. Alongside these, the catalogue features a mixed-use investment on Old Kent Road and a vacant one-bedroom flat in West Hampstead, offering buyers a varied selection of opportunities across different sectors and price points.

It has been another busy year for our Auctions department, and we continue to be encouraged by the level of activity from both vendors and buyers. Our focus remains on providing a responsive, knowledgeable and personal service, ensuring that every property is given the right exposure and every client receives the attention their instruction deserves. We are grateful to our clients, professional contacts and introducers whose continued support plays such an important part in our success.

Looking ahead, 2027 promises to be an exciting year for Strettons Auctions. Our move from seven auctions a year to a nine auction calendar will give us greater flexibility to respond to client demand, provide more opportunities to bring properties to market and reduce the time vendors



may otherwise have to wait for a suitable sale date. It is a natural next step in the development of the department, and one we look forward to building on with our clients and professional contacts.

As ever, thank you for your continued support and interest in Strettons Auctions. Whether you are a regular participant or considering buying or selling at auction for the first time, we hope you find plenty of interest in this month's catalogue.

On behalf of the entire Auctions team, I wish all our vendors and prospective buyers every success and look forward to welcoming you to our October auction on 29 October.

Andrew Brown
Director of Auctions
9 October 2026



NEED A FASTER SOLUTION?

Pre-approved funds before auction

Borrow from £50k-£10m

No exit fees, no ERCs

Properties requiring works acceptable

RESULTS

10 SEPTEMBER 2026 AUCTION



SOLD FOR £520,000

LOT 1 44 Knotts Green Road, Leyton, London, E10 6DE
Guide Price* £350,000 plus



SOLD FOR £430,000

LOT 2 33 Lydford Road, Tottenham, London, N15 5PX
Guide Price* £320,000 plus

£7.6m

RAISED

79%

SUCCESS RATE



SOLD FOR £1,155,000

LOT 5 Old Dover Road Car Park, Old Dover Road,
Blackheath, London, SE3 7BT
Guide Price* £500,000 plus



SOLD FOR £427,000

LOT 12 51 Peverell Park Road, Plymouth, Devon,
PL3 4LT
Guide Price* £275,000 plus



SOLD FOR £35,000

LOT 15 30 Richmond Street, Hartlepool, Cleveland,
TS25 5SH
Guide Price* £33,500 plus



SOLD FOR £426,000

LOT 30 Former Public Conveniences, Rodmere Street,
Greenwich, London, SE10 9EF
Guide Price* £175,000 plus

NEXT AUCTION

17 DECEMBER 2026

CATALOGUE ONLINE

27 NOVEMBER 2026

Discover

capital allowances
on commercial
property

• heating • office
ng • piping • depre
ion • buildings • s
g • fire doors • pla
pital • depreciation
g • lighting • units

Tax Savings

For a no obligation evaluation to see
how much your tax relief is worth:

call: 020 7725 9944

email: info@cpatax.co.uk



ORDER OF SALE THURSDAY 29 OCTOBER 2026

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

- 1 414 Seven Sisters Road, London, N4 2LX
- 2 Flat C, 11 Gascony Avenue, Kilburn, London, NW6 4NB
- 3 Flat 1, 56 Hillcourt Road, East Dulwich, London, SE22 0PE
- 4 Former Majestic Bingo Club 15–19 Cradley Road, Cradley Heath, West Midlands, B64 6AG
- 5 194 Pitfield Street, Hoxton, London, N1 6JP
- 6 90, 90A, 90B, & 90C Walm Lane, Willesden Green, London, NW2 4QY
- 7 11 Dillwyn Street, Ipswich, Suffolk, IP1 2HW
- 8 Land at Wellington Street & Half Moon Lane, Gateshead, Tyne and Wear, NE8 2AJ
- 9 71D Courtland Avenue, Ilford, Essex, IG1 3DR
- 10 7C Kensington Gardens, Ilford, Essex, IG1 3EJ
- 11 32B Endsleigh Gardens, Ilford, Essex, IG1 3EH
- 12 10 Twyford Mill, Pig Lane, Bishop's Stortford, Hertfordshire, CM22 7PA
- 13 297–299 High Road Leyton, Leyton, London, E10 5QN
- 14 Land adjacent to Coulsdon South Railway Station, Brighton Road, Coulsdon, Surrey, CR5 3EA
- 15 84 Knowsley Road, London, SW11 5BL
- 16 31 Harcourt Street, Marylebone, London, W1H 4HU
- 17 100 Trafalgar Road, Greenwich, London, SE10 9UW
- 18 49 Birch Road, Ambrosden, Bicester, Oxfordshire, OX25 2RX
- 19 Garages and Land to the rear of, 3–5 Horace Avenue, Rush Green, Romford, Barking and Dagenham, RM7 0XA
- 20 Three Garage Sites, Chenies Court, Hemel Hempstead, Hertfordshire, HP2 7JU
- 21 107a Sheringham Avenue, Manor Park, London, E12 5PF
- 22 The Woolpack Veterinary Surgery, A10 Buntingford Bypass, Buntingford, Hertfordshire, SG9 9FB
- 23 536 High Road Leytonstone, Leytonstone, London, E11 3DH
- 24 144 – 147 Lichfield Street, Walsall, Walsall, WS1 1SE
- 25 Land Adjacent To 10–13 Swallow Close, Bushey, Hertfordshire, WD23 1AS
- 26 17 West Gate Mews, 428 Whippendell Road, Watford, Hertfordshire, WD18 7BX
- 27 36 High Street, Rhyl, Denbighshire, LL18 1ET
- 28 Flat 10 Bush Court, Crown Lane, Southgate, London, N14 5EY
- 29 Flat 11 Bush Court, Crown Lane, Southgate, London, N14 5EY
- 30 A Portfolio of Properties, in S70, S73 and S71, Barnsley, S71 1LF
- 31 17 Middlesex Street, Barnsley, South Yorkshire, S70 4JR
- 32 10 Conway Street, Barnsley, South Yorkshire, S70 3ER
- 33 30 Conway Street, Barnsley, South Yorkshire, S70 3ER
- 34 2 Stonyford Road, Wombwell, Barnsley, South Yorkshire, S73 8AF
- 35 31 Eldon Street North, Barnsley, South Yorkshire, S71 1LF
- 36 58 Corporation Street, Barnsley, South Yorkshire, S70 4PQ
- 37 15 Tune Street, Barnsley, South Yorkshire, S70 4NP
- 38 62 & 62A Seventh Avenue, London, E12 5JQ
- 39 388C Old Kent Road, London, Southwark, SE1 5AA
- 40 Flat B, 9 Hemstal Road, West Hampstead, London, Camden, NW6 2AB
- 41 33 Forresters Drive, Woolwell, Plymouth, Devon, PL6 7QA
- 42 807 High Road Leyton, Leyton, London, E10 7AA
- 43 66 Stuart Road, Plymouth, Devon, PL1 5LW
- 44 7 Moor View, Laira, Plymouth, Devon, PL3 6AS
- 45 33 Church Lane, London, E11 1HG
- 46 Flat B, 157 Porchester Terrace North, Bayswater, London, W2 6BH
- 47 6 Burnfoot, St. Johns Chapel, Bishop Auckland, County Durham, DL13 1QH
- 48 907 Green Lane, Dagenham, Essex, RM8 1DH
- 49 124A Crofton Road, London, SE5 8NA
- 50 11–12 Robertson Street, Hastings, East Sussex, TN34 1HL
- 51 Flat D, 385 Finchley Road, Finchley, London, Camden, NW3 6HD
- 52 101 Winchester Road, Edmonton, London, N9 9EY
- 53 The Swan Care Home, 29 North Street, Tillingham, Southminster, Essex, CM0 7TR
- 54 29 Oakwood Close, Southgate, London, N14 4JY
- 55 Flat E Block 3 Maytree Court, 50 Grove Road, Mitcham, Surrey, CR4 1SA
- 56 Land at The Grove & Barrack Road, Jumpers Roundabout, Christchurch, Dorset, BH23 2AY
- 57 35A Brookfield Road, Hackney, London, E9 5AH
- 58 51 Margravine Road, London, W6 8LL
- 59 89–91 Old Church Road, Chingford, London, E4 6ST
- 60 392a Oakleigh Road North, Whetstone, London, N20 0SP
- 61 Prince of Wales Public House, Brick End, Broxted, Dunmow, Essex, CM6 2BJ
- 62 Land Opposite Prince Of Wales Public House, Brick End, Broxted, Dunmow, Essex, CM6 2BJ
- 63 41 Prince Maurice Road, Plymouth, Devon, PL4 7LJ
- 64 Flat 22 Swan Court, High Road, Whetstone, London, N20 0PS
- 65 Former Top Ten Bingo, 126 Dingle Lane, Winsford, Cheshire West and Chester, CW7 1AB
- 66 Longridge House, Church Lane, Church Brampton, Northampton, Northamptonshire, NN6 8AT
- 67 Flat 39 Jessop Court, Graham Street, Angel, Islington, London, N1 8LG
- 68 Air Space Above 1–12 Monkwood Close, Romford, Havering, RM1 2NQ
- 69 1 High Street, Snaith, Goole, DN14 9HF
- 70 Unit G04.4 Ink Court, 419 Wick Lane, London, E3 2PW
- 71 32 Crown Street, Halifax, West Yorkshire, HX1 1TT
- 72 1 Exeter Street, North Tawton, Devon, EX20 2HB
- 73 227 Hertford Road, Edmonton, Enfield, N9 7ER
- 74 96 Roman Road, Bethnal Green, London, E2 0PG
- 75 17 Brookside, Wappenham, Towcester, Northamptonshire, NN12 8SS
- 76 9 Bank Street, Braintree, Essex, CM7 1UG
- 77 39 Highbridge Street, Waltham Abbey, Essex, EN9 1BD
- 78 Sphere Apartments, 25 St Pauls Way, London, Tower Hamlets, E3 4YE
- 79 Two Former Public Telephone Kiosks High Street, Epping, Essex, CM16 4DA
- 80 116 Shirley Road, Southampton, Hampshire SO15 3FD

ALPHABETICAL INDEX THURSDAY 29 OCTOBER 2026

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E2
74 96 Roman Road, Bethnal Green, London, E2 0PG

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70 Unit G04.4 Ink Court, 419 Wick Lane, London, E3 2PW
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2 Flat C, 11 Gascony Avenue, Kilburn, London, NW6 4NB

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SE1
39 388C Old Kent Road, London, Southwark, SE1 5AA

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49 124A Crofton Road, London, SE5 8NA

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17 100 Trafalgar Road, Greenwich, London, SE10 9UW

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3 Flat 1, 56 Hillcourt Road, East Dulwich, London, SE22 0PE

SW11
15 84 Knowsley Road, London, SW11 5BL

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16 31 Harcourt Street, Marylebone, London, W1H 4HU

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46 Flat B, 157 Porchester Terrace North, Bayswater, London, W2 6BH

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58 51 Margravine Road, London, W6 8LL

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65 Former Top Ten Bingo, 126 Dingle Lane, Winsford, Cheshire West and Chester, CW7 1AB

County Durham
47 6 Burnfoot, St. Johns Chapel, Bishop Auckland, County Durham, DL13 1QH

Denbighshire
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- 36 58 Corporation Street, Barnsley, South Yorkshire, S70 4PQ
- 37 15 Tune Street, Barnsley, South Yorkshire, S70 4NP
- 38 62 & 62A Seventh Avenue, London, E12 5JQ

Suffolk

- 7 11 Dillwyn Street, Ipswich, Suffolk, IP1 2HW

Surrey

- 14 Land adjacent to Coulsdon South Railway Station, Brighton Road, Coulsdon, Surrey, CR5 3EA
- 55 Flat E Block 3 Maytree Court, 50 Grove Road, Mitcham, Surrey, CR4 1SA

Tyne and Wear

- 8 Land at Wellington Street & Half Moon Lane, Gateshead, Tyne and Wear, NE8 2AJ

West Midlands

- 4 Former Majestic Bingo Club 15-19 Cradley Road, Cradley Heath, West Midlands, B64 6AG
- 24 144 - 147 Lichfield Street, Walsall, Walsall, WS1 1SE

West Yorkshire

- 71 32 Crown Street, Halifax, West Yorkshire, HX1 1TT

NOW TAKING INSTRUCTIONS FOR
OUR NEXT AUCTION

Thursday 17 December 2026

020 7637 4000

PRIVATE TREATY

TWO BEDROOM MAISONETTE

FOR SALE



SANDHURST ROAD,
LONDON, N9 8BA

PRICE: £269,995

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

ONE & TWO BEDROOM NEW HOMES

FOR SALE



OLIVE TREE COURT, CRANBROOK MEWS,
LONDON, E17 7EQ

PRICE: Starting From £375,000

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

THREE BEDROOM END OF TERRACE HOUSE

FOR SALE



VICARAGE ROAD,
LONDON, N17 0BB

PRICE: £535,000

stuart mackay
stuart.mackay@strettons.co.uk
07928 456982

THREE BEDROOM TERRACE HOUSE

FOR SALE



DUNEDIN ROAD,
LONDON, E10 5PE

PRICE: £625,000

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

TWO BEDROOM SPLIT LEVEL APARTMENT

FOR SALE



TREMATON WALK,
LONDON, N1 9FN

PRICE: £715,000

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

THREE BEDROOM TERRACE HOUSE

FOR SALE



BELGRAVE ROAD,
LONDON, E17 8QD

PRICE: £799,995

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

PRIVATE TREATY

345 ARCHWAY ROAD, LONDON
N6 5AA

LAND-DEVELOPMENT, FLAT, INVESTMENT



A Freehold interest of ground floor and basement commercial space, with residential upper parts

Size: 1,802 sq ft
Price: £750,000

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

VICTORIA WORKS, BRENT CROSS,
LONDON NW2 6LF

LAND-DEVELOPMENT



A prime opportunity for commercial/ residential redevelopment or industrial occupation (subject to planning)

Area: 1.08 acres (32,118 sq ft buildings)
Price: On Application

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

239 UPPER STREET, ISLINGTON
N1 1RU

FREEHOLD INVESTMENT



Freehold Ground Floor let to William Hill & Upper Flats sold on 125-year leases

Area: 2,682 sq ft
Price: Offers in excess of £780,000

jon.morell@strettons.co.uk
07957 454 987

BENYON WHARF, 297 KINGSLAND
ROAD, LONDON E8 4DD

OTHER, OFFICE



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

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

12 BERRY STREET, FARRINGDON,
LONDON EC1V 0AU

INVESTMENT, OFFICE



Freehold Multi-Let Office Investment in the heart of Farringdon

Area: 8,829 sq ft
Price: £5,000,000

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

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

8 ORSMAN ROAD, DE BEAUVOIR,
LONDON N1 5QJ

INVESTMENT



Multi-Let Office and Restaurant Investment Opportunity adjacent to Regent's Canal

Area: 15,054 sq ft
Price: £4,500,000

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

joel.barnes@strettons.co.uk
07974 625 109



FREEHOLD VACANT DETACHED 39 ROOM HOTEL WITH DEVELOPMENT POTENTIAL

LOCATION & DESCRIPTION

The property comprises a substantial detached 39-room hotel, offering extensive accommodation arranged across a sizeable building. The property has also been extended by way of a substantial single-storey addition to the rear, providing further accommodation and operational space. Externally, the property benefits from off-street parking to the front, providing space for approximately four vehicles, together with a rear garden incorporating a large storage shed currently used for ancillary storage purposes. The size and configuration of the property may offer scope for a variety of alternative uses or redevelopment opportunities, subject to obtaining all necessary consents.

The property is situated within the popular North London postcode of N4, an established and well-connected location benefiting from a wide range of shops, cafés, restaurants and everyday amenities. The surrounding area provides convenient access to Finsbury Park and Clissold Park, while further shopping, leisure and entertainment facilities can be found throughout Finsbury Park, Stoke Newington and along Green Lanes. Transport connections are excellent, with nearby rail and Underground services providing convenient links into the City, West End and other parts of London, making the location particularly accessible for residents, visitors and commuters alike.

ACCOMMODATION

Lower Ground Floor Ten rooms with en-suites, two dining areas, bar, kitchen, laundry room and separate male and female toilets. 6720 ft² 624 m²

Ground Floor Reception room/waiting area, key storage room, storage room/lift shaft, seven rooms with en-suites and four separate toilets. 2739 ft² 254 m²

First Floor Ten rooms with en-suites, four separate toilets and storage room/lift shaft. 2619 ft² 243 m²

Second Floor Ten rooms with en-suites, four separate toilets and storage room/lift shaft. 2619 ft² 243 m²

Third Floor Four rooms with en-suites, four separate toilets and utility. 2151 ft² 200 m²

GIA 16,848 ft² 1,564 m²

SITE AREA

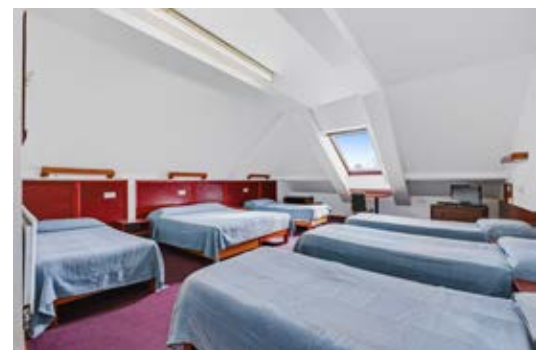
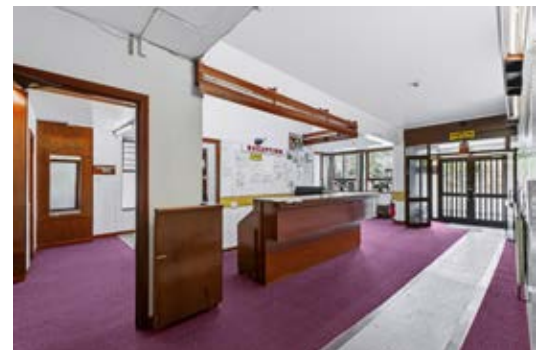
0.13 acres

NOTE

More details on the hotel available at:
<https://www.kenthallhotel.co.uk/>

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

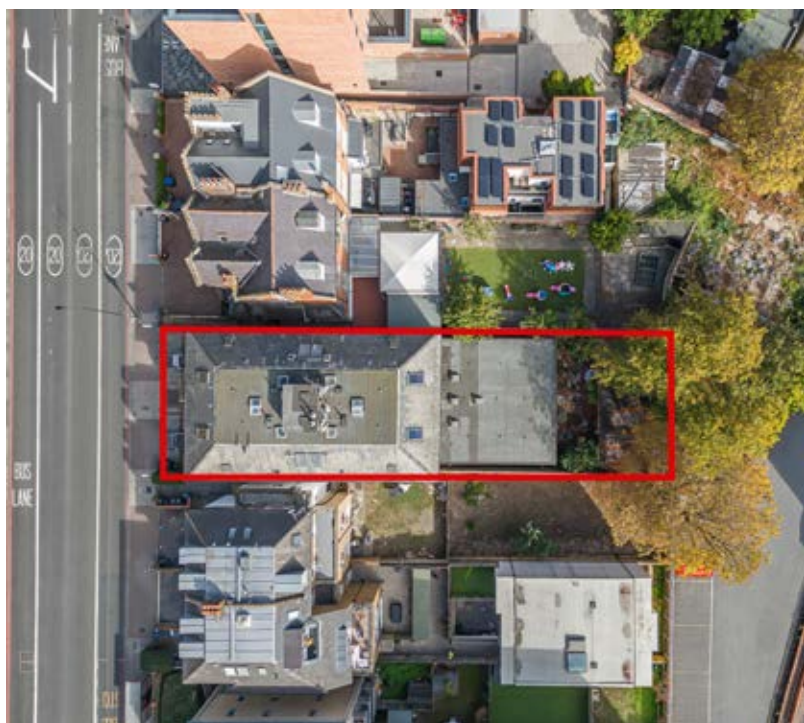
OFFERED VACANT AND WITH DEVELOPMENT POTENTIAL subject to consent

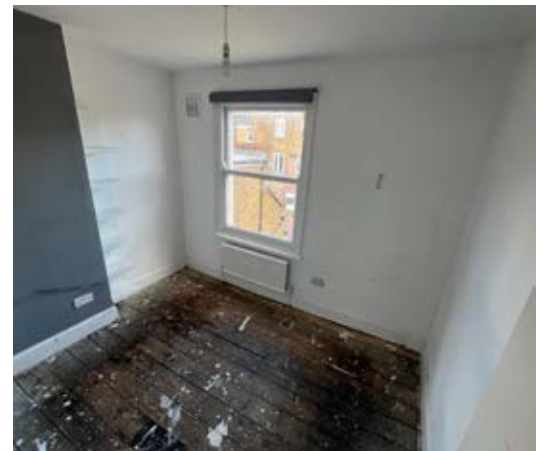




Total: 16848 sq. Ft, 1564 m2
 ± 6720 sq. Ft, 624 M2, Ground Floor: 2739 sq. Ft, 254 M2, 1st Floor: 2619 sq. Ft, 243 M2, 2nd Floor: 2619 sq. Ft, 243 M2, 3rd Floor: 2151 sq. Ft, 200 m2
 Excluded Areas: Walls: 748 sq. Ft, 71 m2

Floor Plan Created By Market Media Measurements Deemed Highly Reliable But Not Guaranteed





VACANT LEASEHOLD SECOND FLOOR ONE BEDROOM FLAT

LOCATION & DESCRIPTION

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

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

TENURE

Leasehold for a term of 125 years from 2026

NOTE

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

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

EPC Rating: C

ACCOMMODATION (Areas for guidance only)

The property comprises:

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

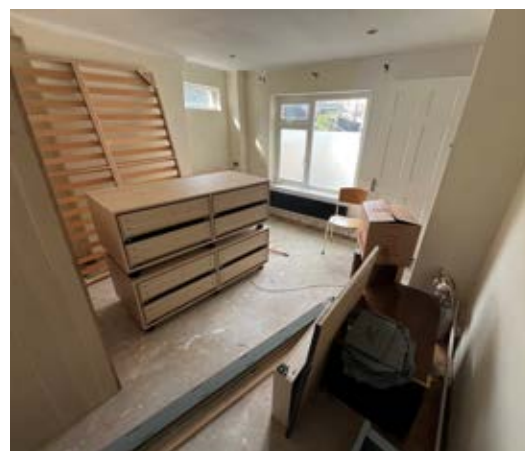
OFFERED VACANT FOR MODERNISATION



NOT TO SCALE FOR INFORMATION ONLY © E5100004608

FLAT 1 56 HILLCOURT ROAD, EAST DULWICH, LONDON SE22 0PE

GUIDE PRICE* £210,000 PLUS



VACANT LONG LEASEHOLD ONE BEDROOM BASEMENT FLAT WITH OFF STREET PARKING

LOCATION & DESCRIPTION

A vacant one bedroom basement flat with garden, patio area and off street parking space to the rear. Situated on the corner of Goodrich Road and within less than a mile to both Honor Oak Park & East Dulwich overground stations. The property is also located close to a number of parks and green spaces.

ACCOMMODATION

The accommodation comprises the following:

Basement Flat: Living room, bedroom, fitted kitchen and shower room with toilet.

Outside space with shed and off Street Parking space to rear of the property

TENURE

Leasehold - A term of 125 years from 06/04/2021 (approximately 120 years unexpired)

NOTE

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

OFFERED VACANT

EPC Rating: D



LOT
4

FORMER MAJESTIC BINGO CLUB 15-19 CRADLEY ROAD, CRADLEY HEATH, WEST MIDLANDS B64 6AG

GUIDE PRICE* £400,000 PLUS



FREEHOLD VACANT FORMER BINGO CLUB & VACANT SITE - REDEVELOPMENT OPPORTUNITY

LOCATION & DESCRIPTION

A substantial detached property comprising a former bingo club, 4 shops with upper parts, a parking area to the side and a separate area of land opposite. Located in the centre of Cradley Heath, just south of the High Street, close to a Lidl supermarket and about ¼ mile from Cradley Heath railway station. Cradley Heath lies about 9 miles west of Birmingham city centre.

SITE AREA (FROM DIGITAL MAPPING)

Building/Land on west side of Cradley Road:

21,656 sq ft (2,012 sq m) (0.5 Acre)

Land on east side of Cradley Road:

7,779 sq ft (722.7 sq m) (0.18 Acre)

TENURE

Freehold

NOTE

1. The property is in derelict condition and therefore no viewings will be possible.

Auction Surveyor: Robert Woolfe

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

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



LOT
4

FORMER MAJESTIC BINGO CLUB 15-19 CRADLEY ROAD,
CRADLEY HEATH, WEST MIDLANDS B64 6AG

GUIDE PRICE* £400,000 PLUS



194 PITFIELD STREET, HOXTON, LONDON N1 6JP

GUIDE PRICE* £250,000 PLUS



LONG LEASEHOLD COMMERCIAL INVESTMENT PRODUCING £25,000 P.A.

LOCATION & DESCRIPTION

A ground floor retail investment in N1 currently let to a convenience store located within a popular/fashionable mixed commercial and residential area, a short distance from the junction with Old Street, about ½ mile from Old Street station (Northern line and mainline), close to Hoxton and the A501 City Road.

ACCOMMODATION (Based on VOA)

Ground Floor: 767 sq ft (71.2 sq m)

TENURE

A Long Leasehold interest of 250 years from One Housing, granted 17/01/2012 at a peppercorn.

TENANCY DETAILS

Occupied on a 20-year lease, inside the Landlord & Tenant Act 1954 Part II, from 17/01/2012 at £25,000 per annum exclusive.

NOTE

Contact: Stuart Mackay / Jon Morell
07928 456 982 / 07957 454 987
stuart.mackay@strettons.co.uk / jon.morell@strettons.co.uk

PRODUCING £25,000 p.a.



LOT
6

90, 90A, 90B, & 90C WALM LANE, WILLESDEN GREEN,
LONDON NW2 4QY

GUIDE PRICE* £685,000 PLUS



FREEHOLD RETAIL AND OFFICE INVESTMENT IN WILLESDEN GREEN PRODUCING £35,500 PER ANNUM

LOCATION & DESCRIPTION

The property is located on the south side of Walm Lane (A407), in Willesden Green, in a busy commercial area. Willesden Green Tube Station (Jubilee Line) is 40m to the north and Willesden High Street is 200m to the south west. The property comprises a three storey semi detached commercial property, with a retail unit to the front, and office accommodation to the rear and upper floors.

ACCOMMODATION (Measurements based on EPC)

The property comprises:

90 Ground Floor: Retail area, rear office, kitchen and two toilets 76SqM (818 SqFt)

90B Ground Floor Rear Unit: Office 22 SqM (237 SqFt) (Not inspected)

90A First Floor: Two offices, store area, kitchen and toilet 69 SqM (743 SqFt)

90C Second Floor: Two rooms, toilet and kitchen 60 SqM (646 SqFt)

NOTE

1. Areas are for guidance only.

Auction Surveyor: Rob Hills Tel : 020 7614 9933

PRODUCING £35,500 PER ANNUM (PART VACANT), WITH MANAGEMENT OPPORTUNITY

LEASE DETAILS

90 - Portland Estate Agents Ltd - paying £22,300pa with lease expiry 17th December 2032 (Rent review 2022 outstanding)

90B - Individual - Terms expired 24th March 2023 at £4,200pa (Holding over)

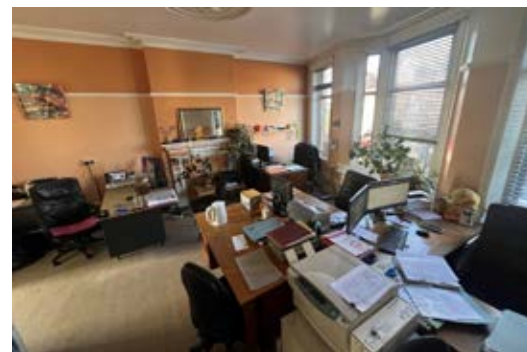
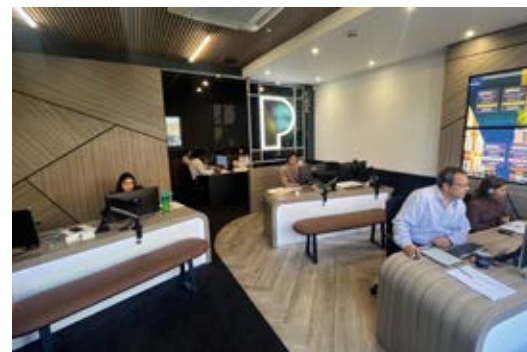
90A - Individual - Refer to legal pack -paying £9,000 per annum (Holding over)

90C - Vacant

EPC Rating: 90 (Retail) - C, 90A - D, 90B - G, 90C - D



NOT TO SCALE FOR INFORMATION ONLY © ES100004608





FREEHOLD VACANT TWO BEDROOM HOUSE

LOCATION & DESCRIPTION

A two bedroom, end of terraced house situated in an established residential area within easy reach of the town centre and its extensive range of shops, restaurants and local amenities. Ipswich railway station is approximately 1/2 mile away, providing regular services towards London Liverpool Street and surrounding destinations. The area also benefits from nearby green space at Alderman Recreation Ground and convenient access to the wider road network. The property is located approximately 1/2 mile from Portman Road Football Stadium, home of Ipswich Town.

ACCOMMODATION

Ground Floor: Lounge, kitchen & conservatory.

First Floor: 2 bedrooms, shower room & separate wc.

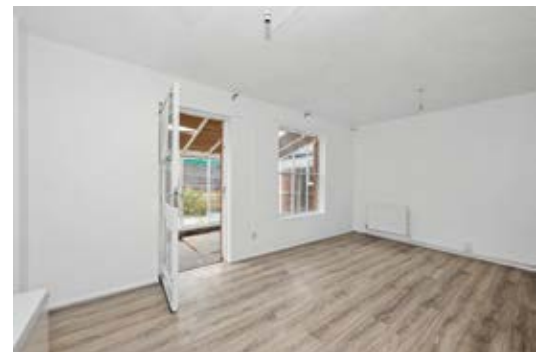
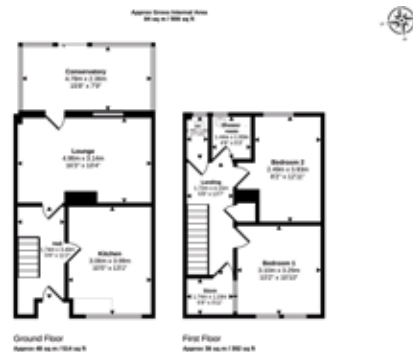
GIA: 906 sq ft (84 sq m) - Based on floor plan.

NOTE

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

OFFERED VACANT

EPC Rating: D





FREEHOLD VACANT ADVERTISING SITE WITH DEVELOPMENT POTENTIAL

LOCATION & DESCRIPTION

A roughly rectangular advertising site within an area known as the "Gateshead Railway Quarter", just north of the busy junction with Askew Road, south of the River Tyne, close to the iconic Tyne Bridge and about 1/3 mile from the Trinity Square shopping complex. Newcastle city centre is about a mile away.

ACCOMMODATION

4 x 48 sheet advert hoardings

SITE AREA (from digital mapping)

6,043 sq ft (561.4 sq m)

TENURE

Freehold

NOTE

1. VAT is payable.

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

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





VACANT LEASEHOLD ONE BEDROOM FIRST FLOOR FLAT

ACCOMMODATION

Whilst Strettons have note inspected the property, we understand it to comprises -

First Floor Flat: Open plan lounge/ kitchenette, bedroom with stairs to loft room and shower room with toilet.

NOTE

Please note that images have been supplied by the vendor.

The Property comprises only the first floor flat demised pursuant to the Lease. The Seller has accessed the Loft Space which does not form part of the Demised Premises and is not included in the Lease. The Freeholder of the Property has been absent for many years and is not located. The Buyer must make their own enquiries in relation to this matter and must rely on their own findings.

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

OFFERED VACANT

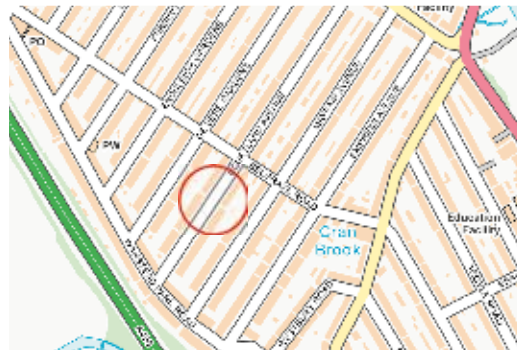
EPC Rating: D

LOCATION & DESCRIPTION

A vacant one bedroom first floor flat situated within a popular residential area. Ilford Station (Elizabeth line) is located approximately half a mile away, giving access to London Liverpool Street and Heathrow Airport.

TENURE

Leasehold - A term of 99 years from 25/09/1982 (approximately 55 years unexpired).



LOT
10

7C KENSINGTON GARDENS, ILFORD, ESSEX IG1 3EJ

GUIDE PRICE* £135,000 PLUS



LEASEHOLD RESIDENTIAL INVESTMENT - ONE BEDROOM FLAT PRODUCING £12,900 P.A.

LOCATION & DESCRIPTION

A tenanted one bedroom first floor flat situated within a popular residential area. Ilford Station (Elizabeth line) is located within 0.7 of a mile away, giving access to London Liverpool Street and Heathrow Airport. Ilford has good road access via the A406 North Circular Road.

ACCOMMODATION

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

First Floor Flat: Living room, kitchen, bedroom and bathroom with toilet.

TENURE

Leasehold - A term of 99 years from 25/12/1974 (approximately 47 years unexpired).

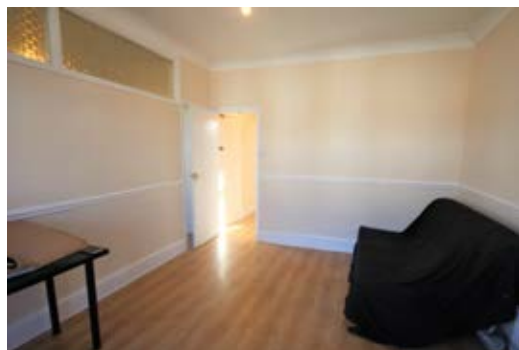
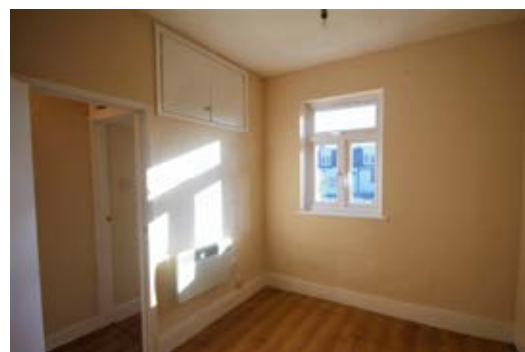
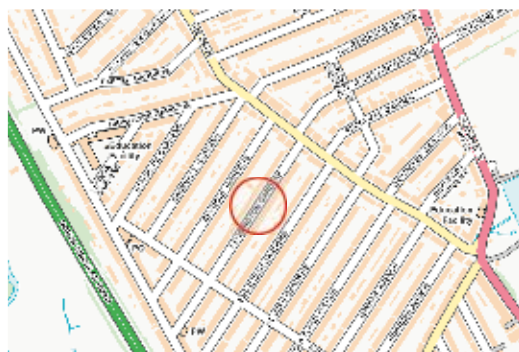
NOTE

1. The details and photos have been supplied by the vendor.

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

Let on a 12 month AST (now a Periodic Tenancy under the Renters' Rights Act 2025) from 15th May 2024 at £1,075 pcm.

EPC Rating: E



LOT

11

32B ENDSLEIGH GARDENS, ILFORD, ESSEX IG1 3EH

GUIDE PRICE* £135,000 PLUS

LEASEHOLD RESIDENTIAL INVESTMENT - ONE BEDROOM GROUND FLOOR FLAT PRODUCING £14,400 P.A.

LOCATION & DESCRIPTION

A tenanted one bedroom ground floor flat situated within a popular residential area. Ilford Station (Elizabeth line) is located approximately half a mile away, giving access to London Liverpool Street and Heathrow Airport. Ilford has good road access via the A406 North Circular Road.

ACCOMMODATION

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

Ground Floor Flat: Open plan lounge/ kitchenette, bedroom and bathroom with toilet.

Exterior: Rear garden

TENURE

Leasehold - A term of 99 years from 29/09/1974 (approximately 47 years unexpired).

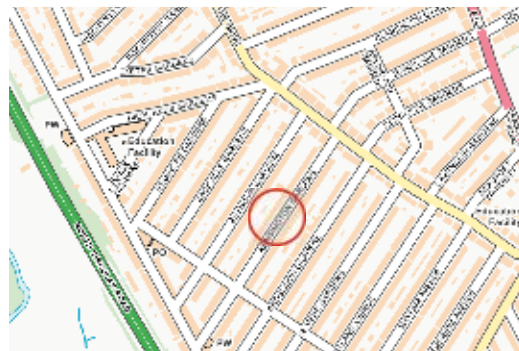
NOTE

1. The details and photos have been supplied by the vendor.

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

EPC Rating: D

Let on a 12 month AST (now a Periodic Tenancy under the Renters' Rights Act 2025) from 5th February 2026 at £1,200 pcm.



LOT
12

10 TWYFORD MILL, PIG LANE,
BISHOP'S STORTFORD, HERTFORDSHIRE CM22 7PA

GUIDE PRICE* £225,000 PLUS



FREEHOLD VACANT TWO BEDROOM HOUSE

LOCATION & DESCRIPTION

A two storey, terraced house benefitting from two allocated parking spaces and communal gardens. Located within this attractive residential development overlooking the historic mill stream, close to the River Stort, about a mile from Bishop's Stortford railway station and 1½ miles from the town centre. Bishop's Stortford is a popular market town about 30 miles north of central London and has good road access via the M11.

ACCOMMODATION

Ground Floor: Living room, kitchen
First Floor: 2 bedrooms, bathroom/toilet
Section of garden & communal gardens
2 allocated parking spaces

TENURE

Freehold

NOTE

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

OFFERED VACANT

EPC Rating: C



LOT

13

297-299 HIGH ROAD LEYTON, LEYTON, LONDON E10 5QN

GUIDE PRICE* £1.15M - £1.2M



FREEHOLD COMMERCIAL INVESTMENT - ENTIRELY LET TO SAINSBURY'S AT £65,890.99 P.A.

LOCATION & DESCRIPTION

A substantial two storey property comprising a ground floor shop with internal access to ancillary accommodation above. The property also benefits from the use of a service road reached via Dunedin Road. Occupying a prominent position amongst a variety of retailers including KFC and Pizza Hut and about ¼ mile from Leyton underground station (Central line).

ACCOMMODATION

Ground Floor: 3,932 sq ft (365.3 sq m)

First Floor: 1,173 sq ft (109 sq m)

Total: 5,105 sq ft (474.3 sq m)

TENURE

Freehold

TENANCY DETAILS

The entire property is let on a repairing and insuring lease to Sainsbury's Supermarkets Ltd for 15 years from 30.12.2011 at £65,891 p.a.

NOTE

Auction Surveyor: Robert Woolfe

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

PRODUCING £65,890.99 P.A.

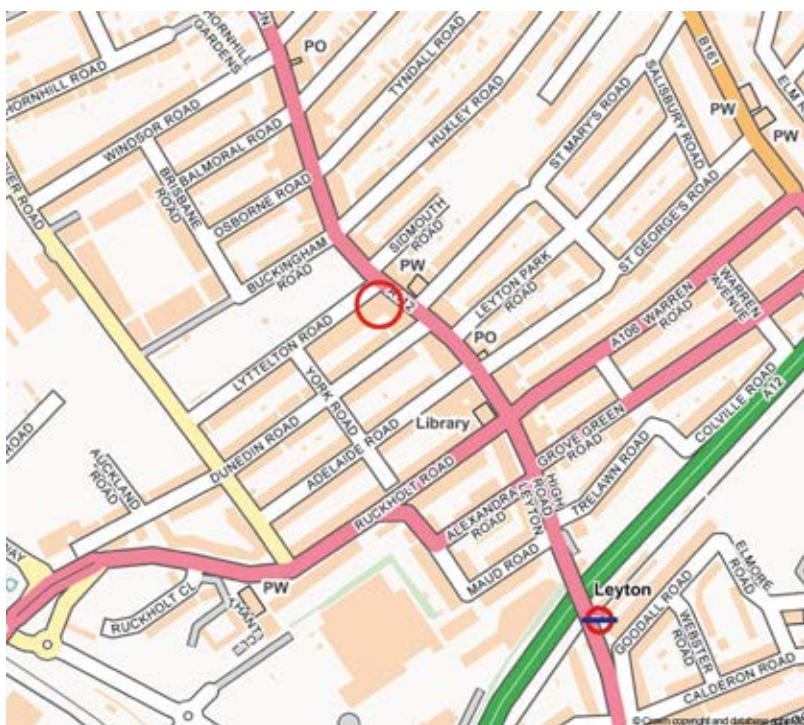
EPC Rating: C



LOT
13

297-299 HIGH ROAD LEYTON, LEYTON, LONDON E10 5QN

GUIDE PRICE* £1.15M - £1.2M



LOT

14

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

GUIDE PRICE* £90,000 PLUS



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

LOCATION & DESCRIPTION

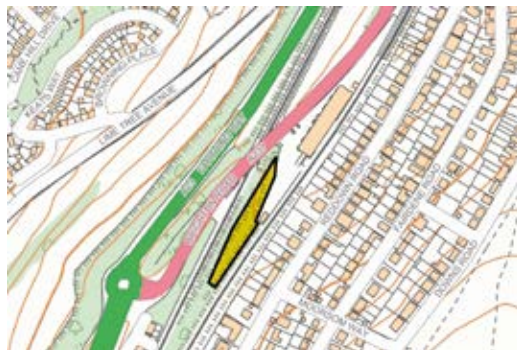
The asset comprises a substantial parcel of freehold land extending to approximately 0.73 acres, situated adjacent to Coulsdon South Station and occupying a prominent position off Brighton Road. The site benefits from excellent transport links, with direct rail services to Central London and convenient 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
15

84 KNOWSLEY ROAD, LONDON SW11 5BL

BY ORDER OF FIXED CHARGE
RECEIVERS

GUIDE PRICE* £775,000 PLUS



FREEHOLD FOUR BEDROOM VACANT TERRACE HOUSE WITH REAR GARDEN AND BALCONY

LOCATION & DESCRIPTION

The property is located on the north side of Knowsley Road, opposite the junction with Shellwood Road in a residential area. Clapham Junction Train Station is located 900m to the south west, and Battersea Park is located 600m to the north. The property can be reached via Latchmere Road to the west and Battersea Park Road (A3220) to the north.

The property comprises a four bedroom vacant terrace house, with small yard to the front and large rear courtyard garden. The property is vacant and in need of modernisation.

TENURE

Freehold

NOTE

1. The property is in need of refurbishment.
2. Areas are for guidance only.

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

FREEHOLD FOUR BEDROOM TERRACE HOUSE IN NEED OF MODERNISATION

ACCOMMODATION (Areas for guidance only)

The property comprises:

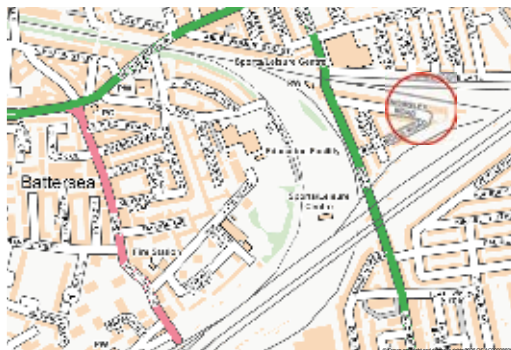
Ground Floor: Reception /lounge, kitchen

First Floor: Three bedrooms, shower/toilet

Second Floor: Main bedroom, bathroom/toilet and balcony

Total: 113 Sq M (1,216 Sq Ft)

EPC Rating: D

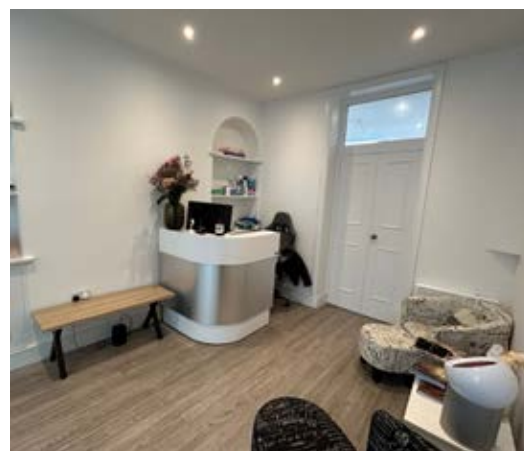


LOT
16

**31 HARCOURT STREET,
MARYLEBONE, LONDON W1H 4HU**

GUIDE PRICE* £430,000 PLUS

**IN SAME FAMILY OWNERSHIP FOR
OVER 60 YEARS**



**FREEHOLD COMMERCIAL INVESTMENT LET AT £35,000 P.A. PLUS
THREE FLATS (SOLD OFF ON LONG LEASES)**

LOCATION & DESCRIPTION

A Grade II Listed property comprising a ground floor shop and basement (trading as a foot clinic) and 3 flats above (each sold off on long leases). Located within this popular area of Central London, just south of Marylebone Road, off Seymour Place, about ¾ mile north of Hyde Park, ¼ mile from Baker Street and within ¼ mile of Edgware Road underground station.

ACCOMMODATION (Based on VOA website)

Ground Floor: NIA 389 sq ft (36.1 sq m)

Basement: NIA 499 sq ft (46.4 sq m)

TENURE

Freehold

TENANCY DETAILS

Ground Floor & Basement: Let on a repairing and insuring lease to R G Foot Protection and Limb Preservation Ltd for 15 years from 21.12.2023 at £35,000 p.a. Rent Reviews 5 yearly. Mutual break 5 yearly subject to 6 months' notice. Each time the tenant does not operate the break clause, the tenant will effectively receive a 50% discount on the rent for 9 months. Provisions of Sections 24-28 of the L&T Act 1954 (security of tenure) are excluded.
3 Flats: Each sold on a 999 year lease at a peppercorn.

PRODUCING £35,000 P.A.

EPC Rating: E

NOTE

1. Subject to possession and all necessary consents, there may be potential to convert the ground floor and basement to residential.
 2. Section 5b Notices served - Tenants have reserved their rights of first refusal.
 3. Tenant Profile: www.themarylebonefootclinic.co.uk
 4. Rent deposit held of £13,125.
- Auction Surveyor: Robert Woolfe
Contact: 07581 029501 robert.woolfe@strettons.co.uk





FREEHOLD VACANT TWO-STOREY MIXED COMMERCIAL/RESIDENTIAL PROPERTY

LOCATION & DESCRIPTION

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

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

PLANNING

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

NOTE

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

ACCOMMODATION

Ground Floor Shop

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

First Floor Flat

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

VIEWINGS

Viewing Schedule (No Booking Required):



LOT
18

49 BIRCH ROAD,
AMBROSDEN, BICESTER, OXFORDSHIRE OX25 2RX

BY ORDER OF JOINT LPA
RECEIVERS

GUIDE PRICE* £160,000 PLUS



ca 94.7 m² (911 sq.ft.) approx.
for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and permeable. The details are guaranteed. They cannot be relied upon for any purpose and they do not form part of any agreement. No liability, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.co.uk

FREEHOLD VACANT 3 BED HOUSE FOR MODERNISATION

LOCATION & DESCRIPTION

A terraced 3 bed house and benefiting from 2 allocated parking spaces. Located within the village of Ambrosden, south of the A41 and about 2½ miles from the well known Bicester Village outlet shopping centre and Bicester Village railway station.

ACCOMMODATION

Ground Floor: Living room, kitchen, WC

First Floor: 3 bedrooms, bathroom/toilet

2 allocated parking spaces

Area: 911 sq ft (84.7 sq m) - Based on floor plan

TENURE

Freehold

NOTE

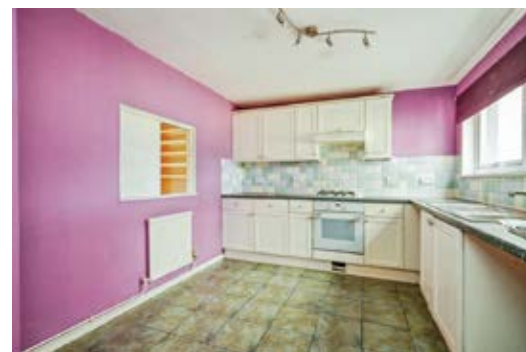
1. The property is non-standard construction.

Auction Surveyor: Robert Woolfe

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

OFFERED VACANT FOR MODERNISATION

EPC Rating: To be confirmed



LOT
19

GARAGES AND LAND TO THE REAR OF, 3-5 HORACE AVENUE, RUSH GREEN, ROMFORD, BARKING AND DAGENHAM RM7 0XA

GUIDE PRICE* £147,500 PLUS



**FREEHOLD SITE WITH NINE LOCK UP GARAGES AND DEVELOPMENT
POTENTIAL PRODUCING £15,720 P.A.**

LOCATION & DESCRIPTION

The asset comprises a freehold site extending to approximately 0.11 acres (445 sqm) upon which are situated nine lock-up garages. Vehicular access is provided via the driveway between Nos. 3 and 5 Horace Avenue, with a secure gated entrance providing additional security for occupiers. Each garage extends to approximately 128 sqft (11.8 sqm) internally and has benefited from recent improvements including replacement Hormann metal up-and-over doors together with new metal roofs, reducing the likelihood of immediate capital expenditure for a purchaser. Based upon the information provided, each garage is currently let under a garage tenancy agreement, with vacant possession capable of being obtained by serving three months' notice where required, offering purchasers flexibility for future asset management or alternative use, subject to the relevant consents.

TENANCY DETAILS

Garage One - rent paid quarterly at £435
Garage Two - rent paid quarterly at £435
Garage Three - rent paid monthly at £150
Garage Four - rent paid quarterly at £420
Garage Five - rent paid quarterly at £450
Garage Six - rent paid monthly at £150
Garage Seven - rent paid quarterly at £450
Garage Eight - rent paid quarterly at £420
Garage Nine - rent paid quarterly at £420

NOTE

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

**NINE LET GARAGES WITH MANAGEMENT
AND DEVELOPMENT POTENTIAL (SUBJECT
TO PLANNING) ON SITE OF
APPROXIMATELY 0.11 ACRES**



NOT TO SCALE FOR INFORMATION ONLY © ES100004608



THREE GARAGE SITES, CHENIES COURT, HEMEL HEMPSTEAD, HERTFORDSHIRE HP2 7JU

GUIDE PRICE* £325,000 PLUS



THREE FREEHOLD SITES WITH 43 GARAGES AND RESIDENTIAL PLANNING AND MANAGEMENT OPPORTUNITY

LOCATION & DESCRIPTION

The property is located in the north of Hemel Hempstead, in the Woodhall Farm residential estate, seven miles north of Watford. The three sites can be reached via Redbourne Road (A487), Shenley Road, and Arkley Road and they are located around Chenies Court. The property comprises three sites, with a total of 43 vacant garages.

ACCOMMODATION

The property comprises three vacant garage sites:

Site One: 13 Garages
Site Two: 14 Garages
Site Three: 16 Garages
Total: 43 Garages

NOTE

1. The property is a management and residential development opportunity.
2. Please refer to legal pack for development details.

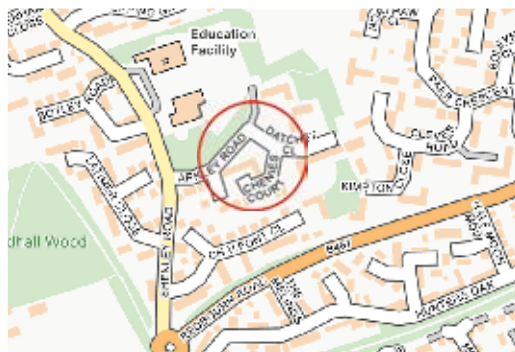
Auction Surveyor: Rob Hills
Contact: Robert.Hills@strettons.co.uk
Tel : 020 7614 9933

**THREE SITES, 43 VACANT GARAGES -
RESIDENTIAL DEVELOPMENT AND
MANAGEMENT OPPORTUNITY**

PLANNING

REF - 24/01755/FUL - Demolition of 43 existing garages and construction of 8 flats with associated parking and landscaping (01/08/2024).

The development comprises eight flats over the three sites and comprises six x1bed and two x2bed flats.



LOT
21

107A SHERINGHAM AVENUE, MANOR PARK, LONDON E12 5PF
GUIDE PRICE* £210,000 PLUS



VACANT LEASEHOLD THREE BEDROOM FLAT

LOCATION & DESCRIPTION

A three bedroom first floor flat within a 1900's build property which has been converted into two flats. The property is situated in Manor Park, The surrounding area offers a variety of local shops, supermarkets, cafés, restaurants and schools, together with convenient access to green open spaces including Little Ilford Park. Transport connections are readily available via Manor Park Station on the Elizabeth line, providing direct services to Stratford, Liverpool Street, Canary Wharf and Central London.

ACCOMMODATION (Areas for guidance only)

First Floor: 3 bedrooms, lounge, kitchen & bathroom.

LEASE DETAILS

Leasehold - 99 years from 25th December 1974

NOTE

Auction Surveyor: Stuart Mackay
Contact: 0208 509 4447 / 07928 456 982
stuart.mackay@strettons.co.uk

OFFERED VACANT

JOINT AUCTIONEER

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



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

GUIDE PRICE* £825,000 PLUS



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

LOCATION & DESCRIPTION

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

Let on a 15 year lease from 22nd August 2011, expiring 21st August 2026. The passing rent totals £76,000 per annum exclusive. The lease is contracted inside the security of tenure provisions of the Landlord & Tenant Act 1954 Part II. The tenant has served a Section 26 notice, which is available to view in the legal documents.

The property is elected for VAT and therefore VAT will be payable on the purchase price.

NOTE

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

ACCOMMODATION

The Site comprises the following:

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

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

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

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

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

EPC Rating: EPC = B



TENANCY DETAILS

CVS (UK) Limited is incorporated in 1999 and operates the UK veterinary business of CVS Group plc. CVS Group plc is the parent company, with CVS (UK) Limited described as its immediate subsidiary. For the year end 30 June 2025, CVS (UK) Limited reported:

- Turnover: £464.9m, up from £450.3m
- Operating profit: £22.3m
- Profit before tax: £58.2m
- Net profit: £52.0m
- Cash: £8.0m

Covenant Assessment

From a landlord, lender or property-investment perspective, the covenant is very strong, supporting factors being:

- * Long established business – CVS (UK) Limited has been incorporated since 1999.
- * Impressive turnover – generating almost £465m in 2025.
- * Improving financial performance – turnover increasing in 2025, by over £14m against 2024 including a £58.2m pre-tax profit.
- * Significantly improved net assets – £138.9m at June 2025, up 62% year-on-year.
- * Strong parent/group backing – sits within CVS Group plc, a listed veterinary services group.
- * Comfortable banking leverage – group bank-test leverage of 1.18x versus a 3.25x covenant.
- * External credit evidence is strong – Creditsafe score of 93/100 / International Score A (Very Low Risk), reported in 2026.

LOT
22

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

GUIDE PRICE* £825,000 PLUS



536 HIGH ROAD LEYTONSTONE, LEYTONSTONE, LONDON E11 3DH

GUIDE PRICE* £1,000,000 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 1/2 mile of Leytonstone underground station (Central line).

TENURE

Freehold

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.
 4. Floor plans are historic and are indicative only.
- 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

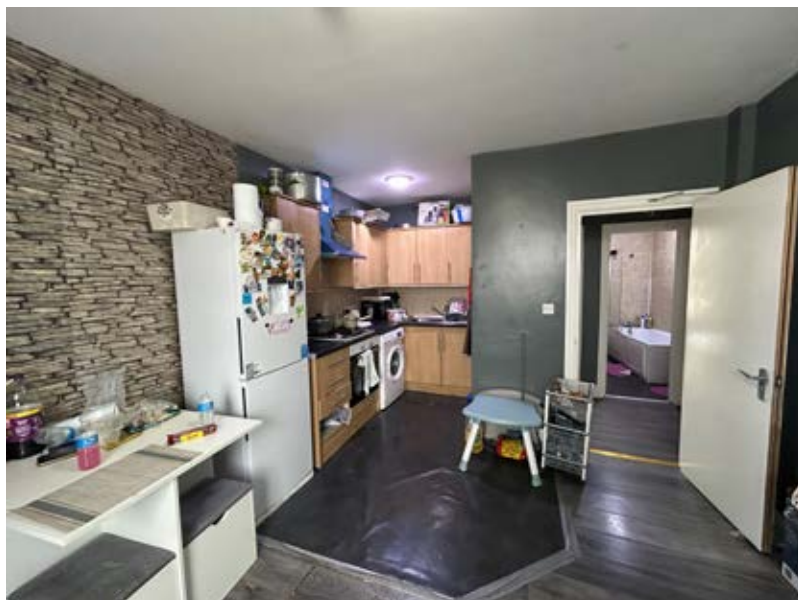


NOT TO SCALE FOR INFORMATION ONLY © ES100004608

LOT
23

**536 HIGH ROAD LEYTONSTONE,
LEYTONSTONE, LONDON E11 3DH**

GUIDE PRICE* £1,000,000 PLUS



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 19.05.2026	£1,300 pcm
Flat 2, 536a High Road Leytonstone	1 Bed Flat	Property Management (London) Ltd	2 years from 10.07.2025	£1,200 pcm
Flat 3, 536a High Road Leytonstone	2 Bed Flat	Property Management (London) Ltd	2 years from 11.09.2025	£1,300 pcm
Flat 4, 536a High Road Leytonstone	2 Bed Flat	Property Management (London) Ltd	2 years from 27.10.2025	£1,300 pcm
Basement (Not inspected)		Vacant		
Total				£81,200 p.a.



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

LOCATION & DESCRIPTION

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

ACCOMMODATION Measurements from valuation report

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

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

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

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

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

NOTE

1. The photos have been taken from a 2026 insurance report.
2. The areas are for guidance only.

Auction Surveyor : Rob Hills

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

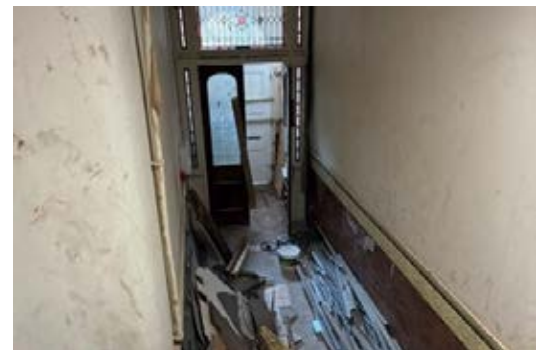
TENANCY DETAILS

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

The rest of the property is understood to be vacant.

EPC Rating: Please refer to legal pack

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



NOT TO SCALE FOR INFORMATION ONLY © E510004608



LOT
25

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

GUIDE PRICE* £55,000 PLUS



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

LOCATION & DESCRIPTION

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

PLANNING

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

NOTE

Auction Surveyor: Bryn Nettle
Contact: 020 7614 9931

bryn.nettle@strettons.co.uk

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



LOT
26

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

GUIDE PRICE* TO BE OFFERED IN OUR 17TH DECEMBER AUCTION



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

LOCATION & DESCRIPTION

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

ACCOMMODATION

The property comprises the following:

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

TENURE

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

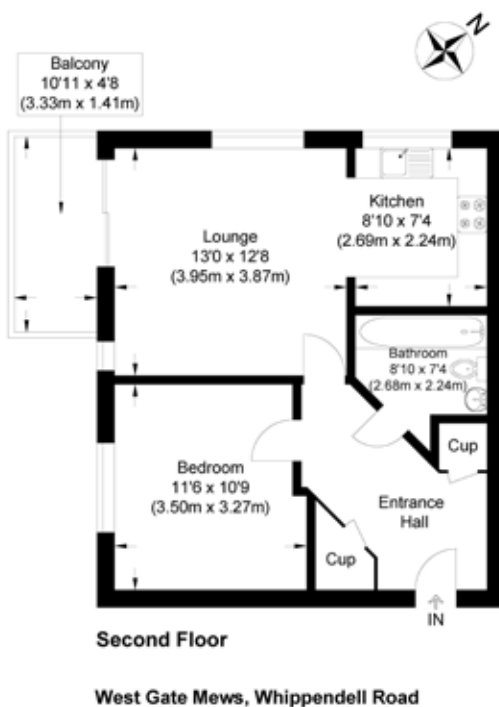
LEASE DETAILS

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

NOTE

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

EPC Rating: D



LOT
27

36 HIGH STREET, RHYL, DENBIGHSHIRE LL18 1ET

GUIDE PRICE* £80,000 PLUS



FREEHOLD VACANT SHOP & UPPER PART

LOCATION & DESCRIPTION

A shop with internal access to first floor ancillary accommodation and separate rear access to ancillary space on the second and third floors.

Occupying a prominent position in the heart of this pedestrianised town centre and amongst a number of multiple retailers including McDonald's, Boots, Subway, Yorkshire Building Society, Santander and Greggs. Rhyll station is within ¼ mile. Rhyll lies on the north coast of Wales about 16 miles from Llandudno.

ACCOMMODATION (Based on VOA website)

Ground Floor: 1956 sq ft (181.7 sq m), WCs

First Floor: 1,189 sq ft (110.5 sq m), kitchen

Second & Third Floors: Not measured

PLANNING

Planning was Granted by Denbighshire County Council (Ref: 45/2014/1273/PF) on 30.11.2014 (now lapsed) for change of use and modification of upper floors to provide 2 apartments. Plans show 1 x 3 bed & 1 x 2 bed.

NOTE

Auction Surveyor: Robert Woolfe

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

OFFERED VACANT WITH DEVELOPMENT POTENTIAL (SEE PLANNING)

EPC Rating: To be confirmed



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ES100004608

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ES100004608

LOT
28

FLAT 10 BUSH COURT, CROWN LANE,
SOUTHGATE, LONDON N14 5EY

GUIDE PRICE* £240,000 PLUS



LONG LEASEHOLD VACANT TWO BED FLAT FOR MODERNISATION

LOCATION & DESCRIPTION

A purpose-built, second floor flat just south of the shops on Chase Side and within ¼ mile of Southgate underground station (Piccadilly line). Southgate is a popular suburb about 10 miles north of Central London.

ACCOMMODATION

Second Floor Flat: 2 bedrooms, living room, kitchen, bathroom/shower/toilet

TENURE

Long Leasehold - 125 years from completion at a peppercorn.

NOTE

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

OFFERED VACANT FOR MODERNISATION

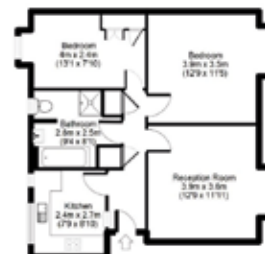
EPC Rating: C

JOINT AUCTIONEER

Ian Gibbs
Ref: Chris Sanderson
020 8370 4820
c.sanderson@iangibbs.com



APPROX GROSS INTERNAL FLOOR AREA: 570 sq. ft / 53 sq. m



LOT
29

FLAT 11 BUSH COURT, CROWN LANE,
SOUTHGATE, LONDON N14 5EY

GUIDE PRICE* £240,000 PLUS



LONG LEASEHOLD TWO BED FLAT LET AT £1,550 PCM

LOCATION & DESCRIPTION

A purpose-built, second floor flat just south of the shops on Chase Side and within ¼ mile of Southgate underground station (Piccadilly line). Southgate is a popular suburb about 10 miles north of Central London.

ACCOMMODATION

Second Floor Flat: 2 bedrooms, living room, kitchen, bathroom, separate WC

TENURE

Long Leasehold - 125 years from completion at a peppercorn

TENANCY DETAILS

12 month AST from 22.10.25 (now a Periodic Tenancy under the Renters' Rights Act 2025) at £1,550 pcm.

NOTE

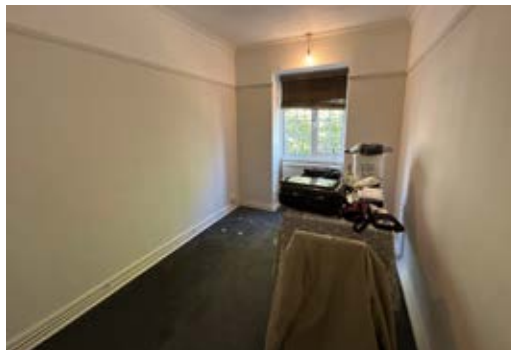
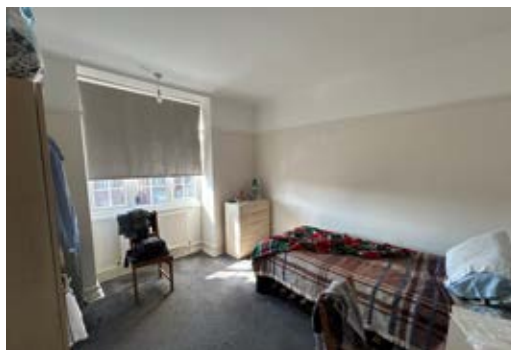
Auction Surveyor: Robert Woolfe
Contact: 07581 029501 robert.woolfe@strettons.co.uk

PRODUCING EQUIVALENT TO £18,600 P.A.

EPC Rating: C

JOINT AUCTIONEER

Ian Gibbs
Ref: Chris Sanderson
020 8370 4820
c.sanderson@iangibbs.com



LOT
30

A PORTFOLIO OF SEVEN PROPERTIES, IN S70, S73 AND S71, BARNSELY S71 1LF

GUIDE PRICE* £595,000 PLUS



A MIXED FREEHOLD RESIDENTIAL INVESTMENT PORTFOLIO IN BARNSELY

LOCATION & DESCRIPTION

Comprising seven three-bedroom terraced houses, this portfolio presents an excellent opportunity to acquire an established residential investment portfolio located across Barnsley and the surrounding areas, including Wombwell. The properties are situated within established residential locations, traditionally popular with private tenants, offering convenient access to local amenities, schools, public transport links and Barnsley town centre.

The property addresses are as follows:

17 Middlesex Street, Barnsley, S70 4JR
10 Conway Street, Barnsley, S70 3ER
30 Conway Street, Barnsley, S70 3ER
2 Stonyford Road, Wombwell, Barnsley, S73 8AF
31 Eldon Street, Barnsley, S71 1LF
58 Corporation Street, Barnsley, S70 4PQ
15 Tune Street, Barnsley, S70 4NP

The portfolio is offered for sale as a whole, providing an opportunity for investors to acquire an established income-producing residential portfolio with potential for further rental income.

JOINT AUCTIONEER

HMO X
<https://www.hmox.co.uk/>



NOTE

The portfolio comprises seven three-bedroom terraced houses situated across established residential areas of Barnsley and Wombwell, offering accommodation suited to the local private rental market.

Six of the seven properties are currently let, with 17 Middlesex Street vacant and being actively marketed for rent at £750 pcm. 30 Conway Street is currently tenanted, although vacant possession is anticipated from 30th October 2026, presenting a further opportunity for re-letting.

All seven properties are held freehold and offer an established residential investment opportunity, with the potential to enhance rental income through the letting of vacant accommodation.

The portfolio will be offered for sale as a whole, representing an attractive opportunity for investors to acquire an established income-producing residential portfolio in a single purchase.

The collective guide price is £595,000 plus, reflecting a gross initial yield of approximately 9.0% based on the current annual rental income of £53,580, with the potential to achieve a gross yield of approximately 10.5% once fully let, based on an estimated annual rental income of £62,580.

TENANCY DETAILS

At present, the portfolio generates a total gross passing rent of approximately £53,580 per annum, with an estimated rental income of £62,580 per annum once fully let. Six of the seven properties are currently tenanted, with 17 Middlesex Street currently vacant and being marketed for rent at £750 pcm. 30 Conway Street is currently let at £750 pcm, with the property due to become vacant on 30th October 2026.

Residential portfolios of this nature offer an attractive opportunity for investors seeking an established income-producing investment. Situated across well-established residential areas of Barnsley and Wombwell, the portfolio offers immediate rental income alongside potential for further income growth.

Auction Surveyor: Olivia Boulting
Contact: 02076 374 000 / 07483731365
olivia.boulting@strettons.co.uk

It should be noted that none of the properties within the portfolio have been internally inspected by Strettons.

Each of the properties held within the portfolio is FREEHOLD.

For EPC information on the individual properties, prospective purchasers should refer to the legal pack.

LOT
30

A PORTFOLIO OF SEVEN PROPERTIES, IN S70, S73 AND S71,
BARNESLEY S71 1LF

GUIDE PRICE* £595,000 PLUS



17 MIDDLESEX STREET, BARNSELY, SOUTH YORKSHIRE S70 4JR

GUIDE PRICE* LOTS 31 TO 37 TO BE OFFERED AS A PORTFOLIO



FREEHOLD THREE BEDROOM TERRACE HOUSE

LOCATION & DESCRIPTION

The property is located on the west side of Middlesex Street, Barnsley in a residential area. The property is 100m south, of the junction between Middlesex Street and Park Road (A6133). Locke Park is 600m to the west, and Barnsley Train Station (Northern Line) is 900m to the north.

The property comprises a three bedroom freehold terrace house, with yard area to the rear.

ACCOMMODATION (Measurements based on EPC)

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

Ground Floor and First Floor : Three bedroom house 75 Sq (807 Sq Ft)

TENURE

Freehold

NOTE

Auction Surveyor: Olivia Boulting
Contact: 02076 374 000 / 07483731365
olivia.boulting@strettons.co.uk

VACANT

TENANCY DETAILS

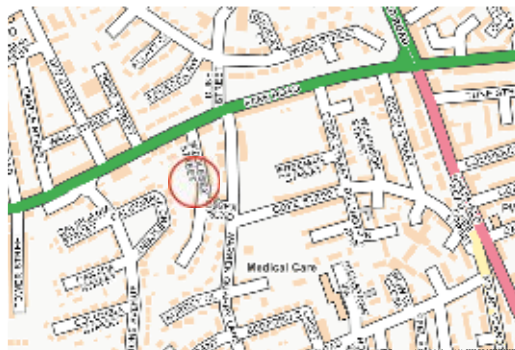
The property was previously let on an APT (Assured Periodic Tenancy) at £750pcm (£9,000 P.A.) however is now vacant and being advertised by Beecroft Estates at £750pcm.

EPC Rating: D

JOINT AUCTIONEER

HMO X
<https://www.hmox.co.uk/>

HMO X



LOT
32

10 CONWAY STREET, BARNSELY, SOUTH YORKSHIRE S70 3ER

GUIDE PRICE* LOTS 31 TO 37 TO BE OFFERED AS A PORTFOLIO



FREEHOLD THREE BEDROOM TERRACE HOUSE PRODUCING £9,300 PER ANNUM

LOCATION & DESCRIPTION

The property is located on the north side of Conway Street, in a residential area of East Barnsley. It is 20m from the junction with Hoyle Mill Road and can be reached via Doncaster Road (A635) which is 300m to the south. Barnsley Train Station (Northern Line), is 2 miles to the west.

The property comprises a three bedroom terrace house, with yard area to the rear.

ACCOMMODATION (Measurements based on EPC)

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

Ground & First Floor: Three bedroom house 84 Sq M (904 Sq Ft)

TENURE

Freehold

NOTE

Auction Surveyor: Olivia Boulting
Contact: 02076 374 000 / 07483731365
olivia.boulting@strettons.co.uk

PRODUCING £9,300 P.A.

TENANCY DETAILS

Let on an APT (Assured Periodic Tenancy) at £775pcm (£9,300 p.a.)

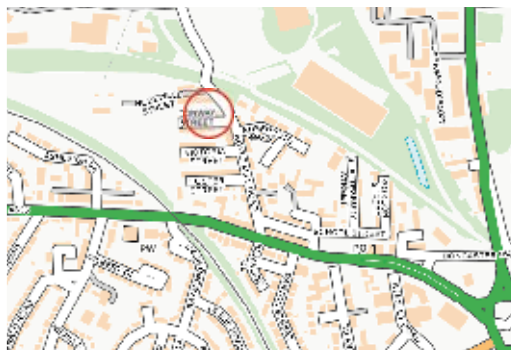
EPC Rating: D

JOINT AUCTIONEER

HMO X

<https://www.hmox.co.uk/>

HMO X



LOT

33

30 CONWAY STREET, BARNSELY, SOUTH YORKSHIRE S70 3ER

GUIDE PRICE* LOTS 31 TO 37 TO BE OFFERED AS A PORTFOLIO



FREEHOLD THREE BEDROOM TERRACE HOUSE PRODUCING £9,000 PER ANNUM

LOCATION & DESCRIPTION

The property is located on the north side of Conway Street, in a residential area of East Barnsley. It is 80m from the junction with Hoyle Mill Road and can be reached via Doncaster Road (A635) which is 300m to the south. Barnsley Train Station (Northern Line), is 2 miles to the west.

The property comprises a three bedroom terrace house, with yard area to the rear.

ACCOMMODATION (Measurements based on EPC)

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

Ground and First Floor: Three bedroom house 87 Sq M (936 Sq Ft)

TENURE

Freehold

NOTE

Auction Surveyor: Olivia Boulting
Contact: 02076 374 000 / 07483731365
olivia.boulting@strettons.co.uk

JOINT AUCTIONEER

HMO X
<https://www.hmox.co.uk/>

TENANCY DETAILS

The property is let on an APT (Assured Periodic Tenancy) at £750pcm (£9,000 P.A.) however, the current tenants have served notice and this expires on the 30th October 2026.

EPC Rating: D

PRODUCING £9,000 P.A.



LOT
34

2 STONYFORD ROAD, WOMBWELL,
BARNSELY, SOUTH YORKSHIRE S73 8AF

GUIDE PRICE* LOTS 31 TO 37 TO BE OFFERED AS A PORTFOLIO



FREEHOLD THREE BEDROOM TERRACE HOUSE PRODUCING £7,800 PER ANNUM

LOCATION & DESCRIPTION

The property is located on Stonyford Road, within an established residential area of Wombwell, approximately 4 miles south-east of Barnsley town centre. The property is situated close to the junction with Station Road, which provides access to the surrounding road network. Wombwell Railway Station is approximately 1.5 miles to the south-west.

The property comprises a three-bedroom terraced house.

ACCOMMODATION (Measurements based on EPC)

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

Ground Floor and First Floor Three bedroom house 82 Sq M (883 Sq Ft)

TENURE

Freehold

NOTE

Auction Surveyor: Olivia Boulting
Contact: 02076 374 000 / 07483731365
olivia.boulting@strettons.co.uk

TENANCY DETAILS

Let on an APT (Assured Periodic Tenancy) at £650pcm (£7,800 p.a.)

EPC Rating: D

PRODUCING £7,800 P.A.

JOINT AUCTIONEER

HMO X
<https://www.hmox.co.uk/>

HMO X



LOT
35

31 ELDON STREET NORTH, BARNSELEY, SOUTH YORKSHIRE S71 1LF

GUIDE PRICE* LOTS 31 TO 37 TO BE OFFERED AS A PORTFOLIO



FREEHOLD TERRACE THREE BEDROOM HOUSE PRODUCING £9,480 PER ANNUM

LOCATION & DESCRIPTION

The property is located on the east side of Eldon Street North, in a residential area. It is 20m from the junction with James Street and 300m north of Barnsley Train Station (Northern Line).

The property comprises a three bedroom terrace house, with yard area to the rear.

ACCOMMODATION (Measurements based on EPC)

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

Ground & First Floor: Three bedroom house 67 Sq M (721 Sq Ft)

TENURE

Freehold

NOTE

Auction Surveyor: Olivia Boulting
Contact: 02076 374 000 / 07483731365
olivia.boulting@strettons.co.uk

PRODUCING £9,480 P.A.

TENANCY DETAILS

Let on an APT (Assured Periodic Tenancy) at £790pcm (£9,480 p.a.)

EPC Rating: D

JOINT AUCTIONEER

HMO X
<https://www.hmox.co.uk/>

HMOX



NOT TO SCALE FOR INFORMATION ONLY © E5100004608



LOT
36

58 CORPORATION STREET, BARNSELY, SOUTH YORKSHIRE S70 4PQ

GUIDE PRICE* LOTS 31 TO 37 TO BE OFFERED AS A PORTFOLIO



FREEHOLD THREE BEDROOM TERRACE HOUSE PRODUCING £9,900 PER ANNUM

LOCATION & DESCRIPTION

The property is located on the north side of Corporation Street, in a residential area. It is 30m from the junction with Pindar Oaks Street, and 150m from the junction with Sheffield Road (A61). Cemetery Road (A6133) is 250m to the north and Barnsley Train Station (Northern Line) is 1 mile to the north.

The property comprises a three bedroom terrace house, with yard area to the rear.

ACCOMMODATION

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

Ground & First Floors: Three bedroom house 81 Sq M (872 Sq Ft)

TENURE

Freehold

NOTE

Auction Surveyor: Olivia Boulting
Contact: 02076 374 000 / 07483731365
olivia.boulting@strettons.co.uk

PRODUCING £9,900 P.A.

TENANCY DETAILS

Let on an APT (Assured Periodic Tenancy) at £750pcm (£9,900 p.a.)

EPC Rating: D

JOINT AUCTIONEER

HMO X
<https://www.hmox.co.uk/>

HMO X



LOT
37

15 TUNE STREET, BARNSELY, SOUTH YORKSHIRE S70 4NP

GUIDE PRICE* LOTS 31 TO 37 TO BE OFFERED AS A PORTFOLIO



FREEHOLD THREE BEDROOM TERRACE HOUSE PRODUCING £8,100 PER ANNUM

LOCATION & DESCRIPTION

The property is located on Tune Street, within an established residential area of Worsbrough Common, approximately 1 mile south-east of Barnsley town centre. The property can be accessed via Sheffield Road (A61), which provides connections to the surrounding road network. Barnsley Railway Station is approximately 0.6 miles to the north-east.

The property comprises a three-bedroom terraced house.

ACCOMMODATION (Measurements based on EPC)

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

Ground Floor and First Floor: Three bedroom house 57 Sq M (614 Sq Ft)

JOINT AUCTIONEER

HMO X
<https://www.hmox.co.uk/>

HMOX

TENURE

Freehold

TENANCY DETAILS

Let on an APT (Assured Periodic Tenancy) at £675pcm (£8,100 p.a.)

EPC Rating: D

NOTE

Auction Surveyor: Olivia Boulting
Contact: 02076 374 000 / 07483731365
olivia.boulting@strettons.co.uk

PRODUCING £8,100 P.A.



NOT TO SCALE FOR INFORMATION ONLY ©
EST10004608

LOT
38

62 & 62A SEVENTH AVENUE, LONDON E12 5JQ

GUIDE PRICE* £330,000 PLUS



FREEHOLD TERRACED HOUSE SPLIT INTO TWO FLATS

LOCATION & DESCRIPTION

The property is located on the west side of Seventh Avenue, and is 150m from the junction with Romford Road (A118), in a mixed residential and commercial area. Manor Park Tube Station, is 700m to the west, and Ilford Tube Station (Elizabeth Line) is 800m to the north east. Ilford Town Centre is 1 mile to the north east and Stratford is 3 miles to the west.

The property comprises a freehold house, that has been split into two flats. The ground floor flat, is a two bedroom flat with a garden, and the first floor flat is a one bedroom flat.

TENURE

Freehold

NOTE

1. Flat 62A on the first floor is currently vacant.
2. Flat 62 on the ground floor is currently occupied. Vacant possession is due to be obtained on the 20th October 2026.

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

TWO FLATS (ONE BEDROOM AND TWO BEDROOM) IN LONDON E12

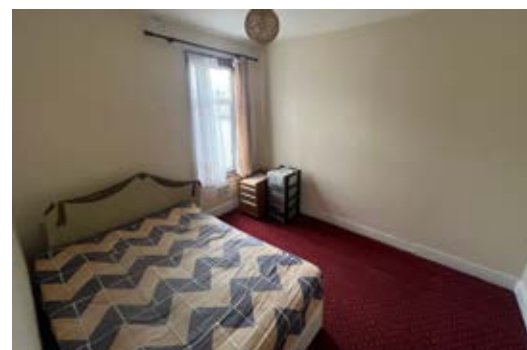
ACCOMMODATION (Measurements based on EPC)

Whilst Strettons have not internally inspected the ground floor flat, we understand it to comprises:

Ground Floor: Two bedrooms, lounge, kitchen, bathroom/toilet and garden 60 Sq M (646 Sq Ft)

First Floor: One bedroom, lounge, kitchen and bathroom/toilet 52 Sq M (560 Sq Ft)

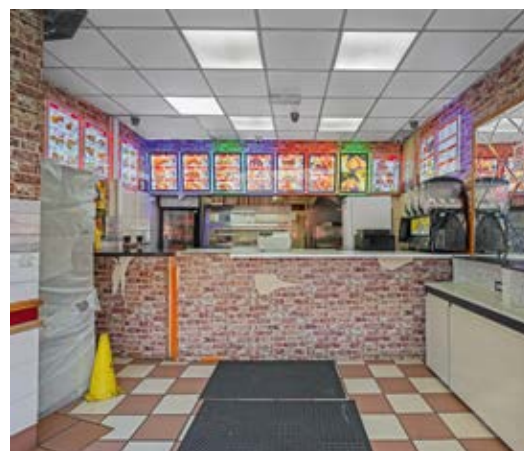
EPC Rating: Flat 62 - D
Flat 62A - C



LOT
39

388C OLD KENT ROAD, LONDON, SOUTHWARK SE1 5AA

GUIDE PRICE* £875,000 PLUS



FREEHOLD MIXED-USE PROPERTY COMPRISING THREE FLATS AND RETAIL UNIT PRODUCING £57,450 P.A. WITH ONE VACANT FLAT

LOCATION & DESCRIPTION

A substantial four story freehold property comprising a ground floor retail unit and 3x 1 bedroom flats situated on the ground, first and second floors.

The property is prominently situated on Old Kent Road, approximately two miles south-east of Central London. The surrounding area provides a wide range of shops, supermarkets, cafés and local amenities, with Burgess Park nearby.

Excellent bus services operate along Old Kent Road, providing connections towards Elephant & Castle, London Bridge, Peckham and Central London, while Bermondsey Underground and South Bermondsey railway stations are both approximately 0.9 miles away.

TENURE

Freehold

NOTE

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

PRODUCING £57,450 P.A. WITH ONE VACANT FLAT

ACCOMMODATION (AREAS FOR GUIDANCE ONLY)

Ground Floor: Retail unit with basement

First Floor: One bedroom flat

Second Floor: One bedroom flat

Third Floor: One bedroom flat

Total GIA: 2,499 sq ft (232.1 sq m)

TENANCY DETAILS

Retail Unit: Let on a 16 year lease dated 25.03.2024 at £24,750 p.a. with a rent review every 4 years.

Flat A: Let on an AST (now a Periodic Tenancy under the Renters' Rights Act 2025 at £1,500pcm (£18,000 p.a.)

Flat B: Let on an AST (now a Periodic Tenancy under the Renters' Rights Act 2025 at £1,225pcm (£14,700 p.a.)

Flat C: Currently vacant

JOINT AUCTIONEER

Eaton Green
Ref: Osman Cannur
020 7183 8887
osman.cannur@eatongreen.com



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E510004608

388C OLD KENT ROAD, LONDON, SOUTHWARK SE1 5AA

GUIDE PRICE* £875,000 PLUS





VACANT LEASEHOLD ONE BEDROOM GROUND FLOOR FLAT

LOCATION & DESCRIPTION

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

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

TENURE

Leasehold for a term of 125 years from 2026

NOTE

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

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

EPC Rating: C

ACCOMMODATION (Areas for guidance only)

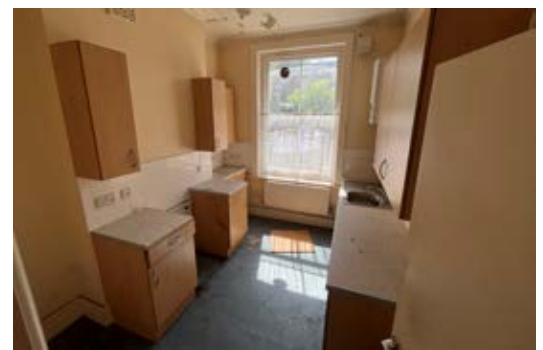
The property comprises:

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

OFFERED VACANT FOR MODERNISATION



NOT TO SCALE FOR INFORMATION ONLY © E5100004608



LOT
41

33 FORRESTERS DRIVE, WOOLWELL, PLYMOUTH, DEVON PL6 7QA

GUIDE PRICE* £130,000 PLUS



FREEHOLD VACANT SEMI-DETACHED PROPERTY

LOCATION & DESCRIPTION

Situated within the residential area of Woolwell, Plymouth is this two bedroom semi-detached property requiring updating throughout. Offered to auction with vacant possession, the property is well located close to local amenities, regular public transport links into Plymouth city centre, schooling and easy access to Dartmoor National Park.

The accommodation comprises of an entrance hall, sitting/dining room, kitchen, two bedrooms and a family bathroom. Externally, there is an attached single garage as well as front and rear gardens.

ACCOMMODATION (Areas for guidance only)

Ground Floor Entrance Hall, Kitchen, Sitting/Dining Room

First Floor Bedroom One, Bedroom Two, Bathroom

TENURE

Freehold

NOTE

Auction Surveyor: Olivia Boulting
Contact: 02076 374 000 / 07483731365
olivia.boulting@strettons.co.uk

JOINT AUCTIONEER

Lawson Property
01752 791333
plymouth@lawsonproperty.co.uk





FREEHOLD COMMERCIAL INVESTMENT CURRENTLY PRODUCING £25,000 P.A

LOCATION & DESCRIPTION

Three storey commercial freehold and adjoining land. The investment comprises ground and first floor commercial space.

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

LEASE DETAILS

The entire property is let on a single lease at a passing rent of £25,000 per annum exclusive. Let on a 15 year lease from the 13th September 2013, contracted inside the security of tenure provisions of the Landlord & Tenant Act 1954 Part II, expiring 12th September 2028.

NOTE

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

ACCOMMODATION

The accommodation comprises the following (NET INTERNAL AREAS):

Ground Floor: - 1,405 Sq Ft (130.6 Sq M)

First Floor: - 453 Sq Ft (42.1 Sq M)

Second Floor: - 338 Sq Ft (31.4 Sq M)

TOTAL NET INTERNAL AREA = 2,196 Sq Ft (204.1 Sq M)

TENURE

FREEHOLD

TENANCY DETAILS

Infinite Oasis is a well-established UK charity, registered since 1997. Its principal activity is supporting older and disabled people, including people living with dementia.

For the year ended March 2025, reported income was approximately £119,000, against expenditure of approximately £110,000, producing a modest operating surplus of around £9,500. This represents a year-on-year improvement. Approximately 62% of 2025 income, came from government contracts.

The Charity Commission records the charity as reporting on time and having policies covering financial reserves, internal financial controls, risk management, safeguarding and serious incident reporting. The charity is managed by a five-member management committee, with trustees appointed annually and subject to induction/training arrangements.

EPC Rating: Awaiting



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EST00004608

LOT
42

807 HIGH ROAD LEYTON, LEYTON, LONDON E10 7AA

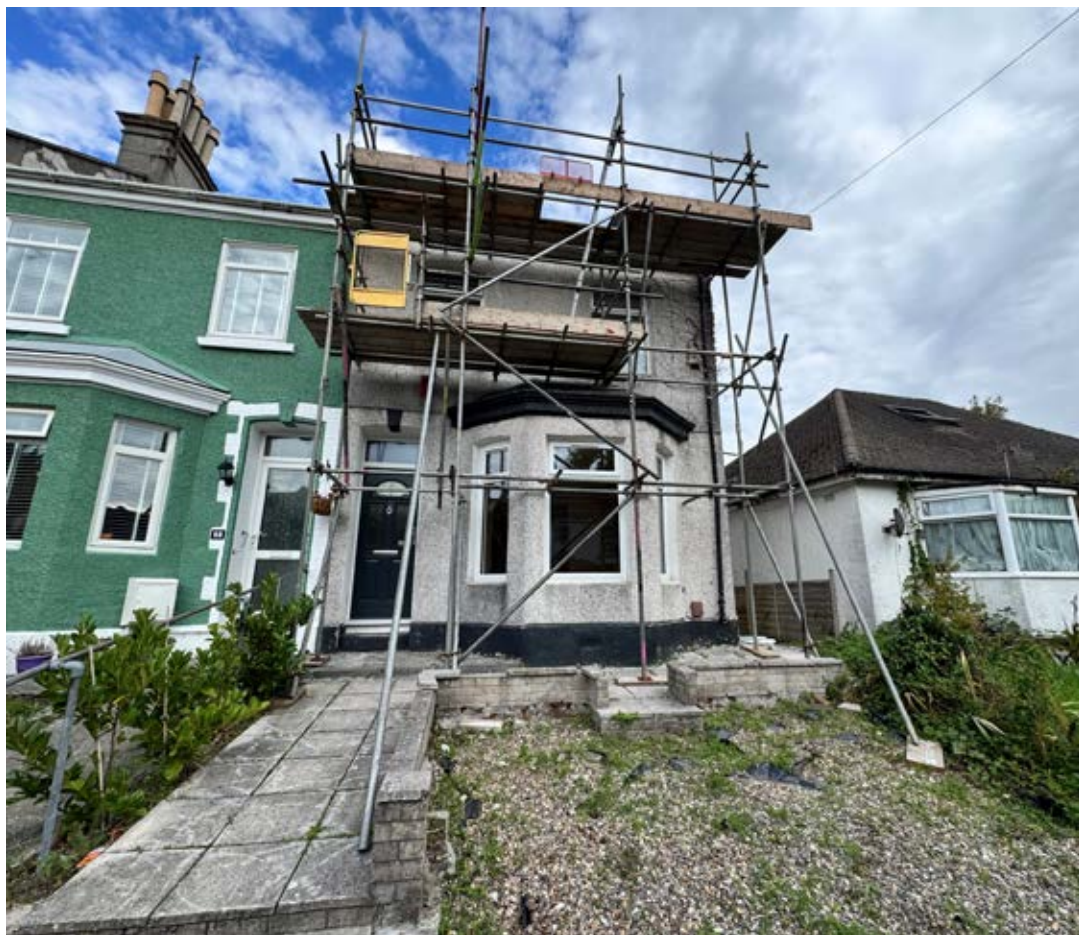
GUIDE PRICE* £410,000 PLUS



LOT
43

66 STUART ROAD, PLYMOUTH, DEVON PL1 5LW

GUIDE PRICE* £120,000 PLUS



FREEHOLD RESIDENTIAL PROPERTY

LOCATION & DESCRIPTION

Situated within the sought after residential area of Stoke, close to Plymouth city centre, parkland, schooling and regular public transport links, is this two double bedroom end of terrace property requiring some cosmetic updating.

The accommodation briefly comprises of an entrance hall, sitting room with an opening through to the dining room, fitted galley kitchen, utility area and a family bathroom. To the first floor, there are two double bedrooms and access to the loft. To the front of the property there is a low maintenance gravelled area whilst to the rear, there is an enclosed courtyard garden with raised patio.

ACCOMMODATION (Areas for guidance only)

Living Room 3.23m x 3.70m
Dining Room 2.77m x 3.19m
Kitchen 2.29m x 5.01m
Bathroom 2.06m x 1.68m
Bedroom One 4.74m x 3.23m
Bedroom Two 2.81m x 3.19m

TENURE

Freehold

EPC Rating: 46E

NOTE

Auction Surveyor: Olivia Boulting
 Contact: 020 3932 3904 / 07483731365
olivia.boulting@strettons.co.uk



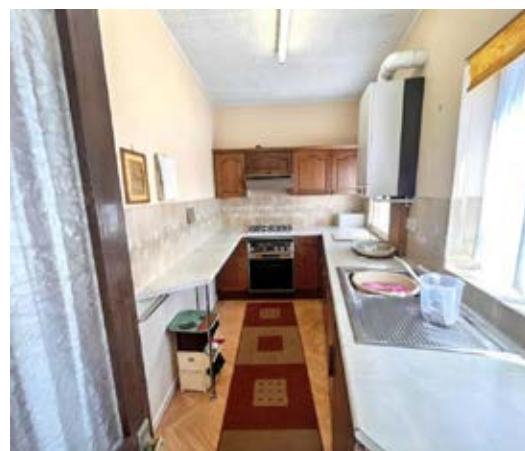
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LOT
44

7 MOOR VIEW, LAIRA, PLYMOUTH, DEVON PL3 6AS

GUIDE PRICE* £30,000 - £35,000



VACANT FREEHOLD END OF TERRACE PROPERTY

LOCATION & DESCRIPTION

Situated within the residential area of Laira, Plymouth, is this two bedroom end of terrace residence. The property requires modernisation and is being offered to auction with vacant possession. The accommodation briefly comprises on the ground floor of an entrance porch, two reception rooms and a fitted kitchen. To the first floor, there are two bedrooms, bathroom with three piece suite and store room. Externally, there are established gardens.

ACCOMMODATION

Ground floor Porch, two reception rooms, kitchen

First Floor Two bedrooms, bathroom and store room

TENURE

FREEHOLD

NOTE

Auction Surveyor: Olivia Boulting
Contact: 02076 374 000 / 07483731365

OFFERED VACANT FOR MODERNISATION





THREE STOREY FREEHOLD PART VACANT RESIDENTIAL INVESTMENT COMPRISING THREE FLATS PRODUCING £27,600 P.A.

LOCATION & DESCRIPTION

A well-located three-storey freehold property comprising three self-contained residential flats arranged over the first and second floors, together with a ground-floor commercial premises which has been sold off on a long leasehold interest.

The first floor comprises a one-bedroom flat and a two-bedroom flat, both of which are currently let and producing rental income. The second floor comprises a further one-bedroom flat, which is offered with vacant possession, providing an opportunity for either immediate occupation or re-letting.

The property occupies a prominent position within the popular Leytonstone area of East London, benefiting from an excellent range of local amenities including supermarkets, independent shops, cafés, restaurants and leisure facilities. Nearby green spaces include Wanstead Flats and Hollow Ponds, providing extensive open space and recreational opportunities.

Transport connections are particularly convenient, with Leytonstone Underground Station situated directly opposite the property. The Central Line provides fast and direct services towards Stratford, Liverpool Street, the City and Central London, making the location particularly attractive to both residents and investors.

ACCOMMODATION

First Floor Flat One Hallway, Reception Room, Kitchen, Two Bedrooms, Bathroom & Rear roof terrace

First Floor Flat Two Hallway, Reception Room, Kitchen, Bedroom, Bathroom

Second Floor Flat Entrance Hall, Landing, Hallway, Reception Room, Kitchen, Bedroom, Bathroom

TENANCY DETAILS

Ground Floor Shop Sold off on a long leasehold interest with 999 years granted from the 04.12.2026 at a peppercorn ground rent

First Floor Flat One Let to an individual on a Periodic Tenancy. Original tenancy was for 12 months from 29/10/2021 (holding over). Current rent £1,100 pcm

First Floor Flat Two Let to an individual on a Periodic Tenancy. Original tenancy was for 12 months from 29/10/2021 (holding over). Current rent £1,200 pcm

Second Floor Flat Vacant

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 Flat 1 or Flat 2.



LOT
45

33 CHURCH LANE, LONDON E11 1HG

GUIDE PRICE* £460,000 PLUS

FIRST FLOOR
611 sq ft. (56.8 sq.m.) approx.



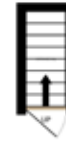
FLAT 1, 33 CHURCH LANE
TOTAL FLOOR AREA: 611 sq ft. (56.8 sq.m.) approx.
The above information is for guidance only and does not constitute an offer of a specific property. The actual property may vary from the above description. The above information is not to be relied upon for any purpose. The above information is not to be used for any purpose. The above information is not to be used for any purpose.

FIRST FLOOR
439 sq ft. (40.7 sq.m.) approx.

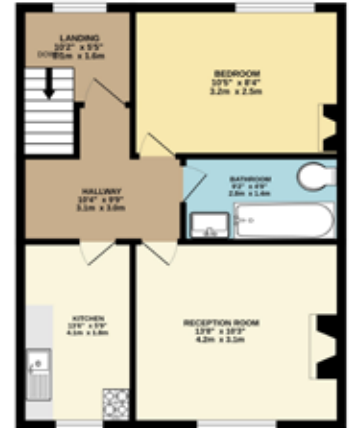


FLAT 2, 33 CHURCH LANE
TOTAL FLOOR AREA: 439 sq ft. (40.7 sq.m.) approx.
The above information is for guidance only and does not constitute an offer of a specific property. The actual property may vary from the above description. The above information is not to be relied upon for any purpose. The above information is not to be used for any purpose. The above information is not to be used for any purpose.

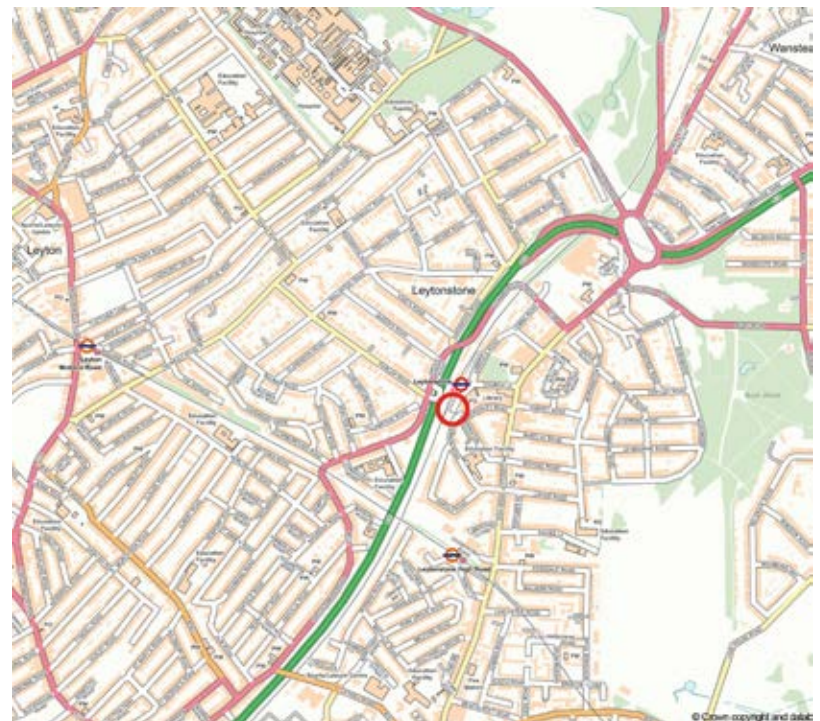
SECOND FLOOR
100 sq ft. (9.3 sq.m.) approx.



SECOND FLOOR
100 sq ft. (9.3 sq.m.) approx.



FLAT 3, 33 CHURCH LANE
TOTAL FLOOR AREA: 100 sq ft. (9.3 sq.m.) approx.
The above information is for guidance only and does not constitute an offer of a specific property. The actual property may vary from the above description. The above information is not to be relied upon for any purpose. The above information is not to be used for any purpose. The above information is not to be used for any purpose.

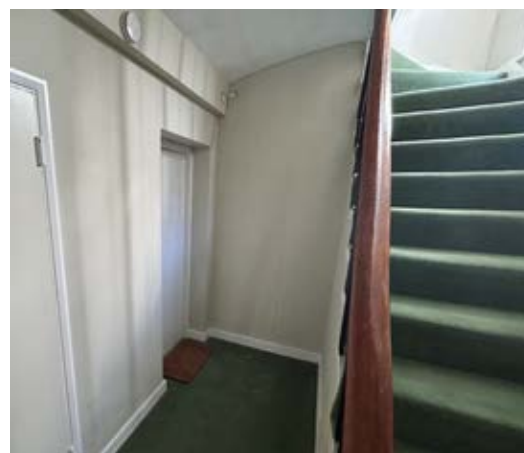


LOT
46

**FLAT B 157 PORCHESTER TERRACE NORTH,
BAYSWATER, LONDON W2 6BH**

**BY ORDER OF THE COURT OF
PROTECTION**

GUIDE PRICE* £250,000 PLUS



LONG LEASEHOLD VACANT LOWER GROUND STUDIO FLAT - PARTLY REFURBISHED

LOCATION & DESCRIPTION

Forming part of this attractive property and comprising a lower ground floor studio flat with a rear access leading onto communal gardens. Located within the Bayswater Conservation Area, just off Bishop's Bridge Road, close to a Waitrose supermarket and the shopping amenities on Westbourne Grove. Paddington station and Royal Oak underground station (Circle line and Hammersmith & City lines) are both within ½ mile.

ACCOMMODATION

Studio room, bathroom/toilet
Area: 312 sq ft (29 sq m) - Based on floor plan
Access to communal gardens

TENURE

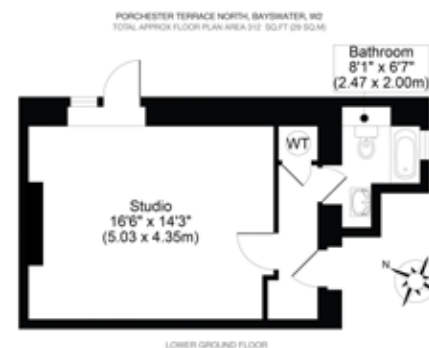
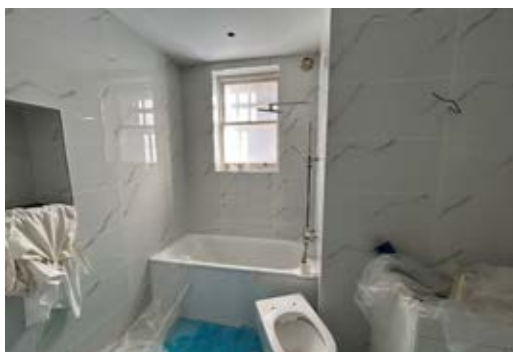
Long Leasehold - 999 years from 12.09.1983 at a fixed ground rent of £10 p.a.

NOTE

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

OFFERED VACANT - PARTLY REFURBISHED

EPC Rating: E



LOT
47

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

GUIDE PRICE* £165,000 PLUS



FREEHOLD VACANT THREE BEDROOM SEMI DETACHED HOUSE

LOCATION & DESCRIPTION

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

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

Fully furnished and ready to go, this cottage makes an ideal second home, remote working retreat, or holiday rental investment. Occupying a spectacular position with magnificent views, it comes complete with furniture, bedding an essentials for immediate use. The property has proven rental income potential, achieving around £100 a night on average and is ready for occasional or commercial letting from day one.

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

ACCOMMODATION

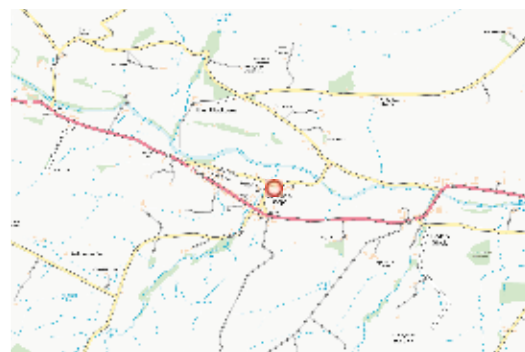
Whilst not internally inspected by Strettons, we understand that the property comprises the following:

Ground Floor

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

First Floor

Open plan Lounge/Kitchen/Diner



LOT

48

907 GREEN LANE, DAGENHAM, ESSEX RM8 1DH

GUIDE PRICE* £265,000 PLUS

FREEHOLD THREE BEDROOM TERRACE HOUSE PRODUCING £21,600 PER ANNUM

LOCATION & DESCRIPTION

The property is located on the north side of Green Lanes (A1083), 20m from its junction with Grafton Road, in a mixed residential and commercial area. Dagenham Heathway Tube Station (District Line) is one mile to the south, and Chadwell Heath Tube Station (Elizabeth Line) is 950m to the north west.

The property comprises a three bedroom terrace house, with yard to front and rear garden.

TENURE

Freehold

TENANCY DETAILS

Let on an Assured Shorthold Tenancy (AST) for 12 months at £21,600 per annum (£1,800pcm). Expiry 3rd September 2025 (Holding Over)

NOTE

1. Internal pictures provided by vendor.

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

EPC Rating: D

ACCOMMODATION (Measurements based on EPC)

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

Ground Floor: Dining area, lounge, kitchen, utility room and bathroom/toilet

First Floor: Three bedrooms.

Total: 77 Sq M (829 Sq Ft)

PRODUCING £21,600 PER ANNUM



NOT TO SCALE FOR INFORMATION ONLY © E5100004608



LOT
49

124A CROFTON ROAD, LONDON SE5 8NA

GUIDE PRICE* £550,000 PLUS

BY ORDER OF FIXED CHARGE
RECEIVERS



LEASEHOLD VACANT THREE BEDROOM FLAT

LOCATION & DESCRIPTION

The property is located at the south end of Crofton Road, 20m from the junction with Lyndhurst Grove in a residential area. Peckham Rye Over Ground Station (Southern Line), is 600m to the east and Denmark Hill Station (Thameslink Line) is 700m to the west. East Dulwich is 900m to the south.

The property comprises a three bedroom flat over first and second floors, that is in need of modernisation.

TENURE

Leasehold for a term of 99 years from 8th August 2014 (87 years remaining)

NOTE

1. The property is in need of refurbishment.
2. Areas are for guidance only.
3. Some photos have been provided by the vendor.

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

THREE BEDROOM VACANT FLAT IN NEED OF MODERNISATION

EPC Rating: D

ACCOMMODATION (Areas for guidance only)

The property comprises :

Ground Floor: Hallway

First Floor: One bedroom, lounge, kitchen and toilet

Second Floor: Two bedrooms, bathroom/toilet

Total: 113 Sq M (1,218 Sq Ft)



NOT TO SCALE FOR INFORMATION ONLY © ES100004608

11-12 ROBERTSON STREET, HASTINGS, EAST SUSSEX TN34 1HL

GUIDE PRICE* £240,000 PLUS



FREEHOLD VACANT DOUBLE SHOP & UPPER PART

LOCATION & DESCRIPTION

A double-fronted property comprising a ground floor former restaurant with ancillary accommodation arranged over basement, ground and 3 upper floors including staff accommodation on the third floor. Located in the heart of the town centre on this pedestrianised retail throughfare, within a conservation area, near to the busy intersection with Havelock Road/Queens Road, close to the seafront and other tourist attractions including Hastings Castle. Hastings station is within about 1/3 mile.

ACCOMMODATION (measurements from Joint Auctioneer)

Ground Floor: 1,914 sq ft (177.8 sq m)
Basement: 1,136 sq ft (105.5 sq m)
First Floor: 1,673 sq ft (155.4 sq m)
Second Floor: 1,673 (155.4 sq m)
Third Floor: 534 sq ft (49.6 sq m)

TENURE

Freehold

EPC Rating: C

NOTE

1. The seller has received an informal notice from Hastings Borough Council regarding the external appearance - Please refer to the legal pack.

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

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

JOINT AUCTIONEER

Dyer + Hobbis
 Ref: Alex Hobbis
 01424 423626
 ahobbis@dyerandhobbis.com





VACANT LEASEHOLD FIRST FLOOR ONE BEDROOM FLAT

LOCATION & DESCRIPTION

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

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

TENURE

Leasehold for a term of 125 years from 2026

NOTE

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

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

EPC Rating: D

ACCOMMODATION (Areas for guidance only)

The property comprises:

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

OFFERED VACANT FOR MODERNISATION



NOT TO SCALE FOR INFORMATION ONLY © ES100004608



LOT
52

101 WINCHESTER ROAD, EDMONTON, LONDON N9 9EY

GUIDE PRICE* £375,000 PLUS



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

LOCATION & DESCRIPTION

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

Located in the heart of the London Borough of Enfield, Edmonton Green is a well-established district centre offering a diverse blend of retail, residential, and community amenities. Situated approximately 8 miles north of Central London, Edmonton Green benefits from excellent transport connectivity, including Edmonton Green Station (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.

TENURE

FREEHOLD

PLANNING

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

ACCOMMODATION

The accommodation comprises the following:

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

First Floor: - Two rooms, kitchen and toilet.

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

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

NOTE

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

OFFERED VACANT



NOT TO SCALE FOR INFORMATION ONLY ©
ES10004608

LOT
52

101 WINCHESTER ROAD, EDMONTON, LONDON N9 9EY

GUIDE PRICE* £375,000 PLUS



LOT
53

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

GUIDE PRICE* £900,000 PLUS



FREEHOLD VACANT FORMER CARE HOME WITH 20 ROOMS AND STAFF FLAT

LOCATION & DESCRIPTION

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

NOTE

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

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

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

ACCOMMODATION (MEASUREMENTS BASED ON EPC)

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

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

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

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

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

EPC Rating: B



NOT TO SCALE FOR INFORMATION ONLY ©
ES10004608

LOT
53

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

GUIDE PRICE* £900,000 PLUS



LOT
54

29 OAKWOOD CLOSE, SOUTHGATE, LONDON N14 4JY

GUIDE PRICE* £220,000 PLUS



VACANT LEASEHOLD TWO BEDROOM GROUND FLOOR FLAT WITH GARAGE

LOCATION & DESCRIPTION

A vacant two bedroom ground floor flat with access to garden and garage. The property is situated in a quiet residential cul de sac within approximately half a mile to both Southgate and Oakwood Underground Station (Piccadilly line) giving easy access to central London. Also, close a short walk to Southgate High Street with its range of shops, restaurants, and amenities.

ACCOMMODATION

The accommodation comprises the following:

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

Exterior: Garden area and garage.

TENURE

Leasehold - A term of 125 years from 25/12/1972 (approximately 45 years unexpired).

NOTE

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

OFFERED VACANT

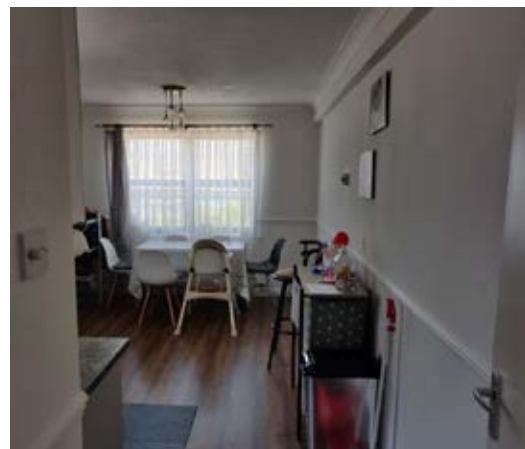
EPC Rating: Awaiting



LOT
55

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

GUIDE PRICE* £190,000 PLUS



**LONG LEASEHOLD RESIDENTIAL INVESTMENT - TWO BEDROOM
FIRST FLOOR FLAT PRODUCING £19,800 P.A.**

LOCATION & DESCRIPTION

A tenanted 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.

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

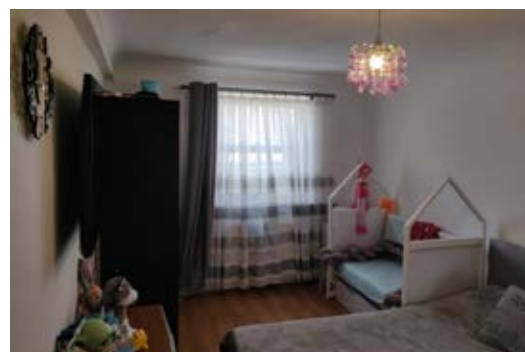
**Let on an Assured Periodic Tenancy
Agreement from 29th August 2026 at £1,650
pcm.**

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.

EPC Rating: C



GUIDE PRICE* £800,000 PLUS



FREEHOLD VACANT SITE WITH PLANNING PERMISSION FOR A DRIVE-THRU RESTAURANT

LOCATION & DESCRIPTION

An advertising site occupying a prominent position overlooking the "Jumpers Roundabout" on the A35 Barrack Road, adjacent to an Esso & Tesco Express and within 1½ miles of Christchurch station and the town centre. Christchurch lies about 5 miles of Bournemouth.

ACCOMMODATION

Formerly 6 x 48 & 1 x 96 sheet advert hoardings

SITE AREA (FROM DIGITAL MAPPING)

26,582 sq ft (2,469 sq m) (0.61 Acre)

PLANNING

Planning GRANTED by appeal on 20.05.2024 (Ref: 8/23/0294/OUT) for the erection of a drive-thru restaurant, selling food and drink for consumption on and off the premises (sui generis). Plans show a GIA of 2,016 sq ft (187 sq m). Development includes an EV Charging Hub for 12 cars. Approval of Reserved Matters was given by BCP Council on 04.07.2025 (Ref: P/25/00142/RM).

NOTE

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

OFFERED VACANT WITH PLANNING



LOT
56

LAND AT THE GROVE & BARRACK ROAD, JUMPERS ROUNABOUT, CHRISTCHURCH BH23 2AY

GUIDE PRICE* £800,000 PLUS





FREEHOLD VACANT FORMER MINI-CAB OFFICE WITH DEVELOPMENT POTENTIAL

LOCATION & DESCRIPTION

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

ACCOMMODATION

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

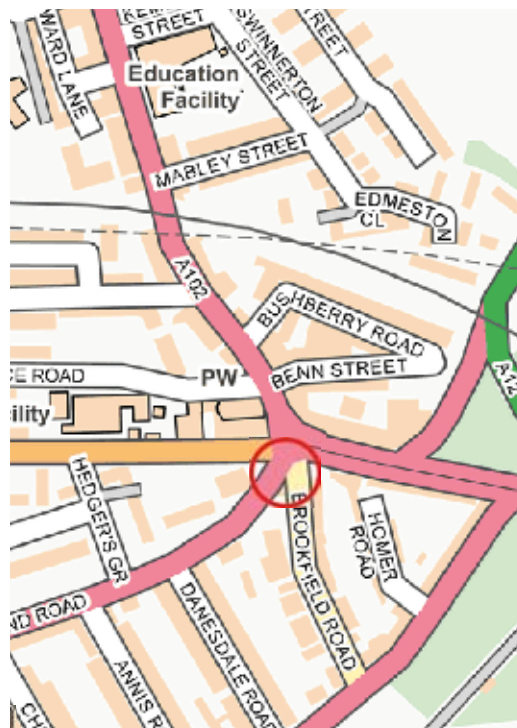
The VOA website describes the property as a shop, No 35 with a floor area of 15.1 sq m (162 sq ft).

NOTE

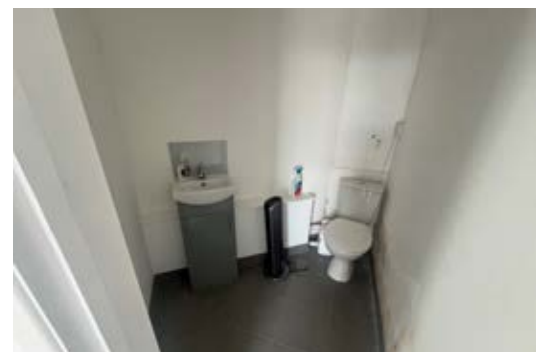
Auction Surveyor: Michael Mercer
020 8509 4406 michael.mercer@strettons.co.uk

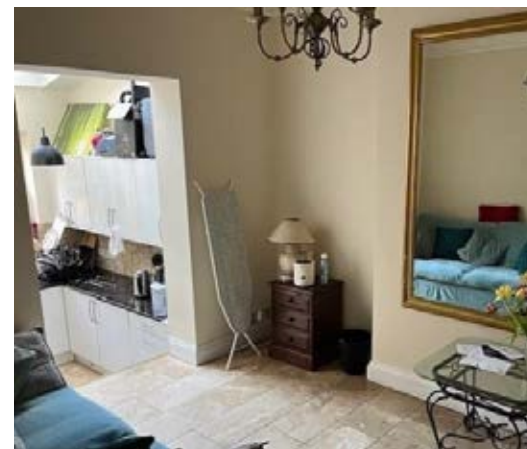
OFFERED VACANT AND WITH POTENTIAL FOR NUMEROUS USES PLUS SOME DEVELOPMENT POTENTIAL SUBJECT TO CONSENTS.

EPC Rating: E



NOT TO SCALE FOR INFORMATION ONLY@ E5100004608





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

LOCATION & DESCRIPTION

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

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

TENANCY DETAILS

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

NOTE

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

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

PRODUCING EQUIVALENT TO £66,000 P.A.

EPC Rating: C

ACCOMMODATION (Details from valuation report)

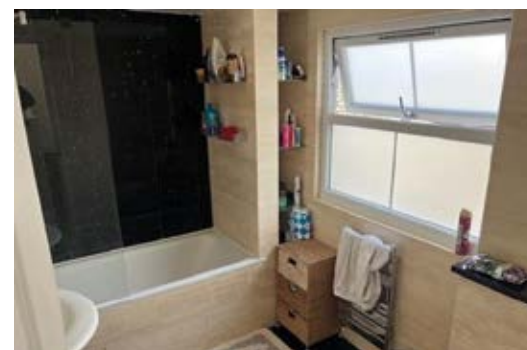
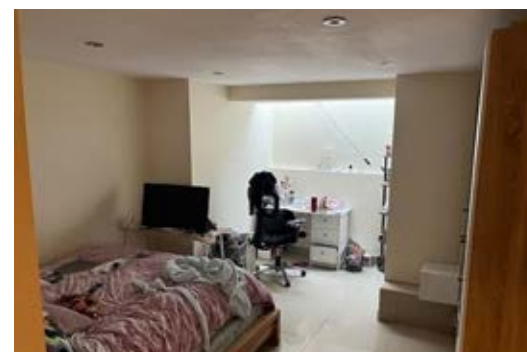
Basement: 1 Bedroom with en-suite (334 sq ft / 31.04 sq m)

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

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

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

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



LOT
59

89-91 OLD CHURCH ROAD, CHINGFORD, LONDON E4 6ST

GUIDE PRICE* £600,000 PLUS



FREEHOLD VACANT DOUBLE-FRONTED RESTAURANT & SELF-CONTAINED THREE BED FLAT

LOCATION & DESCRIPTION

A ground floor restaurant with separate front access to a self-contained flat above. Located within this busy town centre, amongst a variety of multiple retailers including Costa, Specsavers, Ladbroke's and Domino's. Chingford lies about 11 miles north of Central London.

ACCOMMODATION (Based on VOA website)

Ground Floor: 1,701 sq ft (158.1 sq m)

First Floor Flat: 3 bedrooms, living room, kitchen, shower/wc, separate toilet

Measurement based on EPC: 1,012 sq ft (94 sq m)

TENURE

Freehold

NOTE

Auction Surveyor: Robert Woolfe

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

OFFERED VACANT

EPC Rating: Restaurant = B Flat = E

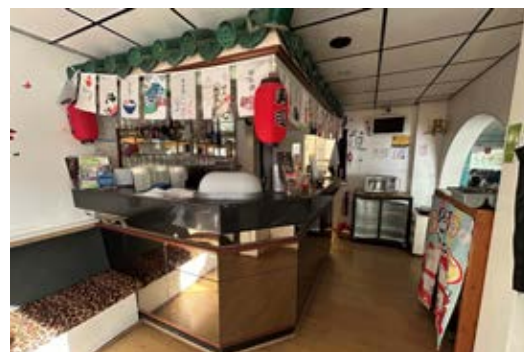
JOINT AUCTIONEER

Adam Stein & Co

020 8989 8313

als@adamsteinandco.co.uk

Ref: Adam Stein



LOT
60

392A OAKLEIGH ROAD NORTH, WHETSTONE, LONDON N20 0SP

GUIDE PRICE* £275,000 PLUS



SHARE OF FREEHOLD - VACANT THREE BEDROOM SPLIT LEVEL FLAT

LOCATION & DESCRIPTION

A vacant three bedroom split level flat situated on the first and second floors within approximately a mile of choice of stations, New Southgate Overground Station and Arnos Grove underground Station (Piccadilly Line Station) giving easy access to Central London & all Heathrow Terminal and other Railway connectivity.

ACCOMMODATION

The accommodation comprises the following:

First Floor: Living room, bedroom, fitted kitchen and bathroom with toilet.

Second Floor: Two bedrooms.

Off Street Parking space to rear of the property

TENURE

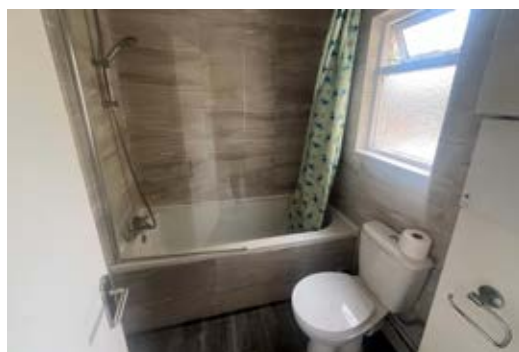
Leasehold - A term of 125 years from 25/12/1996 (approximately 96 years unexpired). With Share of Freehold.

NOTE

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

OFFERED VACANT

EPC Rating: D



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

GUIDE PRICE* £350,000 PLUS



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

LOCATION & DESCRIPTION

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

ACCOMMODATION

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

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

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

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

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

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

EPC Rating: Public House = C
Flat above = Waiting

NOTE

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

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

OFFERED VACANT



LOT
62

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

GUIDE PRICE* £400,000 PLUS



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

LOCATION & DESCRIPTION

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

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

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

PLANNING

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

VACANT PLOT WITH PLANNING PERMISSION.

NOTE

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

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





VACANT FREEHOLD THREE STOREY RESIDENTIAL PROPERTY

NOTE

Auction Surveyor: Olivia Boulting
Contact: 02076 374 000 / 07483731365
olivia.boulting@strettons.co.uk

LOCATION & DESCRIPTION

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

ACCOMMODATION

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

TENURE

FREEHOLD

OFFERED VACANT FOR MODERNISATION



NOT TO SCALE FOR INFORMATION ONLY ©
E510004608

LOT
64

**FLAT 22 SWAN COURT, HIGH ROAD,
WHETSTONE, LONDON N20 0PS**

GUIDE PRICE* £185,000 PLUS



VACANT LEASEHOLD - SECOND FLOOR ONE BEDROOM FLAT

LOCATION & DESCRIPTION

A vacant one bedroom flat situated on the top floor of this purpose built block adjacent to Swan Lane Park. The property is located just 0.5 miles from Totteridge and Whetstone underground station (Northern Line) and a short walk to local shops, bars and restaurants on Whetstone High Road.

ACCOMMODATION

The accommodation comprises the following:

Second Floor Flat: Living room, bedroom with built in wardrobes, fitted kitchen and bathroom with toilet.

TENURE

Leasehold - A term of 125 years from 01/01/1985 (approximately 83 years unexpired).

NOTE

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

OFFERED VACANT

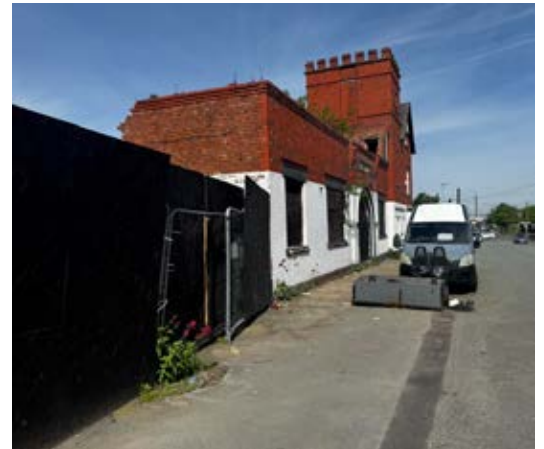
EPC Rating: D



LOT
65

**FORMER TOP TEN BINGO, 126 DINGLE LANE,
WINSFORD, CHESHIRE WEST AND CHESTER CW7 1AB**

GUIDE PRICE* £590,000 PLUS



**FORMER TOP TEN BINGO SITE AND CAR PARK WITH PLANNING FOR
42 ONE BEDROOM APARTMENTS ON A SITE OF 0.54 ACRES WITH
PARKING**

LOCATION & DESCRIPTION

The property is located on Dingle Lane in the town of Winsford, and can be reached via the High Road (A54) which is 200m to the north and the M6 Motorway (Junction 18), which is 6 miles to the east. Crewe is 6 miles to the south, Manchester is 22 miles to the north east, and Liverpool is 23 miles to the north west. The property is located 600m to west of the River Weaver, in a mixed residential and commercial area.

The property which was formally the Winsford Drill Hall, which caught fire on 7th February 2021. It now comprises part of the facade onto Dingle Lane, the site of 0.54 acres. Part of the site is owned on a 125 year long leasehold interest.

NOTE

1. Photos and details have been provide by vendor.
2. The yellow area in the OS Map is freehold & the grey area is the leasehold Council Car Park.

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

**DEVELOPMENT OPPORTUNITY OFFERED
VACANT**

TENURE

Freehold and leasehold 125 years of Council Car Park from 16/10/2020 (approximately 119 years unexpired).

PLANNING

REF - 19/02333/FUL - Dated 21st April 2023 - Retention and reuse of the front building and the redevelopment of the remainder of the site to create 42 one bedroom apartments (12 Retirement Apartments on ground floor), 42 car parking spaces (4 disabled), cycling spaces, bin storage and recycling facilities (Cheshire West & Cheshire Council - www.cheshirewestandcheshire.gov.uk)

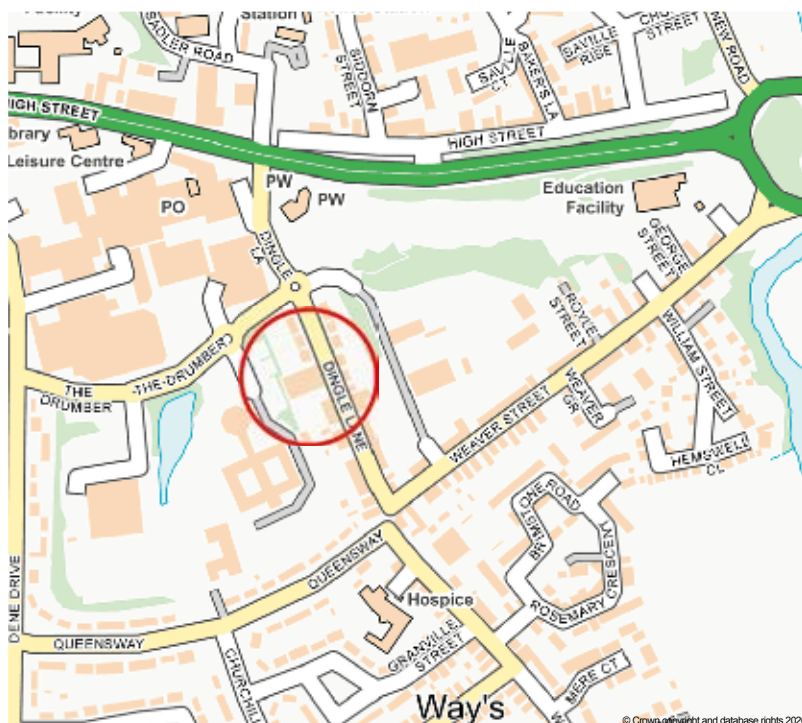
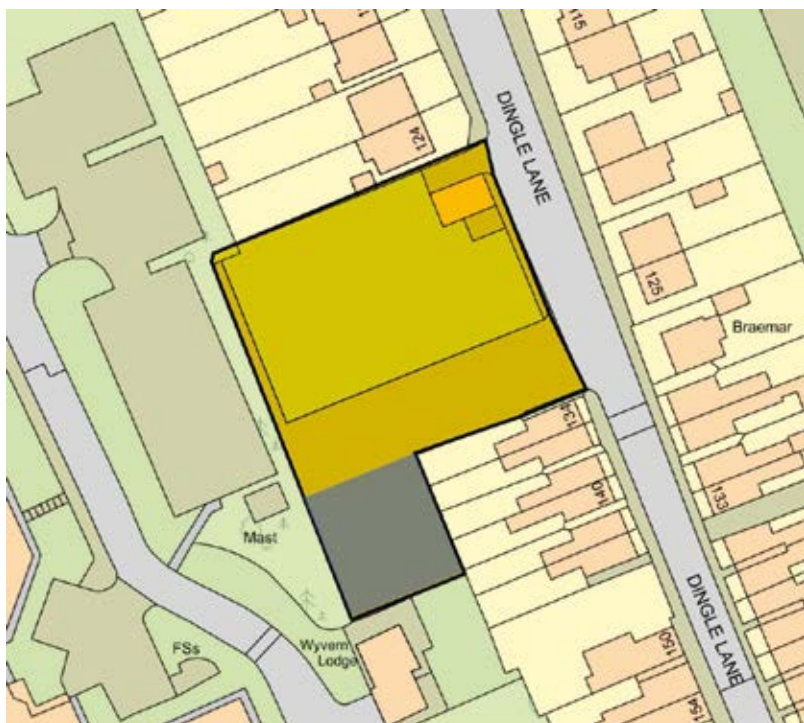
All developer contributions removed – reduced from £148,000 to zero
Community Infrastructure Levy (CIL) – zero
Affordable housing contribution – zero
Clean title secured for the site
Asset of Community Value designation removed
Mobile mast removed and relocated
Secured a 125-year lease on the council-owned 16-space section of the car park (approximately 119 years unexpired).
Section 278 agreement – waived
Section 106 agreement – waived



LOT
65

FORMER TOP TEN BINGO, 126 DINGLE LANE,
WINSFORD, CHESHIRE WEST AND CHESTER CW7 1AB

GUIDE PRICE* £590,000 PLUS



LOT
66

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

GUIDE PRICE* £650,000 PLUS

BY ORDER OF FIXED CHARGE
RECEIVERS



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

LOCATION & DESCRIPTION

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

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

SITE AREA (from digital mapping)

1/3 acre

TENANCY DETAILS

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

NOTE

1. The property has not been inspected by Strettons

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

PRODUCING EQUIVALENT TO £42,000 P.A.

ACCOMMODATION (Details from valuation report)

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

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

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

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

EPC Rating: C



LOT
67

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

GUIDE PRICE* £195,000 PLUS



LONG LEASEHOLD - VACANT ONE BEDROOM THIRD FLOOR FLAT

LOCATION & DESCRIPTION

A vacant one bedroom, third floor apartment situated on Graham Street, in heart of Angel near to Regents Canal.

Graham Street is less half a mile from Angel underground station (Northern Line) and the vast range of shops, bars and restaurants along Upper Street. Shoreditch is also within easy reach.

ACCOMMODATION

The accommodation comprises the following:

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

TENURE

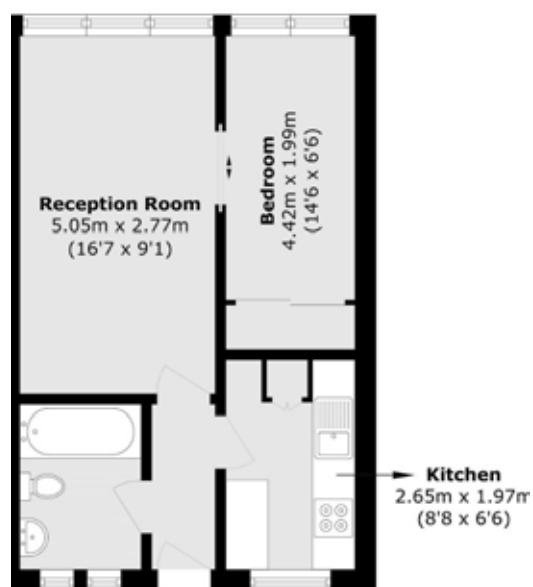
Long Leasehold - A term of 125 years from 24/06/1985 (approximately 83 years unexpired).

NOTE

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

OFFERED VACANT

EPC Rating: D



LOT

68

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

GUIDE PRICE* £120,000 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



NOT TO SCALE FOR INFORMATION ONLY ©
ES10004608

LOT
69

1 HIGH STREET, SNAITH, GOOLE DN14 9HF

GUIDE PRICE* £275,000 PLUS



FREEHOLD VACANT SHOP & 2 BEDROOM FLAT

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 was understood to be previously split into four different uses; the ground floor comprised 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.

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

TENURE

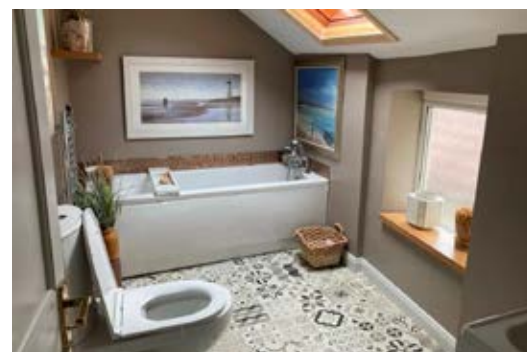
Freehold

NOTE

1. Details of the layout and uses are taken from when the property was fully let and in-use. As the property is now vacant, this may now differ.

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

OFFERED VACANT



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

GUIDE PRICE* £330,000 PLUS



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

LOCATION & DESCRIPTION

The property comprises a well-presented and versatile office space that has been thoughtfully configured to provide three private offices, each benefiting from its own separate entrance, together with an additional open-plan co-working area.

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

The property is offered for sale with a range of fixtures, furniture and equipment included. The included items comprise approximately 15 Herman Miller office chairs, 15 office pedestals, fitted worktops and a phone pod. The seller has confirmed that the building has an EWS1 rating of A1 and that the service charge contributions have not increased during the past three years.

NOTE

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

ACCOMMODATION

Unit A

* Dimensions: 4.65m x 5.0m
* Approximate size: 23 sqm / 250 sqft

Unit B

* Dimensions: 5.15m x 7.6m
* Approximate size: 39 sqm / 420 sqft

Unit C

* Dimensions: 2.9m x 7.6m
* Approximate size: 22 sqm / 235 sqft

Unit D

* Dimensions: 2.9m x 2.4m
* Approximate size: 7 sqm / 75 sqft

TENANCY DETAILS

Unit A Current rent: £1,000 pcm

Unit B Current rent: £1,650 pcm (includes use of Unit C)

Unit C Current rent: £250 pcm

Unit D Current rent: £350 pcm

Virtual Office Arrangement

Fixed fee of £150 pcm

£3 per registered client

Currently 50 clients as at 31 July 2026, generating a further £150 pcm

Total Current Income

Office rental income: £3,250 pcm

Virtual Office income: £300 pcm

Total current income: £3,550 pcm / £42,600 per annum

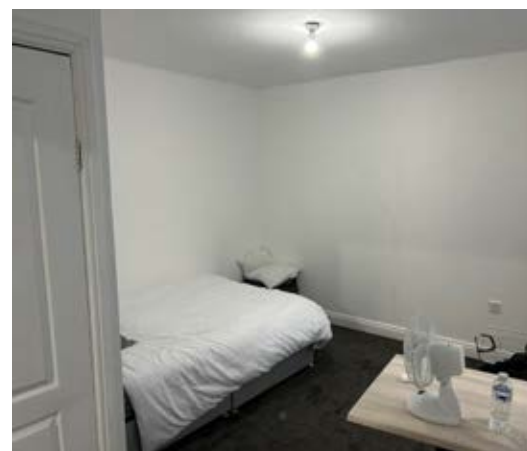
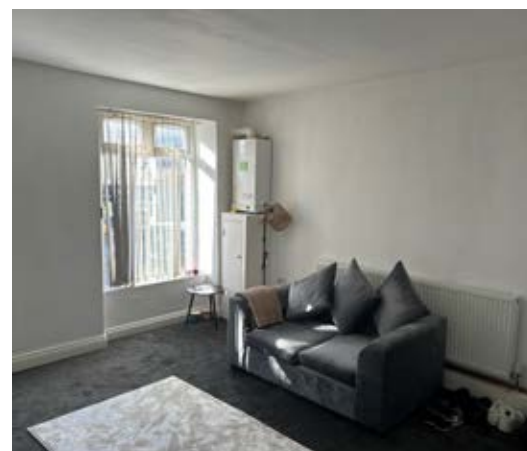


NOT TO SCALE FOR INFORMATION ONLY ©
E310004608

LOT
71

32 CROWN STREET, HALIFAX, WEST YORKSHIRE HX1 1TT

GUIDE PRICE* £125,000 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
72

1 EXETER STREET, NORTH TAWTON, DEVON EX20 2HB

GUIDE PRICE* £180,000 - £200,000



FREEHOLD MIXED-USE INVESTMENT OPPORTUNITY

LOCATION & DESCRIPTION

Situated within West Devon, in the historic market town of 'North Tawton', is this substantial freehold property being offered as an ongoing investment opportunity with tenants in situ. The property comprises of a ground floor commercial premises, a self-contained two bedroom maisonette, a two bedroom top floor apartment and two x one bedroom apartments. Externally, there is a rear passageway with storage. The property is let on Assured Periodic Tenancies and produces a gross income of £29,800PA.

ACCOMMODATION

Maisonette: Entrance hall, kitchen/diner, sitting room, bathroom, two bedrooms and external area.

Top Floor (2 Bed): Open plan kitchen/living/dining room, two double bedrooms and family bathroom.

Top Floor (1 Bed): Open plan kitchen/living/dining room, one double bedroom and a family bathroom.

1st Floor (1 Bed): Please note, accommodation has not been inspected by our surveyor.

TENURE

Freehold

PRODUCING £29,800 P.A.

TENANCY DETAILS

Maisonette & Commercial Unit: £850pcm

Top Floor Flat (2 bed): £600pcm

Top Floor Flat (1 bed): £500pcm

First Floor Flat (1 bed): £450pcm

Total £29,800PA

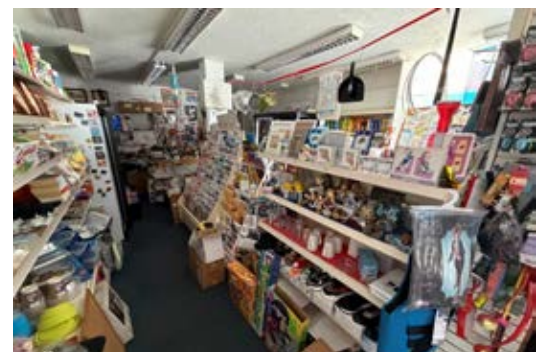
NOTE

Auction Surveyor: Olivia Boulting
Contact: 020 3932 3904 / 07483731365
olivia.boulting@strettons.co.uk

JOINT AUCTIONEER

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

Shobrook & Co.
BRIGHTON & HOVE



LOT
73

227 HERTFORD ROAD, EDMONTON, ENFIELD N9 7ER

GUIDE PRICE* £600,000 PLUS



FREEHOLD MIXED-USE COMMERCIAL & RESIDENTIAL PROPERTY PROD. £55,200 P.A.

LOCATION & DESCRIPTION

A three story Freehold property in Edmonton, North London comprising of a ground floor chicken shop, which has had the same owners since 1999 as well as two self-contained flats, a 1 bed to the rear of the ground floor & a two bed spanning the first and second floors (both currently let).

Located approximately 1/2 mile from Edmonton Green shopping centre which offers 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 which offers direct access into Liverpool Street as well as Seven Sisters (Victoria Line), and numerous bus routes serving the surrounding area.

TENURE

Freehold

NOTE

Auction Surveyor: Stuart Mackay
Contact: 0208 509 4447 / 07928 456 982
stuart.mackay@strettons.co.uk

PRODUCING £55,200 P.A.

ACCOMMODATION (Areas for guidance only)

Ground Floor: Retail Unit & one bedroom flat

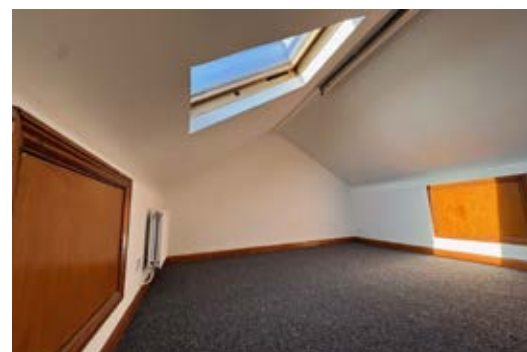
First & Second Floors: Three bedroom flat

TENANCY DETAILS

Ground Floor Retail Unit: Let on a 15 year lease dated 08.02.2018 at £18,000 p.a. with a rent review every 5 years.

One Bedroom Flat: Let on an AST (now a Periodic Tenancy under the Renters' Rights Act 2025) at £1,350pcm (£16,200 p.a.)

Three Bedroom Flat: Let on an AST (now a Periodic Tenancy under the Renters' Rights Act 2025) at £1,750pcm (£21,000 p.a.)



LOT
74

96 ROMAN ROAD, BETHNAL GREEN, LONDON E2 0PG

GUIDE PRICE* £225,000 PLUS



**LONG LEASEHOLD COMMERCIAL
INVESTMENT PRODUCING
£22,500 P.A.**

LOCATION & DESCRIPTION

A ground floor retail unit currently let to a butchers situated on Roman Road in Bethnal Green, forming part of an established parade. The surrounding area comprises a mix of retail, commercial and residential uses, with Bethnal Green Underground Station (Central Line) approximately 1/3 miles away, providing convenient access to the City and Central London.

ACCOMMODATION (Based on VOA website)

Ground Floor: 677 sq ft (62.9 sq m)

TENURE

A Long Leasehold interest of 125 years from London Borough of Tower Hamlets, granted 25/12/1988 at a peppercorn.

TENANCY DETAILS

The current occupier, Mr Bulls Butchers, occupies under a periodic commercial licence, with the current rent being £22,500 p.a.

NOTE

Contact: Stuart Mackay / Jon Morell
07928 456 982 / 07957 454 987
stuart.mackay@strettons.co.uk /
jon.morell@strettons.co.uk

PRODUCING £22,500 P.A.



100

AUCTION 29 October 2026
ENQUIRIES 020 7637 4000

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

STRETTONS
EST. 1931

LOT
75

**17 BROOKSIDE, WAPPENHAM,
TOWCESTER, NORTHAMPTONSHIRE NN12 8SS**

GUIDE PRICE* £320,000 PLUS

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



FREEHOLD 5 BEDROOM DETACHED HOUSE WITH ANNEXE

LOCATION & DESCRIPTION

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

ACCOMMODATION (Details from valuation report)

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

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

Garage: Used as a domestic work shop

TENANCY DETAILS

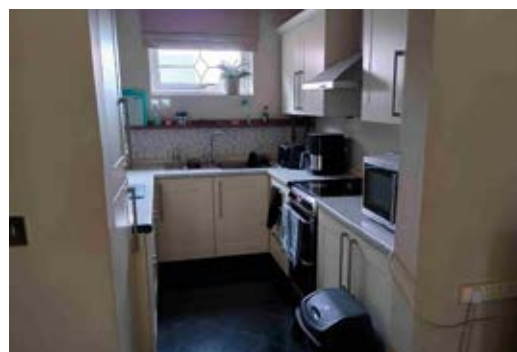
Let on an AST for 1 year dated 28th January 2025 at a rent of £2,000 pcm (£24,000 p.a.)

NOTE

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

PRODUCING EQUIVALENT TO £24,000 P.A.

EPC Rating: D



LOT
76

9 BANK STREET, BRAINTREE, ESSEX CM7 1UG

GUIDE PRICE* £410,000 PLUS



FREEHOLD COMMERCIAL PROPERTY

LOCATION & DESCRIPTION

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

ACCOMMODATION

Ground Floor: Retail Unit

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

Second Floor: Two offices

LEASE DETAILS

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

NOTE

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

PRODUCING £20,000 P.A. WITH SIX VACANT OFFICE STUDIOS.



LOT
77

39 HIGHBRIDGE STREET, WALTHAM ABBEY, ESSEX EN9 1BD

GUIDE PRICE* £135,000 PLUS



VACANT LONG LEASEHOLD GROUND FLOOR COMMERCIAL PROPERTY

LOCATION & DESCRIPTION

A ground floor commercial premises, prominently positioned on the established Highbridge Street parade in the historic market town of Waltham Abbey. The surrounding area is home to a diverse range of independent and established occupiers including estate agents, florists, restaurants and professional services, providing excellent footfall and a thriving business environment.

ACCOMMODATION (Details provided by Joint Auctioneer)

Ground Floor: Retail Unit 1046 sq ft (97.2 sq m)

TENURE

Leasehold - 125 years from 2005 (approximately 104 years remaining) with a ground rent of £150 p.a.

NOTE

Auction Surveyor: Stuart Mackay
Contact: 0208 509 4447 / 07928 456 982
stuart.mackay@strettons.co.uk

OFFERED VACANT

JOINT AUCTIONEER

Duncan Phillips
Contact: Adil 0208 530 9778
adil@duncanphillips.co.uk



LOT
78

SPHERE APARTMENTS, 25 ST PAULS WAY, LONDON, TOWER HAMLETS E3 4YE

GUIDE PRICE* £40,000 PLUS



FREEHOLD GROUND RENT INVESTMENT PROD. £4,900 P.A.

LOCATION & DESCRIPTION

A freehold block comprising of 12 flats arranged over 6 stories producing a ground rent income of £4,900 p.a.

Sphere Apartments is situated on St Paul's Way in Mile End, East London, close to a range of local shops & amenities. Mile End Underground Station (Central, District and Hammersmith & City lines) and Limehouse Station are approximately half a mile away, providing convenient connections to the City, Canary Wharf and wider London.

LEASE DETAILS

12 Flats all sold off on long leaseholds of 150 years from 01.02.2017.

7 flats have a ground rent of £450 p.a.

5 flats have a ground rent of £350 p.a.

Each ground rent is subject to review every 21 years based on RPI.

Air space sold off on a 999 year lease from 01.02.2022 at a peppercorn.

NOTE

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

PRODUCING £4,900 P.A.



LOT
79

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

GUIDE PRICE* £9,000 - £10,000



TWO VACANT FORMER TELEPHONE KIOSKS - POTENTIAL FOR ALTERNATIVE USES

LOCATION & DESCRIPTION

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

ACCOMMODATION

2 x K6 Telephone Kiosks

PLANNING

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

NOTE

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

Auction Surveyor: Robert Woolfe

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

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



LOT
80

116 SHIRLEY ROAD,
SOUTHAMPTON, HAMPSHIRE SO15 3FD

GUIDE PRICE* £175,000 PLUS

BY ORDER OF JOINT LPA
RECEIVERS



area 109.8 m² (1,181 sq.ft.) approx

FREEHOLD VACANT THREE BEDROOM SEMI-DETACHED HOUSE FOR MODERNISATION

LOCATION & DESCRIPTION

A two storey, semi-detached house area south of Shirley High Street, about ¾ mile from Southampton Central station and within 1½ miles of Southampton city centre. Southampton is a popular coastal city with good road access via the M27.

ACCOMMODATION

Ground Floor: 2 rooms, kitchen, shower room/toilet

First Floor: 3 bedrooms, bathroom/toilet

Area: 1,181 sq ft (109.7 sq m) - Based on Floor Plan

TENURE

Freehold

NOTE

1. Seller advises a new gas boiler was installed in August.
Auction Surveyor: Robert Woolfe
Contact: 07581 029501 robert.woolfe@strettons.co.uk

OFFERED VACANT FOR MODERNISATION

EPC Rating: D

JOINT AUCTIONEER

Austin & Wyatt
02380 987735
akshay.chotai@countrywide.co.uk
Ref: Akshay Chotai





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COMMON AUCTION CONDITIONS 5TH EDITION JULY 2024

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

Introduction

The Common auction conditions (CAC) are designed for real estate auctions, to set a common standard across the industry. There are three sections, all of which must be included without variation, except where specifically stated.

Glossary

The glossary gives special meanings to certain words used in the conditions.

Auction conduct conditions

The auction conduct conditions govern the relationship between the auctioneer and anyone who participates in the auction. They apply wherever the property is located and cannot be changed or removed, even by a special condition or the total replacement of all sale conditions, without the auctioneer's written agreement.

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

Sale conditions

The sale conditions apply only to property in England and Wales and govern the agreement between each seller and buyer. They include general conditions of sale and template forms of special conditions of sale, tenancy and arrears schedules, and a sale memorandum. They must not be used if other standard conditions apply.

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

TENANCY SCHEDULE

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

TRANSFER

Transfer includes a conveyance or assignment (and 'to transfer' includes 'to convey' or 'to assign').

TUPE

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

VAT

Value added tax or other tax of a similar nature.

VAT OPTION

An option to tax.

WE (and US and OUR)

The AUCTIONEERS.

WEBSITE

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

YOU (and YOUR)

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

Auction Conduct Conditions

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

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

A1 Introduction

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

A2 OUR role

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

A3 Bidding and reserve prices

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

A4 The PARTICULARS and other information

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

A5 The CONTRACT

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

- BUYER, or of another person who would not expose US to a breach of AML REGULATIONS
- c) is to be held by US (or, at OUR option, the SELLER'S conveyancer) and
- d) is to be held as stakeholder where VAT would be chargeable on the deposit were it to be held as agent for the SELLER, but otherwise is to be held as stakeholder unless the SALE CONDITIONS require it to be held as agent for the SELLER.
- A5.5 WE may retain the SALE MEMORANDUM signed by or on behalf of the SELLER until the deposit has been received in cleared funds.
- A5.6 Where WE hold the deposit as stakeholder, WE are authorised to release it (and interest on it if applicable) to the SELLER on COMPLETION or, if COMPLETION does not take place, to the person entitled to it under the SALE CONDITIONS.
- A5.7 If the BUYER does not comply with their obligations under the CONTRACT, then:
- a) YOU are personally liable to buy the LOT even if YOU are acting as an agent and
- b) YOU must indemnify the SELLER in respect of any loss the SELLER incurs as a result of the BUYER'S default.
- A5.8 Where the BUYER is a company, YOU warrant that the BUYER is properly constituted and able to buy the LOT.
- A6 Extra auction conduct conditions**
- A6.1 Despite any SPECIAL CONDITION to the contrary the minimum deposit WE accept is £3,000 (or the total PRICE, if less). A SPECIAL CONDITION may, however, require a higher minimum deposit.

General conditions of sale

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

The GENERAL CONDITIONS (as WE supplement or change them by any EXTRA GENERAL CONDITIONS or ADDENDUM) are compulsory but may be disapplied or changed in relation to one or more LOTS by SPECIAL CONDITIONS so long as they are SALE CONDITIONS as defined in the glossary.

The template form of SALE MEMORANDUM is not compulsory but is to be varied only if WE agree. The template forms of SPECIAL CONDITIONS and schedules are recommended but are not compulsory and may be changed by the SELLER of a LOT.

G1 The LOT

- G1.1 The LOT (including any rights to be granted or reserved, and any exclusions from it) is described in the SPECIAL CONDITIONS, or, if not so described, is that referred to in the SALE MEMORANDUM.
- G1.2 The LOT is sold subject to any TENANCIES disclosed by the SPECIAL CONDITIONS, but otherwise with vacant possession on COMPLETION.
- G1.3 The LOT is sold subject to all matters contained or referred to in the DOCUMENTS. The SELLER must discharge FINANCIAL CHARGES on or before COMPLETION.
- G1.4 The LOT is also sold subject to such of the following as may affect it, whether they arise before or after the CONTRACT DATE and whether or not they are disclosed by the SELLER or are apparent from inspection of the LOT or from the DOCUMENTS:
- a) matters registered or capable of registration as local land charges
- b) matters registered or capable of registration by any competent authority or under the provisions of any statute
- c) notices, orders, demands, proposals and requirements of any competent authority
- d) charges, notices, orders, restrictions, agreements and other matters relating to town and country planning, highways or public health
- e) rights, easements, quasi-easements, and wayleaves
- f) outgoing and other liabilities
- g) any interest which overrides, under the Land Registration Act 2002
- h) matters that ought to be disclosed by the searches and enquiries a prudent buyer would make, whether or not the BUYER has made them and
- i) anything the SELLER does not and could not reasonably know about.
- G1.5 Where anything subject to which the LOT is sold would expose the SELLER to liability, the BUYER is to comply with it and indemnify the SELLER against that liability.
- G1.6 The SELLER must notify the BUYER of any notices, orders, demands, proposals and requirements of any competent authority of which it learns after the CONTRACT DATE, but the BUYER must comply with them and keep the SELLER indemnified.
- G1.7 The LOT does not include any tenant's or trade fixtures or fittings. The SPECIAL CONDITIONS state whether any chattels are included in the LOT, but if they are:
- a) the BUYER takes them as they are at COMPLETION and the SELLER is not liable if they are not fit for use and
- b) the SELLER is to leave them at the LOT.
- G1.8 The BUYER buys with full knowledge of:
- a) the DOCUMENTS, whether or not the BUYER has read them and
- b) the physical condition of the LOT and what could reasonably be discovered on inspection of it, whether or not the BUYER has inspected it.
- G1.9 The BUYER admits that 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 outgoings are to be apportioned at the ACTUAL COMPLETION DATE unless:
- a) the BUYER is liable to pay interest and
- b) the SELLER has given notice to the BUYER at any time up to COMPLETION requiring apportionment on the date from which interest becomes payable by the BUYER
- in which event income and outgoings are to be apportioned on the date from which interest becomes payable by the BUYER.
- G10.4 Apportionments are to be calculated on the basis that:
- a) the SELLER receives income and is liable for outgoings for the whole of the day on which apportionment is to be made
- b) annual income and expenditure 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:

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

TYPE OF PAYMENT CARD
NAME ON CARD CARD NUMBER:

EXPIRY DATE 3 DIGIT SECURITY CODE:

AUCTION MEMORANDUM

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

SUBJECT TO SPECIAL CONDITIONS ATTACHED OPPOSITE SHEET(S)

Date 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.

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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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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

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SALES & LETTINGS

VALUATION

LEASE ADVISORY

LANDLORD/TENANT REPRESENTATION

LEASEHOLD REFORM

EXPERT WITNESS & LITIGATION

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