



# IN-ROOM & LIVESTREAM AUCTION

**Wednesday**

**16th October 2024**

**12.00pm**

Delta Marriott Hotel  
Timbold Drive, Milton Keynes  
Buckinghamshire MK7 6HL



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Delta Marriott Hotel,  
Timbold Drive, Milton Keynes,  
Buckinghamshire MK7 6HL

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**SELL**  
***WITH US!***



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# Meet the Team



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**DO YOU HAVE A PROPERTY SUITABLE  
FOR AUCTION?**

WE ARE NOW TAKING ENTRIES  
FOR OUR NEXT AUCTION ON

**4th December 2024**

For all enquiries or a valuation contact  
**01234 362899 / 01280 818907**  
auctions@robinsonandhall.co.uk



# GUIDE TO AUCTION

Buying a property at auction is a transparent and quick means of purchase. Once the hammer falls the owner is contractually bound to honour the sale to the successful bidder who in turn is contractually bound to complete the purchase. The fall of the hammer equates to exchanging contracts of sale.

To ensure that you are aware of every step, we have designed the following guide with you in mind.

## Pre-Auction

### 1. Having identified a suitable property, check when the open house viewings are taking place

Each Lot, where access is required, has an allocated number of open house viewing slots prior to the auction allowing interested parties to view the property and ascertain whether it suits their requirements.

### 2. If having viewed the property it remains of interest, download the legal pack on our website free of charge

We request a legal pack from the seller's solicitor for all Lots that we offer for sale and endeavour to obtain these packs at the earliest possible stage. The pack is likely to contain the following:

- Special Conditions of Sale
- References to the property title
- A plan outlining the property location
- Searches
- Answers to standard enquiries
- Leases (if applicable)
- Supporting information

If the legal pack is not yet available, please contact us so we can send you a copy when possible. Paper copies can also be sent to you at a charge of £45 (Inc VAT) per Lot. We accept payment by cheque made payable to Robinson & Hall LLP or by credit or debit card.

### 3. Instruct a solicitor

Before making an offer prior to auction or bidding at the auction it is advisable to instruct a solicitor.

They will be on hand to look through all legal documentation and should you require more detailed information, they can contact the seller's solicitor on your behalf. You should also alert your legal advisor that the sale will be concluded under the RICS Common Auction Conditions (4th Edition) – a copy of which is included in this catalogue.

### 4. Familiarise yourself with the Lot

It is important that prospective buyers satisfy themselves as to the location, boundaries, condition and state of the Lots before the auction.

We will work hard to ensure that as many of your enquiries are answered as possible. Legal enquiries can be directed at the seller's solicitors, however should the seller's solicitors be unable to satisfy the enquiry, you will need to allow for your concerns in terms of your bid.

### 5. Arrange your funding

If you require funding you will need to speak to your lender or a specialist auction finance provider and be confident that funds will be available in time for completion. Please be aware that immediately after your bid is accepted you will be required to pay the following:

- Buyers administration fee £1,500 (£1,250 + VAT)
- 10% deposit (or £3,000 if this is the greater amount)

The standard time for completion is 20 working days (4 weeks), however it is common for sellers to offer to extend this period to 30 working days (6 weeks) which can be helpful for those requiring a mortgage or other loan. Any extension will be published either in this catalogue or in the addendum.

### 6. Arrange your surveys and other professional reports

Should you require a survey or any other professional report please notify us and ask your chosen professional to contact us in order to arrange access to the property prior to the auction and in time to report back to you.

### 7. Read the Common Auction Conditions

The 'Common Auction Conditions' are contained within this catalogue as they form the contract of sale and override all other declarations whether stated or implied.

### 8. Read the Auction Addendum (if applicable)

Consider any addendum, if available, that may be published relating to the Lot(s) which interest you.

### 9. Option to make an offer

You have the right to present through us an offer to the seller prior to the auction. Should the seller choose to accept, it will be on the basis that acceptance is under auction conditions. As a buyer you will be required to complete the following steps:



- Complete and sign the Memorandum of Sale, including providing your solicitor's details
- Provide proof of identity
- Pay the buyers administration fee £1,500 (£1,250 + VAT)
- Pay 10% deposit (or £3,000 if this is the greater amount).

## Auction Day

### Attending in Person

#### 1. Check to see that the property of interest to you is still available

At times there can be last minute changes so it is advisable to check on the morning of the auction that your lot is still available.

#### 2. Bring the following important items with you:

- Means to pay:- Your credit or debit card or bankers draft.
- Your proof of identity:- In order to abide by the money laundering regulations we ask that all prospective buyers provide proof of identity.



For Individuals:-

Successful bidders are required to provide us with proof of current residential address by producing the following documents prior to signing the contract.

1. Photographic ID, such as a current passport or photo UK driving licence
2. Utility bill, bank or building society statement, or credit card bill issued within the previous three months, providing evidence of residency at the correspondence address (a mobile phone bill is not acceptable).

Photocopies of documentation may be taken as part of the auction process. If you are bidding on behalf of another person, we will require true certified copies of the buyer's identification as supplied by a solicitor and identification of the bidder attending the sale as listed above.

For Companies:-

If the bidder is acting on behalf of a limited company, the bidder will be required to provide personal proof of name and address as above, and in addition:

1. A copy of the company certificate of incorporation
2. Written authority from the company that the bidder has the authority to represent and purchase on behalf of the company at the auction

#### 3. Read the final auction addendum, if applicable

Consider any addendum, if applicable, that may be published relating to the Lot(s). Legal packs will also be available to view in case you have any last minute queries.

#### 4. Make your bid clear to the auctioneer

Do not worry that the slightest flinch will result in an unwanted purchase but do be mindful that the responsibility is on the bidder to attract the auctioneer's attention.

If you are successful in bidding for the property you will be approached by a member of Robinson & Hall Auctions staff who will guide you through to the cashier's desk. You will then be required to:

- Complete and sign the Memorandum of Sale, including providing your solicitor's details
- Provide proof of identity
- Pay the buyers administration fee £1,500 (£1,250 + VAT)
- Pay 10% deposit (or £3,000 if this is the greater amount). Deposits can only be paid by bankers draft, building society cheque or debit or credit card payments. Personal cheques will only be accepted with prior approval. Cash payments will not be accepted. Please note that should the cheque have to be re-presented, a processing charge of £120 (£100 + VAT) will be charged by deduction from the deposit.

#### 5. The Contract

The Memorandum of Sale will be signed in duplicate. One copy will be given to you, which you must give to your solicitor. The second copy will be retained by the seller's solicitor. The standard time for completion is 20 working days (4 weeks), however it is common for sellers to offer to extend this period to 30 working days (6 weeks). Any extension will be published either in this catalogue or in the addendum.



### Unable to attend in person

If you are unable to attend the auction you are invited to contact us to discuss arrangements for live stream, proxy or telephone bidding. A pre-auction bidding form and conditions are found on our website on the details page for each lot and towards the end of this catalogue.

### Unsold Lots at Auction

If a property you are interested in is not sold at the auction, please speak to the Auctioneer and make an offer. Your offer will be put forward to the seller and if accepted, you will be able to proceed with your purchase under auction rules.

# ORDER OF SALE

Wednesday 16th October 2024 12.00pm

In-Room & Livestream Online Auction

LOT	ADDRESS	*GUIDE PRICE	LOT TYPE
1	75 Church Street, Shillington, Hertfordshire SG5 3LJ	£120,000+	Residential for improvement
2	2 Coronation Road, Stony Stratford, Buckinghamshire MK11 1JJ	£160,000+	Residential for improvement
3	35 Brora Close, Bletchley, Buckinghamshire MK2 3HD	£120,000+	Residential for improvement
4	107 Newnham Avenue, Bedford, Bedfordshire MK41 9QA	£150,000+	Residential for improvement
5	58 Station Road, Blunham, Bedfordshire MK44 3NX	£310,000+	Residential for improvement
6	2 Lansdowne Road, Bedford, Bedfordshire MK40 2BU	£295,000+	Residential for improvement
7	Land opposite The Flying Fox, Woburn Road, Heath & Reach, Bedfordshire. MK17 9HD	£180,000+	Agricultural/Amenity Land
8	18 High Street, Stony Stratford, Buckinghamshire MK11 1AF	£185,000+	Mixed Use
9	Flat 9, Hinsby Court, Shepherd Drive, Eynesbury, Cambridgeshire PE19 2GD	£120,000+	Residential
10	162 Station Road, Marston Moretaine, Bedfordshire MK43 0PJ	£215,000+	Residential for improvement
11	15 Bridge Street, Buckingham, Buckinghamshire MK18 1AF	£215,000+	Residential for improvement
12	Flat 28, Princes Court, The Mall, Dunstable, Bedfordshire LU5 4HW	£75,000+	Residential
13	Flat 20, Popes Court, Old Bedford Road, Luton, Bedfordshire LU2 7GL	£50,000+	Residential
14	Land at West Furlong, Padbury, Buckinghamshire MK18 2BP	£165,000+	Agricultural/Amenity Land
15	40 Richmond Hill, Luton, Bedfordshire LU2 7JG	£130,000+	Residential Investments
16	Land West side of High Street, Sherington, Buckinghamshire MK16 9NX	£75,000+	Agricultural/Amenity Land
17	95 Ashton Road, Luton, Bedfordshire LU1 3QQ	£220,000+	Residential Investments
18	High Green, Nash Road, Thornborough, Buckinghamshire MK18 2DP	£300,000+	Residential for improvement
19	Daleside, Laurel View, Lawrence Road, Biggleswade, Bedfordshire SG18 0LR	£275,000+	Residential for improvement
20	1 Triumph Court, Union Street, Luton, Bedfordshire LU1 3AT	£70,000+	Residential Investments
21	31 Scharpwell, Irthlingborough, Northamptonshire NN9 5EQ	£100,000+	Residential
22	13 Meyrick Court, Meyrick Avenue, Luton, Bedfordshire LU1 5JP	£80,000+	Residential for improvement
23	Middle Crofts, Nash Road, Thornborough, Buckinghamshire MK18 2DP	£300,000+	Residential for improvement
24	The Barn, Sydenham Road, Sydenham, Oxfordshire OX39 4LT	£210,000+	Residential for improvement
25	Flat 1-5, 79 Goldington Avenue, Bedford, Bedfordshire MK40 3DB	£600,000+	Residential Investments
26	Barns, Land & Wood, Nash Road, Thornborough, Buckinghamshire MK18 2D	£300,000+	Agricultural/Amenity Land
27	83 High Street, Bovingdon, Hertfordshire HP3 0HP	£450,000+	Residential
28	11 Ashburnham Road, Bedford, Bedfordshire MK40 1DX	£165,000+	Residential for improvement
29	Land adjacent to High Green, Nash Road, Thornborough, Buckinghamshire MK18 2DP	£80,000+	Agricultural/Amenity Land
30	22 Market Square, St. Neots, Cambridgeshire PE19 2AF	£210,000+	Commercial Investments
31	19 Astra Court, Colin Road, Luton, Bedfordshire LU2 7SG	£50,000+	Residential for improvement
32	Land adjacent to Thornhill, Nash Road, Thornborough, Buckinghamshire MK18 2DP	£25,000+	Agricultural/Amenity Land
33	Karls Bakery, 12 West Street, Steeple Claydon, Buckinghamshire MK18 2NT	£50,000+	Commercial
34	135 High Street, Cranfield, Bedfordshire MK43 0HZ	£130,000+	Residential for improvement

[\\*Description on Auction Information page](#)



# AUCTION INFORMATION



**Administration Charge** Purchasers will be required to pay by cheque, an buyer's administration fee of £1,500 (£1,250 + VAT) or the fixed figure as stated in the property details, in addition to the deposit. A VAT receipt will be issued after the auction.



**Attending the Auction** It is always wise to allow sufficient time to get to the auction. Legal packs will be available for inspection. It is important you read these and the final addendum/amendment sheet which will also be available as any purchase will be subject to these.



**Bidding** Each property will be offered individually by the Auctioneer. Ensure that your bids are clear and noticed by the Auctioneer. If you are successful in bidding for the property you will be approached by a member of Robinson & Hall staff who will request your personal information and identification. You will then be guided to our administration area and then the cashier desk for payment of the deposit.



**Bidding by Proxy, Internet or Telephone** If you are unable to attend the auction you are invited to contact us to discuss special arrangements for bidding by proxy, internet or telephone. The registration page is accessible on our website.



**Buyers Premium** Purchasers of some lots will be required to pay a Buyers Premium to the auctioneer in addition to the deposit - see individual property details.



**Deposit** When you sign the Memorandum of Sale you will be asked to pay a deposit of 10% of the purchase price subject to a minimum deposit of £3,000. Deposits can only be paid by electronic bank transfer, bankers draft, credit and debit card or building society cheque. Cash payment will not be accepted. Please note, should the cheque have to be represented, a processing charge of £120.00 (£100.00 + VAT) will be charged by deduction from the deposit.



**Disbursements** Some disbursements may become payable by the purchaser on completion, these will be detailed in the Special Conditions of Sale within the property's Legal Pack.



**Disclaimer** Particulars on the website and within our catalogue are believed to be correct but their accuracy is not guaranteed. Information relating to Rating matters has been obtained by verbal enquiry only. Prospective purchasers are advised to make their own enquiries of the appropriate Authority. All measurements, areas and distances are approximate only. Potential purchasers are advised to check them.



**Energy Performance Certificates (EPCs)** Where required we include EPC ratings within Full Details and on the lot page within our catalogue. When available EPC Graphs can be viewed online at [robinsonandhallauctions.co.uk](http://robinsonandhallauctions.co.uk).



**General Data Protection Regulations (GDPR)** This defines new customer rights and company obligations introduced on 25th May 2018. For full details please refer to the Privacy Policy showing on our website [www.robinsonandhallauctions.co.uk](http://www.robinsonandhallauctions.co.uk).



**\*Guide Prices** Guide prices quoted online and in the catalogue are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. The sale price will be dependent on bidding in the auction room and on the Sellers' instructions.



**Insurance** On some properties the seller will continue to insure through to completion. Others will need to be insured by the purchaser, and auctioneers advice to all purchasers is that they should consider insuring from the date of exchange.



**Plans, Maps and Photographs** The plans, floorplans, maps, photograph's and video tours published on our website and in the catalogue are to aid identification of the property only. The plans are not to scale.



**Pre Auction Sales** Offers made on property included in this auction may be accepted by the Seller prior to the auction. In such instances all buyer charges will be payable including the Administration Charge, any Buyers Premium plus all other payments detailed in the Special Conditions of Sale. If you are intending to bid at the auction for a specific lot, we recommend that you keep in contact with the Auctioneer's office.

The Auctioneers or Sellers cannot be held responsible for costs incurred in respect of any lot which is withdrawn or sold prior to auction.



**Post Auction Sales** If a property you are interested in is not sold during the auction please speak to the Auctioneer and make an offer at, above or below the Guide. Your offer will be put forward to the Seller and if accepted, you will be able to proceed with your purchase under auction rules. Offers should take into account the Administration Charge, any Buyers Premium plus all other payments detailed in the Special Conditions of Sale as all of these are still payable irrespective of the circumstances.



**Proof of Identification** In order to comply with Anti-Money Laundering regulations we ask that all prospective purchasers provide Proof of Identity and Residence. Please bring your passport or photographic UK driving licence and a recent utility bill, bank statement or council tax bill to the auction. If purchasing on behalf of a company you will also need a letter of authority on company letterhead. We will carry out Electronic AML checks on successful buyers and remote bidders. It will include a search with Equifax and Thirdfort who may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.



**Reserve Price** Each property will be offered subject to a reserve price which we expect will be set within the guide price range or no more than 10% above a single figure guide. This is a confidential figure set between the Seller and the Auctioneer just prior to the auction. It is a figure below which the Auctioneer cannot sell the property during the auction. After the auction offers will be sought and considered on Unsold Lots at prices below the reserves.



**Solicitors Details** The name, address and telephone number of the solicitor who will be acting for you in any purchase will be required before you leave the auction room.



**The Catalogue** Details of the property and land to be sold are set out in our catalogue and on our website [robinsonandhallauctions.co.uk](http://robinsonandhallauctions.co.uk). All lots are sold subject to Special Conditions of Sale. It is important that prospective purchasers satisfy themselves as to the location, boundaries, condition and state of the lots before the auction.



**The Contract** The Memorandum of Sale will be signed in duplicate. One copy will be given to you, which you must give to your solicitor. The second copy will be retained by the Sellers' solicitor. Completion usually takes place after 28 days but this date can vary. The legal pack of each property will state the completion date due. The date may also be announced immediately prior to the commencement of bidding of each lot.



**The Legal Aspect** Buying at auction is a contractual commitment. Before making an offer prior to auction or bidding at the auction or post auction, it is advisable to consult a solicitor regarding the Common Auction Conditions and Special Conditions of Sale, the local authority search and other legal documentation.



**Viewing** Due to the nature and condition of auction properties we highlight the potential risk that viewing such properties carries and advise all to proceed with caution and take necessary requirements to ensure their own safety whilst viewing any lot in this catalogue. Viewings are conducted entirely at your own risk, these properties are not owned or controlled by Robinson & Hall and we cannot be held liable for loss or injury caused while viewing or accessing any Lot.

Due to the nature of some auction properties, electricity may not be turned on therefore viewing times are restricted. Viewers will also have to bring their own lighting/ladders if wanting to inspect cupboards, cellars and roof spaces.

## Residential for improvement

1

### 75 Church Street, Shillington, Hertfordshire SG5 3LJ

\*GUIDE PRICE: **£120,000+** (plus fees)



**Very well located within a much sought after village that is equidistant to Flitwick and Letchworth, this detached period house benefits from a long rear garden and offers an excellent opportunity to refurbish.**

Set within a very picturesque no through road, this attractive Grade II listed detached timber frame period house previously contained a small village shop at the front. It now offers two reception rooms and a sizeable kitchen on the ground floor, then on the first floor there is a generous landing, a small bathroom and three bedrooms, although at present the rear bedroom is accessed through the middle bedroom.

The building sits longways to the road with a driveway and parking area at the side, then there is a long rear garden with the remains of a shed/outbuilding that is also shown on the title plan.

#### **Accommodation:**

Ground Floor:

Double aspect sitting room, dining room with a fireplace, and a double aspect kitchen.

First Floor:

Landing, three bedrooms and a bathroom.

#### **Exterior:**

To the side is an area of hardstanding sufficient for parking two cars and this extends through to the long rear garden where there is a dilapidated outbuilding.

#### **Listing:**

The property is Grade II Listed:  
Listing No: 1321743

#### **Council Tax Band:**

E

#### **VAT:**

VAT is not applicable

#### **Open House Viewings:**

Wed 2 Oct 10:00-10:30

Sat 5 Oct 14:15-14:45

Tue 8 Oct 10:00-10:30

These are open house viewings, you do not need to make an appointment you can simply attend between the published times.

**Tenure:** Freehold

**Local Authority:** Central Bedfordshire Council. Tel: 0300 300 8307

**Solicitors:** Sharman Law, 1 Harpur Street, Bedford, MK40 1PF. Tel: 01234 303 030. Ref: Emma Corbett.

**Energy Performance Certificate (EPC):** Current Rating N/A

#### **Additional Fees**

**Buyer's Premium:** There is no Buyer's Premium payable on this lot.

**Administration Charge:** Purchasers will be required to pay an administration fee of £1,500 incl. VAT.

**Disbursements:** Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.



2 Coronation Road, Stony Stratford, Buckinghamshire MK11 1JJ

\*GUIDE PRICE: **£160,000+** (plus fees)



**A Victorian three bedroom end of terrace house requiring modernisation well located only 0.4 miles from Stony Stratford town centre and its associated amenities.**

This end of terrace property is well located in the popular town of Stony Stratford being approximately 4.5 miles from the centre of Milton Keynes City with its rail link to London Euston station.

The house comprises of an entrance hall, a spacious sitting/dining room, kitchen and bathroom on the ground floor with three bedrooms on the first floor. Although the condition of the house is poor, it offers an excellent opportunity to refurbish and to enlarge, subject to any necessary local authority consents. Outside access to the property is from the pedestrian footpath and there is a side access to a good size rear garden.

**Auctioneers Note:**

The Seller has advised us that no pre-auction offers will be accepted and the property will only be sold in the auction on 16th October.

**Accommodation:**

Ground Floor Accommodation:  
Entrance hall, sitting/dining room, kitchen and bathroom.  
First Floor Accommodation:  
Landing, master bedroom and two further bedrooms.

**Exterior:**

Outside is a side access to the rear garden.

**Council Tax Band:**

C

**VAT:**

VAT is not applicable

**Open House Viewings:**

Tue 1 Oct 13:00-13:30  
Sat 5 Oct 12:15-12:45  
Thu 10 Oct 13:00-13:30

These are open house viewings, you do not need to make an appointment you can simply attend between the published times.

**Tenure:** Freehold

**Local Authority:** Milton Keynes Council. Tel: 01908 691691

**Solicitors:** Palmers Solicitors LLP, Palmers Solicitors LLP, Hassett House, Hassett Street, Bedford, MK40 1HA. Tel: 01234 211 161. Ref: Yagnesh Shah.

**Energy Performance Certificate (EPC):** Current Rating D

**Additional Fees**

**Buyer's Premium:** There is no Buyer's Premium payable on this lot.

**Administration Charge:** Purchasers will be required to pay an administration fee of £1,500 incl. VAT.

**Disbursements:** Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

## 35 Brora Close, Bletchley, Buckinghamshire MK2 3HD

\*GUIDE PRICE: **£120,000+** (plus fees)



**A three-bedroom mid-terrace house which is in need of refurbishment, located on a no through road within an established residential area on the southern edge of Milton Keynes.**

Located away from passing traffic, this terraced house is in a poor condition and requires refurbishing. The houses are approached via Doon Way, a no-through road off of Fern Grove, with a parking area to the side and a footpath to a communal green at the front of the houses. Internally the house offers accommodation over two floors, there are generous sized rooms with large windows that provide plenty of light, and at the rear is an overgrown garden.

**Accommodation:**

Ground Floor:

Entrance porch, hall, cloakroom with toilet and hand basin, kitchen breakfast room and a sitting room with glazed doors to the rear garden.

First Floor:

Landing, three bedrooms and a bathroom.

**Exterior:**

At the front is a small garden with a pathway to the front porch. The rear garden has part fenced boundaries and is overgrown.

**Tenure:** Freehold

**Local Authority:** Milton Keynes Council. Tel: 01908 691691

**Solicitors:** EMW Law, Seebeck House,, 1 Seebeck Place, Milton Keynes, MK5 8FR. Tel: 0345 074 2448. Ref: William Morris.

**Energy Performance Certificate (EPC):** Current Rating E

**Council Tax Band:**

A

**VAT:**

VAT is not applicable

**Open House Viewings:**

Tue 1 Oct 11:30-12:00

Sat 5 Oct 13:30-14:00

Thu 10 Oct 11:30-12:00

These are open house viewings, you do not need to make an appointment you can simply attend between the published times.

**Additional Fees**

**Buyer's Premium:** There is no Buyer's Premium payable on this lot.

**Administration Charge:** Purchasers will be required to pay an administration fee of £1,500 incl. VAT.

**Disbursements:** Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.



together.<sup>®</sup>

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Any property used as a security, including your home, may be repossessed if you do not keep up repayments on your mortgage or any other debt secured on it.

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## Residential for improvement

4

107 Newnham Avenue, Bedford, Bedfordshire MK41 9QA

\*GUIDE PRICE: **£150,000+** (plus fees)



**A three-bedroom mid-terraced house, requiring refurbishment, with front and rear gardens, which is located within a residential area approximately 1.2 miles from Bedford town centre.**

This attractive bay-fronted terraced house was recently tenanted and now requires some updating. It is well located on the eastern fringe of the Castle Quarter and is within walking distance to the Embankment, a vast array of local shops for day-to-day conveniences, and Bedford town centre for extensive shopping facilities. The property falls within a good local authority school catchment area for all age groups, and the University of Bedfordshire is a short walk away.

### Accommodation:

Ground Floor Accommodation:

Entrance hall, sitting room, dining room, kitchen, family bathroom and WC.

First Floor Accommodation:

Landing, master bedroom and two further bedrooms.

### Exterior:

The house is set back from the road with a brick wall forming the front boundary and a small paved front garden, then at the rear is a large fenced garden which is mainly paved.

Tenure: Freehold

Local Authority: Bedford Borough Council. Tel: 01234 267422

Solicitors: Sharman Law, 1 Harpur Street, Bedford, MK40 1PF. Tel: 01234 303 030. Ref: Emma Corbett.

Energy Performance Certificate (EPC): Current Rating D

**Council Tax Band:**

B

**VAT:**

VAT is not applicable

**Auctioneer's Note:**

We are aware of cracks to the outside wall by the bay window.

**Open House Viewings:**

Thu 3 Oct 14:30-15:00

Sat 5 Oct 12:15-12:45

Thu 10 Oct 14:00-14:30

These are open house viewings, you do not need to make an appointment you can simply attend between the published times.

**Partner Agent:**



**Additional Fees**

**Buyer's Premium:** There is no Buyer's Premium payable on this lot.

**Administration Charge:** Purchasers will be required to pay an administration fee of £1,500 incl. VAT.

**Disbursements:** Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

58 Station Road, Blunham, Bedfordshire MK44 3NX

\*GUIDE PRICE: **£310,000+** (plus fees)



**Set well back from the road and backing onto open farmland, this semi-detached house offers an excellent opportunity to complete the extensive refurbishment already undertaken.**

Occupying a lovely position with mature trees at the front, a deep front garden and a rear garden that backs onto fields, this semi-detached house which was built as a three-bedroom house, has undergone a significant refurbishment over the last 5 years by the current owners. These works have included all rooms (except the living room) being taken back to brick walls, then timber batons (with 40mm Celotex insulation fixed between the batons on the external walls), then 12mm OSB, then plasterboard. The house has also been re-wired, re-plumbed (with a new Worcester Bosch gas boiler and new radiators), new double glazing, new bathrooms and a new kitchen, with ceramic tiled floors within the kitchen and bathrooms.

Within the living room is a chimney breast with a fireplace, and the chimney has been lined. At the rear of the living room, a sun room is part constructed, which connects the rear of the house to a former outbuilding that has been part converted to a utility room and store. On the first floor, the layout has been altered to change the three bedrooms into two, although this could be reverted if preferred. The house still offers the opportunity to enlarge, at both the front and rear, plus at the end of the rear garden is a detached timber home office/studio that has been erected, with insulated walls, roof and floor, double glazed windows and doors.

**Accommodation:**

Ground Floor:  
Entrance hall, living room, sun room, kitchen, utility room and bathroom.

**Tenure:** Freehold

**Local Authority:** Central Bedfordshire Council. Tel: 0300 300 8307

**Solicitors:** Palmers Solicitors LLP, Palmers Solicitors LLP, Hassett House, Hassett Street, Bedford, MK40 1HA. Tel: 01234 211 161. Ref: Yagnesh Shah.

**Energy Performance Certificate (EPC):** Current Rating D

**First Floor:**

Landing, master bedroom with en-suite shower room and a large second bedroom.

**Home Office/Studio:**

This insulated timber building benefits from double glazed windows & doors and offers over 200 sq. ft. of accommodation.

**Exterior:**

Along the front boundary is a mature hedge, and the house is set well back with a deep garden/parking area and side access to the rear where there are fenced boundaries to either side, flower and shrub borders, a vegetable patch and a walkway to the home office/studio at the end of the garden, with a view over fields beyond

**Council Tax Band:**

C

**VAT:**

VAT is not applicable

**Open House Viewings:**

Wed 2 Oct 12:45-13:15

Sat 5 Oct 10:30-11:00

Tue 8 Oct 12:45-13:15

These are open house viewings, you do not need to make an appointment you can simply attend between the published times.

**Partner Agent:**

**Inskip & Davie**

**Additional Fees**

**Buyer's Premium:** There is no Buyer's Premium payable on this lot.

**Administration Charge:** Purchasers will be required to pay an administration fee of £1,500 incl. VAT.

**Disbursements:** Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.



## Residential for improvement

### 2 Lansdowne Road, Bedford, Bedfordshire MK40 2BU

\*GUIDE PRICE: **£295,000+** (plus fees)



**Set in a sought-after area of town within a sizeable corner plot, this detached period house requires significant refurbishment works and also offers an excellent opportunity to significantly enlarge, or to redevelop.**

Believed to date back to the 1820s and then enlarged in the 1890s, this detached period house sits in a corner plot at the start of Lansdowne Road, a tree-lined road of large Victorian houses. A pedestrian gated entrance leads from Lansdowne Road to the front door, and from Union Street is a gated vehicular entrance to a driveway. The house hasn't been upgraded since the mid-twentieth century and has stood empty in recent year and as such it is in a poor condition. Accommodation is over two floors and many of the original features remain. It is positioned to the side of the plot with garden wrapping around the front and sides of the building.

#### Auctioneer's Note:

This property was most recently sold in our August 2024 auction but due to the Buyer failing to complete, it is now being re-entered.

#### Accommodation:

Ground Floor:

Entrance hall, sitting room, dining room, family room, study, kitchen, cloakroom and store.

First Floor:

Landing, three bedrooms and a large bathroom that was formerly the fourth bedroom.

#### VAT:

VAT is not applicable

**Tenure:** Freehold

**Local Authority:** Bedford Borough Council. Tel: 01234 267422

**Solicitors:** HCB Solicitors, Graylaw House, 21 Goldington Road, Bedford, MK40 3JY. Tel: 01234 400 000. Ref: Caroline Collins.

**Energy Performance Certificate (EPC):** Current Rating G

#### Exterior:

A low brick wall with timber fencing extends around the two road-side boundaries with gated entrances to both roads. Within the grounds are several mature trees, a variety of shrubs, areas of lawn and a driveway.

#### Council Tax Band:

E

#### Open House Viewings:

Thu 3 Oct 11:45-12:15

Sat 5 Oct 14:30-15:00

Thu 10 Oct 11:15-11:45

These are open house viewings, you do not need to make an appointment you can simply attend between the published times.

#### Partner Agent:



#### Additional Fees

**Buyer's Premium:** There is no Buyer's Premium payable on this lot.

**Administration Charge:** Purchasers will be required to pay an administration fee of £1,500 incl. VAT.

**Disbursements:** Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.



## Agricultural/Amenity Land

### Land opposite The Flying Fox, Woburn Road, Heath & Reach, Bedfordshire MK17 9HD

\*GUIDE PRICE:

**£180,000+** (plus fees)

Approximately 17 acres of land that is conveniently located alongside the A5, opposite the Flying Fox public house, with a gated entrance on the Woburn Road.

Set between Dunstable and Milton Keynes, this level parcel of land comprises two grass paddocks that sit between the A5 and woodland. The north-west paddock measures approximately seven and a half acres and the south-eastern paddock approximately eight and a half acres. There is also a long narrow strip of ground that extends southwards alongside the Woburn Road which measures approximately one acre. Access to the land is via a gated entrance from the Woburn Road where there is a layby that allows vehicles to draw off of the highway prior to a metal field gate.

**What3Words:** ///simulates.altitude.cute

**VAT:**

VAT is not applicable

**Viewings:**

You are welcome to view in daylight hours, at your convenience.



**Tenure:** Freehold

**Local Authority:** Central Bedfordshire Council. Tel: 0300 300 8307

**Solicitors:** Woodfines LLP, 16 St. Cuthberts Street, Bedford, MK40 3JG. Tel: 0344 967 2505. Ref: Charlotte Benjamin.

**Energy Performance Certificate (EPC):** Current Rating N/A

**Additional Fees**

**Buyer's Premium:** There is no Buyer's Premium payable on this lot.

**Administration Charge:** Purchasers will be required to pay an administration fee of £1,500 incl. VAT.

**Disbursements:** Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

**6**  
AUCTIONS

**113**  
LOTS  
SOLD

**131**  
LOTS  
OFFERED

robinson  
+ hall  
AUCTIONS

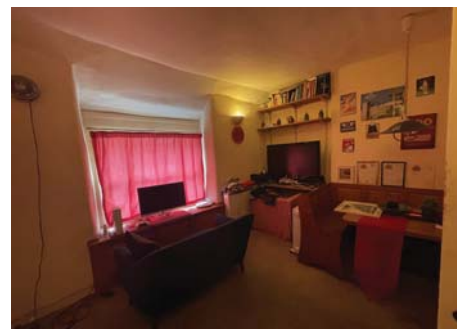
**86% SOLD IN 2023**

**£26,325,500** Total Value of Lots Sold

## Mixed Use

# 18 High Street, Stony Stratford, Buckinghamshire MK11 1AF

\*GUIDE PRICE: **£185,000+** (plus fees)



**A mixed-use property comprising two x retail units and a one-bedroom apartment, situated on the High Street of Stony Stratford, all currently let generating an annual income of £24,000.**

This Grade II listed building is situated on the High Street within the historical market town of Stony Stratford. The property consists of mixed-use accommodation comprising two (Class E) commercial retail units on the ground floor and a one-bedroom flat (Class C3) on the first floor.

The ground floor retail units both have ample street-facing window displays. Retail unit 1 provides approximately 139 sq ft of retail space with approximately 74 sq ft of internal storage space and is currently rented providing an annual income of £9,000. Retail unit 2 offers approximately 152 sq ft of retail space and is also currently occupied, generating an annual income of £6,000. The first-floor one-bedroom apartment is accessed through a communal door off the main High Street and is currently rented under an assured shorthold tenancy agreement and generates an annual income of £9,000 (£750 per month).

### Accommodation:

Ground Floor – Two x Retail Units

First Floor: Sitting room, kitchen area, bedroom and shower room.

### Exterior:

The property features a courtyard patio, garden, and an external storage building.

### Tenancy:

Unit 1: £9,000 per annum.

Unit 2: £6,000 per annum.

First Floor Apartment: £9,000 per annum.

### Listing:

The property is Grade II Listed:

Listing No: 1311053

### Council Tax Band:

B

### VAT:

VAT is payable on the commercial part of the building only. The commercial area rents are 62% of the total rents, accordingly VAT will be applied to 62% of the purchase price.

### Open House Viewings:

Thu 3 Oct 13:15–13:45

Sat 5 Oct 11:15–11:45

Thu 10 Oct 13:15–13:45

These are open house viewings, you do not need to make an appointment you can simply attend between the published times.

### Partner Agent:



**Tenure:** Freehold

**Local Authority:** Milton Keynes Council. Tel: 01908 691691

**Solicitors:** Pictons, Moorgate House, 201 Silbury Boulevard, Milton Keynes, MK9 1JL. Tel: 0800 302 9448. Ref: Saira Mahmood.

**Energy Performance Certificate (EPC):** Current Rating D & E

### Additional Fees

**Buyer's Premium:** There is no Buyer's Premium payable on this lot.

**Administration Charge:** Purchasers will be required to pay an administration fee of £1,500 incl. VAT.

**Disbursements:** Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.



## Flat 9, Hinsby Court, Shepherd Drive, Eynesbury, Cambridgeshire PE19 2GD

\*GUIDE PRICE: **£120,000+** (plus fees)



### A splendid top floor apartment that forms part of a riverside marina development, with allocated parking and conveniently located just outside the popular market town of St. Neots.

With accommodation that is approaching 700 sq. ft., this top floor apartment offers a striking triple aspect open-living space and kitchen with three large arched feature windows, each with a Juliet balcony, and a contemporary kitchen with fitted appliances including a fridge, freezer, oven and a gas hob. There are two bedrooms with the master bedroom having a sliding glass door window to a Juliet balcony, fitted wardrobes and an en-suite shower room. The second bedroom also benefits from fitted wardrobes, and the bathroom has a contemporary white suite. The front door opens into a reception area with a storage cupboard, leading to a hallway with doors to the bedrooms, bathroom and the living room.

#### Lease:

150 years from 01/01/2004 (129 years remaining)

#### Ground Rent:

£156.26 per annum.

#### Service Charge:

£2,866.67 per annum.

**Tenure:** Leasehold

**Local Authority:** Huntingdonshire District Council. Tel: 01480 388388

**Solicitors:** Tollers Solicitors, Unit 6 Arlington Court, Whittle Way, Stevenage, SG1 2FS. Tel: 01438 901 095. Ref: Kimberley Osborne.

**Energy Performance Certificate (EPC):** Current Rating C

#### Exterior:

The property is situated at the end of a no-through road which passes through a relatively modern housing development with Hinsby Court sitting alongside a marina area which is part of the River Great Ouse. On the far bank there is woodland and farmland with a network of footpaths and cycleways which allow for easy access to the town centre just 1.5 miles distant. There is a parking area in front of the building with an allocated parking space for Flat 9, a number of visitor spaces and secure gated entrances leading to the waterfront marina.

#### Council Tax Band:

C

#### VAT:

VAT is not applicable

#### Open House Viewings:

Thu 3 Oct 10:00-10:30

Sat 5 Oct 11:00-11:30

These are open house viewings, you do not need to make an appointment you can simply attend between the published times.

#### Additional Fees

**Buyer's Premium:** There is no Buyer's Premium payable on this lot.

**Administration Charge:** Purchasers will be required to pay an administration fee of £1,500 incl. VAT.

**Disbursements:** Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.



162 Station Road, Marston Moretaine, Bedfordshire MK43 0PJ

\*GUIDE PRICE: **£215,000+** (plus fees)



**A semi-detached house which offers an excellent opportunity to refurbish and enlarge, that benefits from a garage and a long rear garden which backs onto fields.**

Nicely located opposite a popular public park and with farmland to the rear, this mid-20th century three bedroom semi-detached house is well set back from the road with a reasonably deep front garden and a driveway which leads past the side of the house to a prefabricated detached single garage, and a long mature rear garden with fields beyond. The house has never been extended, and internally it is somewhat dated with a number of original features. Consequently, there is an excellent opportunity to refurbish and enlarge with the potential to create a splendid family home.

**Accommodation:**

Ground Floor:  
Entrance hall, sitting/dining room with a chimney breast and a kitchen.  
First Floor:  
Landing, two double bedrooms, single bedroom and a bathroom.

**Exterior:**

There is a mature hedge to the front boundary with a semi-enclosed front garden and vehicle access to a driveway that passes to the side of the house to a prefabricated single garage. Attached to the rear of the house is an aviary, and the long rear garden benefits from a selection of shrubs and trees with areas of lawn and a boiler room.

**Council Tax Band:**

B

**VAT:**

VAT is not applicable

**Open House Viewings:**

Wed 2 Oct 14:15-14:45  
Sat 5 Oct 12:45-13:15  
Tue 8 Oct 14:15-14:45

These are open house viewings, you do not need to make an appointment you can simply attend between the published times.

**Tenure:** Freehold

**Local Authority:** Central Bedfordshire Council. Tel: 0300 300 8307

**Solicitors:** Sharman Law, 1 Harpur Street, Bedford, MK40 1PF. Tel: 01234 303 030. Ref: Emma Corbett.

**Energy Performance Certificate (EPC):** Current Rating F

**Additional Fees**

**Buyer's Premium:** There is no Buyer's Premium payable on this lot.

**Administration Charge:** Purchasers will be required to pay an administration fee of £1,500 incl. VAT.

**Disbursements:** Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

## Residential for improvement

### 15 Bridge Street, Buckingham, Buckinghamshire MK18 1AF

\*GUIDE PRICE: **£215,000+** (plus fees)



**Located just 0.2 miles from the town's market square and within a short walking distance from the Royal Latin School, Buckingham Secondary School and the University of Buckingham, this three-bedroom period property offers well-presented accommodation and an attractive rear garden.**

This good-sized property offers two main reception rooms off the upper ground floor hallway, all of which are laid with oak wood floors, then stairs lead down to the lower ground floor which gives access to a large kitchen/diner and store room. From the kitchen, doors give access to the attractive rear garden. On the further floors of accommodation are the three good-size double bedrooms, family bathroom and additional store room. The Grade II listed property still maintains original features such as high ceilings and fire places. Although in good order throughout, the property gives the opportunity to improve further.

#### Accommodation:

Lower Ground Floor: Kitchen and store room.  
Upper Ground Floor: Hallway and two reception rooms.  
First Floor: Two bedrooms and family bathroom.  
Second Floor: Bedroom and store room.

#### Exterior:

A private rear garden with rear walkway to Bridge Street.

**Tenure:** Freehold

**Local Authority:** Buckinghamshire County Council. Tel: 0300 131 6000

**Solicitors:** Heald Solicitors, 22 West Street, Buckingham, MK18 1HG. Tel: 01280 814 040. Ref: Abigail Grantham.

**Energy Performance Certificate (EPC):** Current Rating N/A

#### Listing:

The property is Grade II Listed:

Listing No: 1282707

#### Council Tax Band:

C

#### VAT:

VAT is not applicable

#### Open House Viewings:

Tue 1 Oct 14:30-15:00

Sat 5 Oct 10:00-10:30

Thu 10 Oct 14:30-15:00

These are open house viewings, you do not need to make an appointment you can simply attend between the published times.

#### Partner Agent:

*Russell & Butler*  
independent estate agents

#### Additional Fees

**Buyer's Premium:** There is no Buyer's Premium payable on this lot.

**Administration Charge:** Purchasers will be required to pay an administration fee of £1,500 incl. VAT.

**Disbursements:** Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.



## Flat 28, Princes Court, The Mall, Dunstable, Bedfordshire LU5 4HW

\*GUIDE PRICE: **£75,000+** (plus fees)



**A two-bedroom purpose-built apartment to be sold with vacant possession which is located in a popular development close to Dunstable town centre.**

This second-floor apartment is located in Princes Court, The Mall in the centre of Dunstable just a short distance from the High Street and all its amenities. The direct busway is also around the corner which runs along a dedicated line into Luton's train stations and airport.

The block benefits from a secure entry system with stairs leading to all floors, and the accommodation comprises an entrance hall which leads to both bedrooms, the bathroom and then into the sitting/dining area and kitchen. The apartment has been well maintained but would benefit from some modernisation.

#### Accommodation:

Entrance hall, sitting/dining area, kitchen, two bedrooms and a family bathroom.

#### Exterior:

To the outside, the communal areas are well tended. There is allocated parking which is strictly for the residents of the apartments.

**Tenure:** Leasehold

**Local Authority:** Central Bedfordshire Council. Tel: 0300 300 8307

**Solicitors:** Sharman Law, 88 Dunstable Street, Bedford, MK45 2JR. Tel: 01525 750 750. Ref: Helen Morris.

**Energy Performance Certificate (EPC):** Current Rating D

#### Lease:

99 years from 25/12/1976 (51 years remaining)

#### Ground Rent:

£50 per annum.

#### Service Charge:

£720 per annum.

#### Council Tax Band:

B

#### VAT:

VAT is not applicable

#### Open House Viewings:

Wed 2 Oct 14:30-15:00

Sat 5 Oct 13:00-13:30

Tue 8 Oct 14:30-15:00

These are open house viewings, you do not need to make an appointment you can simply attend between the published times.

#### Partner Agent:

**Urban & Rural**  
urbanandrural.com

#### Additional Fees

**Buyer's Premium:** There is no Buyer's Premium payable on this lot.

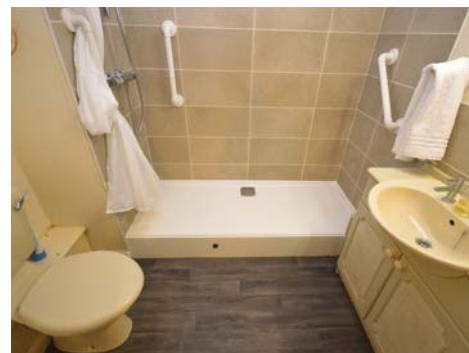
**Administration Charge:** Purchasers will be required to pay an administration fee of £1,500 incl. VAT.

**Disbursements:** Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.



## Flat 20, Popes Court, Old Bedford Road, Luton, Bedfordshire LU2 7GL

\*GUIDE PRICE: **£50,000+** (plus fees)



**Situated just off the prestigious Old Bedford Road is this well-presented, one bedroom first-floor retirement apartment.**

This retirement apartment consists of a spacious entrance hall, a large walk-in storage cupboard containing a hot water tank, L-shaped sitting/diner, fitted kitchen, a double bedroom with fitted wardrobes and a refitted three piece shower room which includes a walk-in double shower cubicle.

The building is accessed via a communal entry with secure key fob system and facilities include a communal laundry room and lounge area for the residents. The age limit for a single resident is 60 years, or such other age as the landlord may in its discretion permit. For joint residents the age limit is 55 years, or such other age as the landlord may in its discretion permit.

### Exterior:

Outside, there are well-maintained communal gardens to front and rear, as well as residential parking. Other benefits include; internal on-site Manager from Monday to Friday between 9am and 5pm and a 24 hour emergency call system.

### Lease:

125 years from 01/08/1996 (96 years remaining)

**Tenure:** Leasehold

**Local Authority:** Luton Borough Council. Tel: 01582 546000

**Solicitors:** Machins Solicitors LLP, 28 Dunstable Road, Luton, LU1 2BS. Tel: 01582 514 000. Ref: Gill Vyse.

**Energy Performance Certificate (EPC):** Current Rating B

### Ground Rent:

£520 per annum.

### Service Charge:

£3,500 per annum.

### Council Tax Band:

B

### VAT:

VAT is not applicable

### Open House Viewings:

Wed 2 Oct 11:00-11:30

Sat 5 Oct 09:00-09:30

Tue 8 Oct 11:00-11:30

These are open house viewings, you do not need to make an appointment you can simply attend between the published times.

### Partner Agent:

**Urban & Rural**  
urbanandrural.com

### Additional Fees

**Buyer's Premium:** There is no Buyer's Premium payable on this lot.

**Administration Charge:** Purchasers will be required to pay an administration fee of £1,500 incl. VAT.

**Disbursements:** Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

## Agricultural/Amenity Land

### Land at West Furlong, Padbury, Buckinghamshire MK18 2BP

\*GUIDE PRICE:

**£165,000+** (plus fees)

**An attractive parcel of land with a collection of buildings that measures almost eleven and a half acres with direct access to the highway.**

Situated on the West side of Padbury, this parcel of land borders Oxlane Bridge Road the West where there is a gated entrance. Along the North-Western boundary there is a fresh water stream, Padbury Brook, and the Eastern boundary abuts houses on W Furlong. The land is divided into four paddocks and in the North East corner is a collection of timber barns and the land is being sold WITHOUT any overage or uplift clause applied.

**Auctioneers Note:** The Sellers have advised us that no pre-auction offers will be accepted and the property will only be sold in the auction on 16th October.

**What3Words:** ///gobbling.snippet.vampire

**VAT:** VAT is not applicable

**Viewings:** You are welcome to view in daylight hours, at your convenience.



**Tenure:** Freehold

**Local Authority:** Buckinghamshire County Council. Tel: 0300 131 6000

**Solicitors:** Ellis-Fermor & Negus Solicitors, The Old Registry, 6 Derby Road, Belper, DE56 1UU. Tel: 01773 821 665. Ref: Emily Baxter.

**Energy Performance Certificate (EPC):** Current Rating N/A

#### Additional Fees

**Buyer's Premium:** There is no Buyer's Premium payable on this lot.

**Administration Charge:** Purchasers will be required to pay an administration fee of £1,500 incl. VAT.

**Disbursements:** Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

## LEGAL PACKS



We remind all prospective buyers that prior to auction day, the legal documents can be viewed at our offices, or online for free, thus making the process of purchasing at auction much easier and open to everyone.

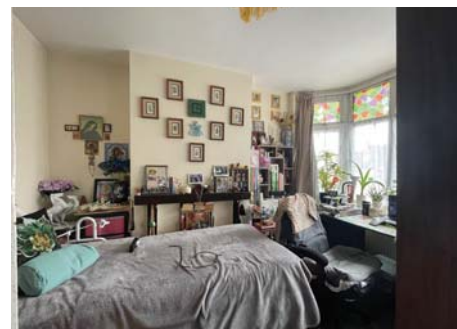
We also offer a service for non attending bids by way of telephone or proxy if you cannot make the auction day. Non Attending Bid Forms are downloadable from our website.





## 40 Richmond Hill, Luton, Bedfordshire LU2 7JG

\*GUIDE PRICE: **£130,000+** (plus fees)



**A two bedroom mid-terraced house, requiring refurbishment, with front and rear gardens which is located within a residential area approximately one mile from Luton town centre.**

This bay fronted mid-terraced house is set within a sought-after residential road in the popular area of Richmond Hill with it's associated amenities and schools. The property has been let for a number of years and is currently let achieving £11,400 per annum. The house is set back from the road with a brick wall forming the front boundary and a small front garden, then at the rear is a fenced garden. The property has recently had the addition of external wall insulation which should improve the current energy certification.

**Accommodation:**

Ground Floor:  
Entrance hall, sitting room, dining/family room, kitchen and bathroom.

First Floor:  
Landing and two bedrooms.

**Exterior:**

There is a small front garden with a wall to the front boundary with stepped pathway to the front door. At the rear is a fenced garden with a small terrace, lawn and a variety of shrubs and plants.

**Tenancy:**

The property is subject to an Assured Shorthold Tenancy producing £950 per calendar month.

**Council Tax Band:**

B

**VAT:**

VAT is not applicable

**Open House Viewings:**

Tue 1 Oct 12:45-13:15

Sat 5 Oct 14:15-14:45

Wed 9 Oct 12:45-13:15

These are open house viewings, you do not need to make an appointment you can simply attend between the published times.

**Partner Agent:**



**Tenure:** Freehold

**Local Authority:** Luton Borough Council. Tel: 01582 546000

**Solicitors:** Solomon Solicitors, 80 Dunstable Road, Luton, LU1 1EH. Tel: 01582 533 333. Ref: Kate Bukhrashvili.

**Energy Performance Certificate (EPC):** Current Rating D

**Additional Fees**

**Buyer's Premium:** There is no Buyer's Premium payable on this lot.

**Administration Charge:** Purchasers will be required to pay an administration fee of £1,500 incl. VAT.

**Disbursements:** Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

## Agricultural/Amenity Land

### Land West side of High Street, Sherington, Buckinghamshire MK16 9NX

\*GUIDE PRICE:  
**£75,000+** (plus fees)

A six-acre parcel of land on the edge of a pretty village to the north of Newport Pagnell.

There is a gated entrance just to the north of the village onto the High Street, almost opposite Gun Lane. Beyond the gate is a long strip approximately 15 feet wide that extends to an 'L' shaped parcel of land that measures 6.2 acres, which is divided into two rectangular paddocks of similar size.

**What3Words:**  
 ///sandbags.massaging.charging

**VAT:**  
 VAT is not applicable

**Viewings:**  
 You are welcome to view in daylight hours, at your convenience.



**Tenure:** Freehold  
**Local Authority:** Milton Keynes Council. Tel: 01908 691691  
**Solicitors:** J Garrard & Allen, 4 High Street, Olney, MK46 4BB. Tel: 01234 711215. Ref: Rennie Chambers.

**Additional Fees**  
**Buyer's Premium:** There is no Buyer's Premium payable on this lot.  
**Administration Charge:** Purchasers will be required to pay an administration fee of £1,500 incl. VAT.  
**Disbursements:** Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

**4 AUCTIONS**

**88 LOTS SOLD**

**100 LOTS OFFERED**

**88% SOLD SO FAR IN 2024**

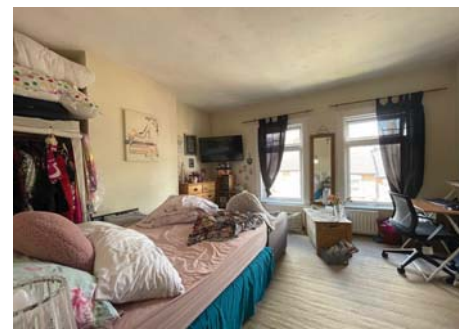
**£18,821,000 Total Value of Lots Sold**

robinson + hall AUCTIONS



## 95 Ashton Road, Luton, Bedfordshire LU1 3QQ

\*GUIDE PRICE: **£220,000+** (plus fees)



**A bay-fronted terraced house being used as a four-bedroom House of Multiple Occupancy, currently let achieving £19,680 per annum. The house is in good condition and is located in the popular South Luton area.**

This former three bedroom terraced house is currently being utilised as a House of Multiple Occupancy with four bedrooms and, fully let, has been providing the current owner with £1,640 per month. Located approximately 1.9 miles from the town centre, the property has been well maintained and would also make an ideal family home, with accommodation comprising sitting room (currently a fourth bedroom), dining room, kitchen, shower room, and three bedrooms, one with a spacious en-suite family bathroom.

**Accommodation:**

Ground Floor Accommodation:

Entrance hall, sitting room/bedroom, dining room, kitchen and shower room.

First Floor Accommodation:

Landing, master bedroom with a spacious en-suite bathroom, two further bedrooms.

**Exterior:**

Outside, to the front of the property is a small terraced garden area with a variety of shrubs and steps leading to the front entrance, and there is a fenced rear garden with patio and lawn with a variety of shrubs, a timber garden shed, and a gated access to an alley at the rear of the property.

**Tenancy:**

Room A: The property is subject to an Assured Shorthold Tenancy producing £410 per calendar month.

Room B: The property is subject to an Assured Shorthold Tenancy producing £450 per calendar month.

Room C: The property is subject to an Assured Shorthold Tenancy producing £400 per calendar month.

Room D: The property is subject to an Assured Shorthold Tenancy producing £380 per calendar month.

Total Income: £19,680 per annum.

**Council Tax Band:**

B

**VAT:**

VAT is not applicable

**Open House Viewings:**

Tue 1 Oct 11:45-12:15

Sat 5 Oct 11:00-11:30

Wed 9 Oct 11:45-12:15

These are open house viewings, you do not need to make an appointment you can simply attend between the published times.

**Tenure:** Freehold

**Local Authority:** Luton Borough Council. Tel: 01582 546000

**Solicitors:** Greystone Solicitors, 275 Dunstable Road, Unit 3, Luton, LU4 8BS. Tel: 01582 343453. Ref: Zafar Iqbal.

**Energy Performance Certificate (EPC):** Current Rating C

**Additional Fees**

**Buyer's Premium:** There is no Buyer's Premium payable on this lot.

**Administration Charge:** Purchasers will be required to pay an administration fee of £1,500 incl. VAT.

**Disbursements:** Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

# High Green, Nash Road, Thornborough, Buckinghamshire MK18 2DP

\*GUIDE PRICE: **£300,000+** (plus fees)



**A charming period farmhouse with two significant outbuildings and mature gardens that requires extensive refurbishment/improvement.**

This historic Grade II listed building is centrally located within this sought-after village that lies to the north of the A421 between Buckingham and Milton Keynes. Without through-traffic, Thornborough provides a tranquil and charming environment, centred around village greens, a variety of period homes, a village pub, village hall and Thornborough Infant School.

High Green is located just a short walk from the central greens and is set well back from Nash Road, with a deep front garden and a driveway accessed through a pair of ornamental wrought metal gates. The house dates back to the late 17th Century and is a traditional timber frame with whitewashed walls and a thatched roof. Set to the rear and side of the house are two buildings, both incorporating annexed accommodation. One is of stone construction with a garage workshop area, a sitting room with a fireplace, kitchen and bathroom. The other building which has timber sides and a slate roof served as the farm office and also has a kitchen, bathroom and living room. To the rear of the farmhouse is an overgrown garden with a number of mature shrubs and trees.

**Tenure:** Freehold

**Local Authority:** Buckinghamshire County Council. Tel: 0300 131 6000

**Solicitors:** Arnold Thomson, 205 Watling Street west, Towcester, NN12 6BX. Tel: 01327 350 266. Ref: Rhiannon Beswick.

**Energy Performance Certificate (EPC):** Current Rating N/A

**Auctioneers Note:**

One of the sellers is related to a member of staff at Robinson & Hall, and we are selling on behalf of the Executors. No pre-auction offers will be accepted and the property will only be sold at the auction on 16th October.

**Listing:**

The property is Grade II Listed:  
Listing No: 1232792

**Council Tax Band:**

F

**VAT:**

VAT is not applicable

**Open House Viewings:**

Thu 3 Oct 11:30-12:30  
Sat 5 Oct 09:30-10:30  
Thu 10 Oct 11:30-12:30

These are open house viewings, you do not need to make an appointment you can simply attend between the published times.

**Additional Fees**

**Buyer's Premium:** There is no Buyer's Premium payable on this lot.

**Administration Charge:** Purchasers will be required to pay an administration fee of £1,500 incl. VAT.

**Disbursements:** Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.



Daleside, Laurel View, Lawrence Road, Biggleswade, Bedfordshire SG18 0LR

\*GUIDE PRICE: **£275,000+** (plus fees)



**A detached double-fronted period house that stands in a generous-size plot with a number of outbuildings, which is centrally located, just a third of a mile from the High Street and less than half a mile from the train station.**

Dating back to the turn of the twentieth century, this late Victorian/Edwardian detached house has always remained within the ownership of the family of the builder. It benefits from generous and well-proportioned rooms with a number of original features, including fireplaces and woodwork. Internally the condition is dated, thus the property offers an excellent opportunity to refurbish and enlarge, to create a splendid family home.

The house stands within a generous plot with a gated entrance to a long driveway leading to a long detached timber building with a tiled roof, previously used as a workshop and store. There is a second sizeable outbuilding, a garage and workshop, and attached to the side is a conservatory/sun room with brick dwarf walls and UPVC framed windows. Beyond these outbuildings is a further section of garden. To the front of the house there is a wide garden, of which a strip along the front boundary is rented from Network Rail for £50 per annum, and a possessory title has been applied for a second narrow strip by the sellers – please refer to the legal pack.

**Council Tax Band:** E

**Tenure:** Freehold

**Local Authority:** Central Bedfordshire Council. Tel: 0300 300 8307

**Solicitors:** Woodwards Solicitors, 3 High Street, Biggleswade, SG18 0JE. Tel: 01767 601 111. Ref: Nigel Woodward.

**Energy Performance Certificate (EPC):** Current Rating D

**Accommodation:**

Ground Floor: Entrance hall, sitting room with a fireplace, dining room with a fireplace, kitchen, sunroom, utility room and WC.

First Floor: Landing, three bedrooms, two with fireplaces, and a bathroom.

**Exterior:**

A gated entrance provides vehicular access to a driveway, front garden, two substantial garage/workshop buildings, conservatory/sunroom and garden at the rear.

**VAT:**

VAT is not applicable

**Open House Viewings:**

Wed 2 Oct 11:30–12:00

Sat 5 Oct 15:30–16:00

Tue 8 Oct 11:30–12:00

These are open house viewings, you do not need to make an appointment you can simply attend between the published times.

**Partner Agent:**

**Kennedy  
& Foster**

**Additional Fees**

**Buyer's Premium:** There is no Buyer's Premium payable on this lot.

**Administration Charge:** Purchasers will be required to pay an administration fee of £1,500 incl. VAT.

**Disbursements:** Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

# 1 Triumph Court, Union Street, Luton, Bedfordshire LU1 3AT

\*GUIDE PRICE: **£70,000+** (plus fees)



**A ground floor two bedroom apartment well located close to Luton Town Centre and boasts excellent access to local shops and schools as well as the M1, Thameslink mainline train station and the London Luton Airport.**

A spacious ground floor apartment with accommodation comprising of entrance hall, sitting room, kitchen, two good size bedrooms and family bathroom. The apartment has been well maintained but could benefit from some improvements and is currently tenanted providing an annual income of £8,400.

**Exterior:**

Outside is a communal walled courtyard style garden area.

**Tenancy:**

The property is subject to an Assured Shorthold Tenancy producing £700 per calendar month.

**Lease:**

125 years from 25/03/1987 (87 years remaining)

**Tenure:** Leasehold

**Local Authority:** Central Bedfordshire Council. Tel: 0300 300 8307

**Solicitors:** Solomon Solicitors, 80 Dunstable Road, Luton, LU1 1EH. Tel: 01582 533 333. Ref: Kate Bukhrashvili.

**Energy Performance Certificate (EPC):** Current Rating E

**Ground Rent:**

£25 per annum.

**Service Charge:**

TBC

**Council Tax Band:**

A

**VAT:**

VAT is not applicable

**Open House Viewings:**

Wed 2 Oct 12:00-12:30

Sat 5 Oct 13:00-13:30

Tue 8 Oct 12:00-12:30

These are open house viewings, you do not need to make an appointment you can simply attend between the published times.

**Partner Agent:**



**Williams Keyline**

**Additional Fees**

**Buyer's Premium:** There is no Buyer's Premium payable on this lot.

**Administration Charge:** Purchasers will be required to pay an administration fee of £1,500 incl. VAT.

**Disbursements:** Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.



## 31 Scharpwell, Irthlingborough, Northamptonshire NN9 5EQ

\*GUIDE PRICE: **£100,000+** (plus fees)



**This one-bedroom cluster house situated at the end of a cul-de-sac is only 0.4 miles away from the High Street of Irthlingborough and offers two allocated parking bays and a private enclosed garden. The property and title also comes with a parcel of land which is planted with trees.**

The house forms part of a block of four and looks over a wooded area. Inside the property, which is offered in good order, the front door opens into the living room and further back is the kitchen. Upstairs is the main bedroom and family-size bathroom, and outside is a good-size enclosed garden with mature shrubs which is mainly laid with block and stone.

### Accommodation:

Ground Floor:

Entrance to living room and kitchen.

First Floor:

Bedroom and family-size bathroom.

### Exterior:

A private enclosed garden which includes an unfenced parcel of land, which slopes down to the pathway, in total measuring approximately 178 sq m. There are also two allocated parking bays.

### Council Tax Band:

A

### VAT:

VAT is not applicable

### Open House Viewings:

Thu 3 Oct 12:45-13:15

Sat 5 Oct 09:30-10:00

Wed 9 Oct 12:45-13:15

These are open house viewings, you do not need to make an appointment you can simply attend between the published times.

**Tenure:** Freehold

**Local Authority:** North Northamptonshire Council. Tel: 0300 126 3000

**Solicitors:** Sharman Law, 1 Harpur Street, Bedford, MK40 1PF. Tel: 01234 303 030. Ref: Emma Corbett.

**Energy Performance Certificate (EPC):** Current Rating D

### Additional Fees

**Buyer's Premium:** There is no Buyer's Premium payable on this lot.

**Administration Charge:** Purchasers will be required to pay an administration fee of £1,500 incl. VAT.

**Disbursements:** Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

# 13 Meyrick Court, Meyrick Avenue, Luton, Bedfordshire LU1 5JP

\*GUIDE PRICE: **£80,000+** (plus fees)



**A purpose built two-bedroom top floor apartment, with a parking space and garage, requiring some refurbishment well located only 0.4 miles from Luton town centre.**

This top floor apartment is being sold with vacant possession and the accommodation comprises of an entrance hall, sitting/dining room, kitchen, two bedrooms and a family bathroom and the property does require refurbishment.

The property is well located with easy access to the extensive shopping facilities of Luton, including The Mall Shopping Centre with The University of Bedfordshire and The Galaxy leisure complex being within reach. Rail services run from Luton Station, providing access to Gatwick Airport, London St Pancras International and Brighton Rail Stations. London Luton Airport and the M1 Motorway are close by.

**Exterior:**

Outside is an allocated parking space and garage.

**Lease:**

99 years from 29/09/1971 (46 years remaining)

**Ground Rent:**

£15 per annum.

**Tenure:** Leasehold

**Local Authority:** Luton Borough Council. Tel: 01582 546000

**Solicitors:** Solomon Solicitors, 80 Dunstable Road, Luton, LU1 1EH. Tel: 01582 533 333. Ref: Kate Bukhrashvili.

**Energy Performance Certificate (EPC):** Current Rating F

**Service Charge:**

£793.42 per annum.

**Council Tax Band:**

A

**VAT:**

VAT is not applicable

**Open House Viewings:**

Wed 2 Oct 13:15-13:45

Sat 5 Oct 12:00-12:30

Tue 8 Oct 13:15-13:45

These are open house viewings, you do not need to make an appointment you can simply attend between the published times.

**Partner Agent:**



**Additional Fees**

**Buyer's Premium:** There is no Buyer's Premium payable on this lot.

**Administration Charge:** Purchasers will be required to pay an administration fee of £1,500 incl. VAT.

**Disbursements:** Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.



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# Middle Crofts, Nash Road, Thornborough, Buckinghamshire MK18 2DP

\*GUIDE PRICE: **£300,000+** (plus fees)



**Set in a generous plot within a very sought-after village and requiring significant improvement, this attractive period house offers an excellent opportunity to completely refurbish and enlarge.**

Believed to date back to the early 18th Century, this attractive house sits well back from the road with a deep front garden. A pair of wrought metal gates provide access to a driveway at the side of the plot, and the house sits in line with the adjacent period farmhouse, High Green. At present, Middle Crofts and High Green are connected by a shanty roof at single storey level, and a duty will be placed on the buyer to remove this roof, thus restoring both dwellings to being detached from each other. Please refer to the legal pack.

The building is in poor condition, both internally and externally. However, unlike the neighbouring building, it is not listed and as such the possibilities and potential are greatly increased in terms of enlargement or replacement. The overgrown rear garden has a number of mature shrubs and trees with a small greenhouse against the wall on the rear boundary.

**Auctioneers Note:**

One of the sellers is related to a member of staff at Robinson & Hall, and we are selling on behalf of the Executors. No pre-auction offers will be accepted and the property will only be sold at the auction on 16th October.

**Listing:**

The neighbouring property (High Green) is Grade II listed.  
Listed No: 1232792

**Council Tax Band:**

F

**VAT:**

VAT is not applicable

**Open House Viewings:**

Thu 3 Oct 11:30-12:30  
Sat 5 Oct 09:30-10:30  
Thu 10 Oct 11:30-12:30

These are open house viewings, you do not need to make an appointment you can simply attend between the published times.

**Tenure:** Freehold

**Local Authority:** Buckinghamshire County Council. Tel: 0300 131 6000

**Solicitors:** Arnold Thomson, 205 Watling Street west, Towcester, NN12 6BX. Tel: 01327 350 266. Ref: Rhiannon Beswick.

**Energy Performance Certificate (EPC):** Current Rating N/A

**Additional Fees**

**Buyer's Premium:** There is no Buyer's Premium payable on this lot.

**Administration Charge:** Purchasers will be required to pay an administration fee of £1,500 incl. VAT.

**Disbursements:** Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.



# The Barn, Sydenham Road, Sydenham, Oxfordshire OX39 4LT

\*GUIDE PRICE: **£210,000+** (plus fees)



**An attractive converted barn with a large garden and off-road parking that is located in a very sought-after Oxfordshire village which is just a few miles from junction 6 of the M40 and the historic market town of Thame.**

Offering an excellent opportunity to refurbish, this charming converted barn is well located in the heart of a picturesque village, within a short walk from the church and the popular village pub, the Crown Inn. Internally, the property benefits from flexible living accommodation with either two reception rooms and one bedroom, or two bedrooms and one reception room. In addition, there is a generous-size living room with glazed doors that lead to the long rear garden, a separate kitchen and a ground floor bathroom. The building is set back from the road with a small front garden and a driveway that passes to the side, leading to a double width parking area at the rear of the long back garden where there was previously a car port. The enclosed rear garden offers a high degree of privacy and within it is a patio, a large fruit tree, a lawn and a good-size timber shed.

**Accommodation:**

Ground Floor:

Entrance porch, hall, living room, kitchen, bathroom and a second reception room or bedroom.

First Floor:

Bedroom with a vaulted ceiling.

**Exterior:**

At the front is a garden that is mainly a lawn. The driveway passes underneath part of the first-floor bedroom to a double width parking area at the rear of the garden, and within the garden is a patio, a lawn, fruit tree and a timber shed, with fencing to the boundaries.

**Tenure:** Freehold

**Local Authority:** South Oxfordshire District Council. Tel: 01235 422422

**Solicitors:** BWK Solicitors, Tel: 01296 791 747. Ref: Mike Wragg.

**Energy Performance Certificate (EPC):** Current Rating N/A

**Listing:**

The property is Grade II Listed:

Listing No: 1368870

The thatch was replaced in May 2023.

**Council Tax Band:**

D

**VAT:**

VAT is not applicable

**Open House Viewings:**

Thu 3 Oct 09:30-10:00

Sat 5 Oct 10:30-11:00

Thu 10 Oct 09:30-10:00

These are open house viewings, you do not need to make an appointment you can simply attend between the published times.

**Partner Agent:**



**Additional Fees**

**Buyer's Premium:** There is no Buyer's Premium payable on this lot.

**Administration Charge:** Purchasers will be required to pay an administration fee of £1,500 incl. VAT.

**Disbursements:** Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

## Flat 1-5, 79 Goldington Avenue, Bedford, Bedfordshire MK40 3DB

\*GUIDE PRICE: **£600,000+** (plus fees)

**A very well-presented large Victorian detached house which has been converted into 5 separate apartments, with a car park and garden, that is located within a desirable residential side road, close to Bedford Rugby Club.**

This substantial detached building is divided into 2 x 2 bedroom and 3 x 1 bedroom apartments with a central front door leading into a tiled reception hall. From either side of the reception hall are doors to the two ground floor flats, a one bedroom and a larger two bedroom, which also has an enclosed rear garden. A period staircase leads from the reception hall to a central landing with two similar-sized one bedroom flats on either side of the building. At the rear of the building is a 5th unit which has an independent entrance. This is a large two bedroom apartment with accommodation over two floors.

The flats are all nicely presented with good décor and floor coverings, good-size rooms with high ceilings, and all have separate kitchens with windows.

**Accommodation:**

Flat 1: Entrance hallway, living room, kitchen, bathroom and bedroom.

Flat 2: Entrance hallway, living room, kitchen, bathroom and two bedrooms.

Flat 3: Entrance hallway, living room, kitchen, bathroom and bedroom.

Flat 4: Entrance hallway, living room, kitchen, bathroom and bedroom.

Flat 5: Ground Floor – Entrance hallway, bathroom, kitchen, living room. First Floor – Two bedrooms.

**Exterior:**

The building is set back from the road with a brick wall along the front boundary and a pathway to the front door where there is an intercom system. To one side at the front is a bin storage area, and to the other there is a driveway of good width that leads to the gravelled parking area which is sufficient in size to provide a parking space for each apartment. A picket fence sections off the garden where there is a lawn, a garden shed and an attractive mature ornamental tree.

**Council Tax Band:**

A

**VAT:**

VAT is not applicable

**Open House Viewings:**

Thu 3 Oct 13:00–13:45

Sat 5 Oct 13:15–14:00

Thu 10 Oct 12:30–13:15

These are open house viewings, you do not need to make an appointment you can simply attend between the published times.





**Tenure:** Freehold  
**Local Authority:** Bedford Borough Council. Tel: 01234 267422  
**Solicitors:** Sharman Law, 1 Harpur Street, Bedford, MK40 1PF. Tel: 01234 303 030. Ref: Emma Corbett.  
**Energy Performance Certificate (EPC):** Current Rating Flat 1: D, Flat 2: D, Flat 3: C, Flat 4: D, Flat 5: C

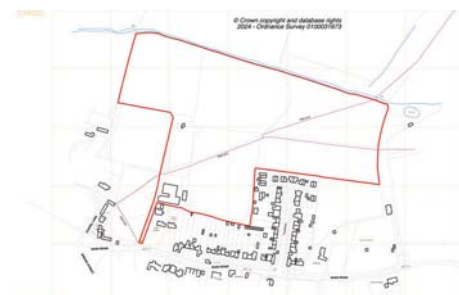
**Additional Fees**

**Buyer's Premium:** There is no Buyer's Premium payable on this lot.  
**Administration Charge:** Purchasers will be required to pay an administration fee of £1,500 incl. VAT.  
**Disbursements:** Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.



Barns, Land & Wood, Nash Road, Thornborough, Buckinghamshire MK18 2DP

\*GUIDE PRICE: **£300,000+** (plus fees)



**Offering an excellent opportunity to redevelop, a collection of agricultural buildings, grazing land and woodland, which in total measures in excess of 22 acres.**

The driveway from Nash Road leads to a sizeable collection of agricultural buildings that served as barns, dairy, pig pens, machinery stores, workshops and offices to High Green Farm. Extending further away from the road are a number of paddocks, with hedges and fencing along their boundaries, that are permanent pastures. A stream runs along the northern boundary with open farmland beyond. The paddocks also extend to the east providing approximately 12 acres of pasture, and in addition there is a mixed 9 acre woodland. The woodland was planted approximately 30 years ago and features a wide selection of deciduous and conifer trees. There are two footpaths within the wood which also pass through/alongside some of the paddocks.



**Auctioneer's Note:**

One of the sellers is related to a member of staff at Robinson & Hall, and we are selling on behalf of the Executors. No pre-auction offers will be accepted and the property will only be sold at the auction on 16th October.

**VAT:**

VAT is not applicable

**Viewings:**

You are welcome to view in daylight hours, at your convenience.



**Tenure:** Freehold

**Local Authority:** Buckinghamshire County Council. Tel: 0300 131 6000

**Solicitors:** Arnold Thomson, 205 Watling Street west, Towcester, NN12 6BX. Tel: 01327 350 266. Ref: Rhiannon Beswick.

**Energy Performance Certificate (EPC):** Current Rating N/A

**Additional Fees**

**Buyer's Premium:** There is no Buyer's Premium payable on this lot.

**Administration Charge:** Purchasers will be required to pay an administration fee of £1,500 incl. VAT.

**Disbursements:** Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.



## 83 High Street, Bovingdon, Hertfordshire HP3 0HP

\*GUIDE PRICE: **£450,000+** (plus fees)

**An extremely attractive period house set within the heart of this well regarded Hertfordshire village, offering over 1,300 sq. ft. of accommodation.**

This sought after village lies equidistant to Berkhamsted, Chesham and Hemel Hempstead and this delightful village house faces the High Street on the corner of Church Street. It boasts a wealth of interesting characterful features with ornate carved woodwork, exposed wall and ceiling timbers, stained glass panels, wood panelling, ornate fireplaces and oak flooring. Both of the sizeable reception rooms benefit from fireplaces, there is also a generous kitchen with a terracotta tiled floor and a limited number of fittings including a larder with intricate north African carved wooden doors, a Belfast sink and a teak draining board.

At the rear of the house is a sun room that leads out into an enclosed courtyard garden. On the first floor is a large master bedroom, two further good sized bedrooms and a bohemian bathroom fitted with a modern shower, a roll-top slipper bath, a high level copper cistern toilet and an intricately decorated washbasin and tiled surround.

**Council Tax Band:**

E

**Tenure:** Freehold**Local Authority:** Dacorum Borough Council. Tel: 01442 228000**Solicitors:** BHW Solicitors, 1 Smith Way, Leicester, LE19 1SX. Tel: 0116 289 7000. Ref: Carys Samuel.**Energy Performance Certificate (EPC):** Current Rating TBC**Accommodation:**

Ground Floor:

Double aspect sitting room, dining room, kitchen/breakfast room and sun room.

First Floor:

Landing, three bedrooms and bathroom.

**Exterior:**

At the rear is an enclosed courtyard garden.

**Listing:**

The property is a Locally Listed Building at Dacorum Borough Council.

**VAT:**

VAT is not applicable

**Open House Viewings:**

Tue 1 Oct 10:00-10:30

Sat 5 Oct 09:30-10:00

Wed 9 Oct 10:00-10:30

These are open house viewings, you do not need to make an appointment you can simply attend between the published times.

**Additional Fees****Buyer's Premium:** There is no Buyer's Premium payable on this lot.**Administration Charge:** Purchasers will be required to pay an administration fee of £1,500 incl. VAT.**Disbursements:** Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

11 Ashburnham Road, Bedford, Bedfordshire MK40 1DX

\*GUIDE PRICE: **£165,000+** (plus fees)



**Requiring refurbishment, this sizeable period town house offers large rooms on three levels and is only approximately 100 meters from the train station.**

This attractive terraced house offers an excellent opportunity to refurbish into a multi occupancy house with six double bedrooms, or to form separate apartments (subject to the required local authority consents), or to simply retain as a family house. On each floor are well proportioned large rooms and to the rear is a generous garden that is very overgrown.

**Accommodation:** Ground Floor:

Two principal reception rooms with dividing doors, fireplaces, and French doors to the rear garden. A third reception room leads into the kitchen with a utility room and toilet beyond.

**First Floor:**

Landing, a large bedroom with two windows and a fireplace at the front, a second double bedroom, also with a fireplace, and a bathroom.

**Second floor:**

Two double bedrooms, both with fireplaces and the front room also having two windows.

**Tenure:** Freehold

**Local Authority:** Bedford Borough Council. Tel: 01234 267422

**Solicitors:** Woodfines Solicitors, 3rd Floor, 1 Grafton Mews, Milton Keynes, MK9 1FB. Tel: 0344 967 2505. Ref: Genevieve Carnell.

**Energy Performance Certificate (EPC):** Current Rating D

**Exterior:**

A good size garden which is overgrown.

**Council Tax Band:**

D

**VAT:**

VAT is not applicable

**Open House Viewings:**

Thu 3 Oct 10:30-11:00

Sat 5 Oct 15:30-16:00

Thu 10 Oct 10:00-10:30

These are open house viewings, you do not need to make an appointment you can simply attend between the published times.

**Partner Agent:**



**Additional Fees**

**Buyer's Premium:** There is no Buyer's Premium payable on this lot.

**Administration Charge:** Purchasers will be required to pay an administration fee of £1,500 incl. VAT.

**Disbursements:** Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.



### Land adjacent to High Green, Nash Road, Thornborough, Buckinghamshire MK18 2DP

\*GUIDE PRICE: **£80,000+** (plus fees)



#### A five acre parcel of land that is centrally located within a very well regarded village.

A five acre parcel of land that is centrally located within a very well regarded village.

Set between residential property with a boundary along Nash Road, and just a short walk from village greens and the public house, this relatively level parcel of land is divided into two paddocks and a small area of ground along the roadside boundary which was previously used as garden.

There is a pedestrian gated entrance in the south-east corner which also gives access to one of two footpaths crossing the land, and a right of way is granted to provide for a vehicular entrance at the start of the neighbouring driveway. This right of way will cease should a vehicular access direct from Nash Road be obtained at any time in the future. Please refer to the legal pack. Close to the pedestrian gate in the corner, there is a second gated entrance into the area of former garden. The paddock closest to the road measures approximately 2 acres and the adjoining paddock behind measures approximately 3 acres. Beyond that is open farmland.

**Tenure:** Freehold

**Local Authority:** Buckinghamshire County Council. Tel: 0300 131 6000

**Solicitors:** Arnold Thomson, 205 Watling Street west, Towcester, NN12 6BX. Tel: 01327 350 266. Ref: Rhiannon Beswick.

**Energy Performance Certificate (EPC):** Current Rating N/A

#### Auctioneers Note:

One of the sellers is related to a member of staff at Robinson & Hall, and we are selling on behalf of the Executors. No pre-auction offers will be accepted and the property will only be sold at the auction on 16th October.

#### Overage:

No overage is being applied to this lot.

#### VAT:

VAT is not applicable

#### Viewings:

You are welcome to view in daylight hours, at your convenience.

#### Additional Fees

**Buyer's Premium:** There is no Buyer's Premium payable on this lot.

**Administration Charge:** Purchasers will be required to pay an administration fee of £1,500 incl. VAT.

**Disbursements:** Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.



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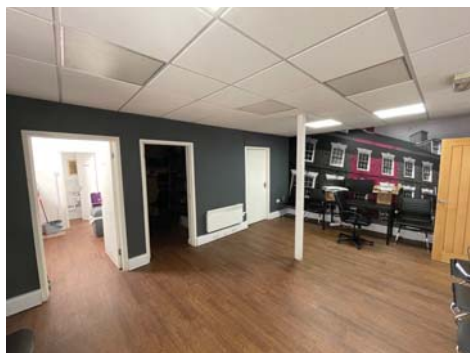
[ricky.ferguson@octagonfinancial.co.uk](mailto:ricky.ferguson@octagonfinancial.co.uk)

Tel: 01908 030340



## 22 Market Square, St. Neots, Cambridgeshire PE19 2AF

\*GUIDE PRICE: **£210,000+** (plus fees)



**A let commercial investment property, achieving £21,000 per annum, that is superbly located facing onto the market square of this very well-regarded town.**

Forming the ground floor of a very attractive period building, this sizeable ground floor commercial property is let to an established estate agency firm (est. 2004) and faces onto the market square which is currently undergoing major works to significantly improve it. The project will enhance the market square by removing car parking and creating an open community space, benefitting from new landscaping, surfacing and street furniture.

The decorative condition both inside and out is very good, and the property is divided into an office/retail area at the front, a similar size room behind, two additional meeting/store rooms, a cloakroom/toilet and a kitchen. In addition to the main entrance, there is a second entrance at the side, under a coaching arch.

**Tenancy:** The property is subject to a 10 year lease commencing from 5th January 2022, producing a rental income of £21,000 per annum (exclusive of VAT). This agreement provides a five-year break clause, and from 5th January 2027, for the remainder of the term the rental income increases to £22,000 per annum (exclusive of VAT). The insurance premium is £691.23 for the year 24/25 and is recovered from the tenants.

**Tenure:** Leasehold

**Local Authority:** Huntingdonshire District Council. Tel: 01480 388388

**Solicitors:** Burch Phillips & Co Solicitors, 63A Station Road, West Drayton, UB7 7LR. Tel: 01895 442 141. Ref: Stephen Phillips.

**Energy Performance Certificate (EPC):** Current Rating C

**Lease:**

999 years from 31/03/2020 (995 years remaining)

**Ground Rent:**

£195 per annum.

**Service Charge:**

£110 per annum and this is recovered from tenants.

**Listing:**

The property is Grade II Listed:

Listing No: 1330638

**VAT:**

VAT is not applicable

**Open House Viewings:**

Thu 3 Oct 11:15-11:45

Wed 9 Oct 11:15-11:45

These are open house viewings, you do not need to make an appointment you can simply attend between the published times.

**Additional Fees**

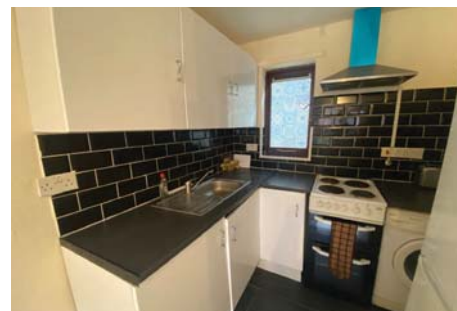
**Buyer's Premium:** There is no Buyer's Premium payable on this lot.

**Administration Charge:** Purchasers will be required to pay an administration fee of £1,500 incl. VAT.

**Disbursements:** Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

# 19 Astra Court, Colin Road, Luton, Bedfordshire LU2 7SG

\*GUIDE PRICE: **£50,000+** (plus fees)



**A ground floor studio flat which is part of a purpose built block, situated in the sought after Round Green area and located within 1 mile from the Luton mainline train station.**

This studio flat is located on the ground floor of a purpose built block and provides spacious accommodation consisting of a large living/bedroom area with a bathroom and utility area leading off it and there is a separate kitchen area. Outside is an allocated parking space and communal gardens.

**Exterior:**

An allocated parking space and communal gardens.

**Lease:**

120 years from 01/01/1983 (78 years remaining)

**Ground Rent:**

£30 per annum.

**Service Charge:**

£650 per annum.

**Council Tax Band:**

A

**VAT:**

VAT is not applicable

**Open House Viewings:**

Wed 2 Oct 10:00-10:30

Sat 5 Oct 15:15-15:45

Tue 8 Oct 10:00-10:30

These are open house viewings, you do not need to make an appointment you can simply attend between the published times.

**Partner Agent:**



**Additional Fees**

**Buyer's Premium:** There is no Buyer's Premium payable on this lot.

**Administration Charge:** Purchasers will be required to pay an administration fee of £1,500 incl. VAT.

**Disbursements:** Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

**Tenure:** Leasehold

**Local Authority:** Luton Borough Council. Tel: 01582 546000

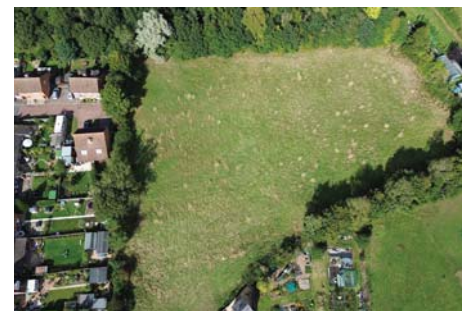
**Solicitors:** TBC

**Energy Performance Certificate (EPC):** Current Rating D



## Land adjacent to Thornhill, Nash Road, Thornborough, Buckinghamshire MK18 2DP

\*GUIDE PRICE: **£25,000+** (plus fees)



### A two acre parcel of land set to the side and rear of residential property within a very sought-after North Buckinghamshire village.

A gated entrance from Nash Road gives access to a driveway that leads into this level parcel of land. There are mature hedges and fencing to the boundaries, with residential property along the west side and woodland to the north.

#### Auctioneers Note:

One of the sellers is related to a member of staff at Robinson & Hall, and we are selling on behalf of the Executors. No pre-auction offers will be accepted and the property will only be sold at the auction on 16th October.

#### Overage:

An overage is being applied to this lot that for the duration of 30 years, 30% of the increase of the value of the land will be due to the sellers and their successors should any planning consent be obtained, other than for the erection of equestrian buildings or agricultural buildings without domestic accommodation. Please refer to the legal pack for details.

#### VAT:

VAT is not applicable

#### Viewings:

You are welcome to view in daylight hours, at your convenience.

**Tenure:** Freehold

**Local Authority:** Buckinghamshire County Council. Tel: 0300 131 6000

**Solicitors:** Arnold Thomson, 205 Watling Street west, Towcester, NN12 6BX. Tel: 01327 350 266. Ref: Rhiannon Beswick.

**Energy Performance Certificate (EPC):** Current Rating N/A

#### Additional Fees

**Buyer's Premium:** There is no Buyer's Premium payable on this lot.

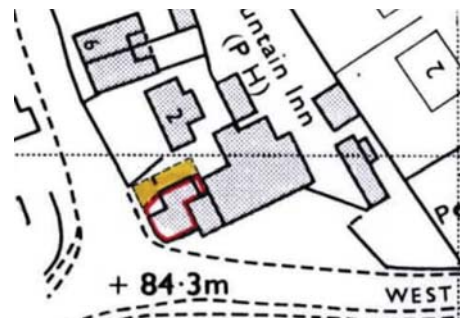
**Administration Charge:** Purchasers will be required to pay an administration fee of £1,500 incl. VAT.

**Disbursements:** Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.



# Karl's Bakery, 12 West Street, Steeple Claydon, Buckinghamshire MK18 2NT

\*GUIDE PRICE: **£50,000+** (plus fees)



## A freehold single storey brick building, which is prominently located on West Street at the centre of Steeple Claydon.

Used as a bakery, this brick building offers over 500 sq. ft. of floor space and is believed to have been built in the early 1900's. The building is divided into two parts, previously being run as Post Office and bakery, with the Post Office vacating in the summer of 2023. Both parts are connected through an archway, the old Post Office has its own entrance leading to the retail area and the bakery also has its own entrance and comprises a retail area to the front, with a kitchen food preparation area and a separate cloak room. The current business has been run by the same family for the last 19 years and the building will be sold with vacant possession.

### Accommodation:

Two ground floor retail areas with cloak room and small kitchen area.

### Exterior:

To the left hand side of the building there is off road parking for one vehicle.

### VAT:

VAT is not applicable

### Open House Viewings:

Thu 3 Oct 14:30-15:00

Sat 5 Oct 16:15-16:45

Thu 10 Oct 14:30-15:00

These are open house viewings, you do not need to make an appointment you can simply attend between the published times.

**Tenure:** Freehold

**Solicitors:** Sharman Law, 1 Harpur Street, Bedford, MK40 1PF. Tel: 01234 303 030. Ref: Emma Corbett.

**Local Authority:** Buckinghamshire County Council. Tel: 0300 131 6000

**Energy Performance Certificate (EPC):** Current Rating TBC

### Additional Fees

**Buyer's Premium:** There is no Buyer's Premium payable on this lot.

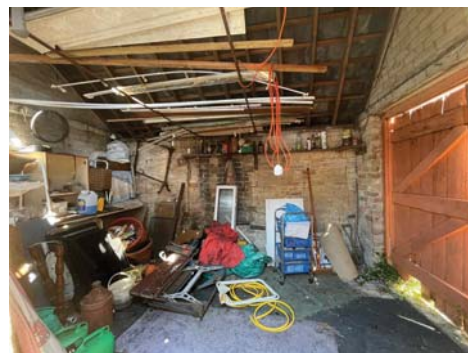
**Administration Charge:** Purchasers will be required to pay an administration fee of £1,500 incl. VAT.

**Disbursements:** Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.



### 135 High Street, Cranfield, Bedfordshire MK43 0HZ

\*GUIDE PRICE: **£130,000+** (plus fees)



**A two bedroom semi-detached cottage requiring refurbishment situated in a large plot in the village of Cranfield.**

This two bedroom semi-detached period cottage sits well back from the road with a driveway to a detached garage. The property requires full refurbishment and could be further enlarged subject to local authority consents. The ground floor accommodation comprises of an entrance hall, sitting room, dining room and kitchen and there is also an attached brick storage unit. On the first floor are two spacious bedrooms and a family bathroom.

#### **Auctioneers Note:**

The Seller has advised us that no pre-auction offers will be accepted and the property will only be sold in the auction on 16th October.

#### **Exterior:**

To the front of the property is a good size walled front garden with a lawn area with a driveway to the side of the property leading to the garage. The fenced rear garden extends well back from the house with a large area of lawn, vegetable growing area and there are also several outbuildings and a greenhouse.

**Tenure:** Freehold

**Local Authority:** Central Bedfordshire Council. Tel: 0300 300 8307

**Solicitors:** Palmers Solicitors LLP, Palmers Solicitors LLP, Hassett House, Hassett Street, Bedford, MK40 1HA. Tel: 01234 211 161. Ref: Yagnesh Shah.

**Energy Performance Certificate (EPC):** Current Rating G

**Council Tax Band:**  
C

**VAT:**  
VAT is not applicable

#### **Open House Viewings:**

Tue 1 Oct 10:00-10:30

Sat 5 Oct 14:45-15:15

Thu 10 Oct 10:00-10:30

These are open house viewings, you do not need to make an appointment you can simply attend between the published times.

#### **Partner Agent:**



#### **Additional Fees**

**Buyer's Premium:** There is no Buyer's Premium payable on this lot.

**Administration Charge:** Purchasers will be required to pay an administration fee of £1,500 incl. VAT.

**Disbursements:** Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.



# Our remaining 2024 auction date!

**4th December 2024**

**Don't miss out on selling your  
property this year**

**[robinsonandhallauctions.co.uk](https://robinsonandhallauctions.co.uk)**



# MEMORANDUM OF SALE

Lot No:

Property Address:

**Name of Bidder:**

Address of Bidder:

Postcode:

Telephone:

**Name of Buyer:**

Address of Buyer:

Postcode:

Telephone:

It is agreed that the Seller sells and the Buyer purchases the property described in the accompanying particulars and \*conditions of sale subject to their provisions and the terms and stipulations in them at the price stated.

Name & Address of Seller:

The Price (excluding any VAT): £

in words

Deposit Paid: £

Completion Date:

Buyers Administration Fee: £

We acknowledge receipt of the deposit and buyers administration fee.

We acknowledge receipt of the deposit in the form of

**Signed:**

**Date:**

(Authorised Agent for Seller)

**Signed:**

**Date:**

(The Bidder)

Seller's Solicitor:

Address of Solicitor:

Postcode:

Telephone:

Buyer's Solicitor:

Address of Solicitor:

Postcode:

Telephone:

# COMMON AUCTION CONDITIONS (EDITION 4)

REPRODUCED WITH THE CONSENT OF THE RICS

## Introduction

The Common Auction Conditions are designed for real estate auctions, to set a consistent practice across the industry. There are three sections, all of which must be included without variation, except where stated:

## Glossary

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

## Auction Conduct Conditions

The Auction Conduct Conditions govern the relationship between the auctioneer and anyone who participates in the auction. They apply wherever the property is located, and cannot be changed without the auctioneer's agreement.

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

## Sale Conditions

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

## GLOSSARY

This glossary applies to the AUCTION CONDUCT CONDITIONS and the SALE CONDITIONS. It is a compulsory section of the Common Auction Conditions that must be included without variation (but the SPECIAL CONDITIONS may include defined words that differ from the glossary so long as they apply only to the SPECIAL CONDITIONS).

The laws of England and Wales apply to the CONDITIONS and YOU, WE, the SELLER and the BUYER all submit to the jurisdiction of the Courts of England and Wales.

Wherever it makes sense:

- singular words can be read as plurals, and plurals as singular words;
- a "person" includes a corporate body;
- words of one gender include the other genders;
- references to legislation are to that legislation as it may have been modified or re-enacted by the date of the AUCTION or the CONTRACT DATE (as applicable); and
- where the following words appear in small capitals they have the specified meanings.

## ACTUAL COMPLETION DATE

The date when COMPLETION takes place or is treated as taking place for the purposes of apportionment and calculating interest.

## ADDENDUM

An amendment or addition to the CONDITIONS or to the PARTICULARS or to both whether contained in a supplement to the CATALOGUE, a written notice from the AUCTIONEERS or an oral announcement at the AUCTION.

## AGREED COMPLETION DATE

Subject to CONDITION G9.3:

- 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.

## APPROVED FINANCIAL INSTITUTION

Any bank or building society that is regulated by a competent UK regulatory authority or is otherwise acceptable to the AUCTIONEERS.

## ARREARS

ARREARS of rent and other sums due under the TENANCIES and still outstanding on the ACTUAL COMPLETION DATE.

## ARREARS SCHEDULE

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

## AUCTION

The AUCTION advertised in the CATALOGUE.

## AUCTION CONDUCT CONDITIONS

The conditions so headed, including any extra AUCTION CONDUCT CONDITIONS.

## AUCTIONEERS

The AUCTIONEERS at the AUCTION.

## BUSINESS DAY

Any day except (a) Saturday or Sunday or (b) a bank or public holiday in England and Wales.

## BUYER

The person who agrees to buy the LOT or, if applicable, that person's personal representatives: if two or more are jointly the BUYER their obligations can be enforced against them jointly or against each of them separately.

## CATALOGUE

The catalogue for the AUCTION as it exists at the date of the AUCTION (or, if the catalogue is then different, the date of the CONTRACT) including any ADDENDUM and whether printed or made available electronically.

## COMPLETION

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

## CONDITION

One of the AUCTION CONDUCT CONDITIONS or SALE CONDITIONS.

## CONTRACT

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

## CONTRACT DATE

The date of the AUCTION or, if the LOT is sold before or after the AUCTION:

- 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 electronic mail the date of exchange is the date on which both parts have been signed and posted or otherwise placed beyond normal retrieval.

## DOCUMENTS

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

## EXTRA GENERAL CONDITIONS

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

## FINANCIAL CHARGE

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

## GENERAL CONDITIONS

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

## INTEREST RATE

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

## LOT

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

## OLD ARREARS

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

## PARTICULARS

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

## PRACTITIONER

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

## PRICE

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

## READY TO COMPLETE

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

## SALE CONDITIONS

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

## SALE MEMORANDUM

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

## SELLER

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

## SPECIAL CONDITIONS

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

## TENANCIES

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

## TENANCY SCHEDULE

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

## TRANSFER

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

## TUPE

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

## VAT

Value Added Tax or other tax of a similar nature.

## VAT OPTION

An option to tax.

## WE (and US and OUR)

The AUCTIONEERS.

## YOU (and YOUR)

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

## AUCTION CONDUCT CONDITIONS

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

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

## A1 INTRODUCTION

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

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

## A2 OUR ROLE

- A2.1 As agents for each SELLER we have authority to
- (a) prepare the CATALOGUE 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 identification as required by the AUCTIONEERS.

A2.2 OUR decision on the conduct of the AUCTION is final.

A2.3 WE may cancel the AUCTION, or alter the order in which LOTS are offered for sale. WE may also combine or divide LOTS. A LOT may be sold or withdrawn from sale prior to the AUCTION.

A2.4 YOU acknowledge that to the extent permitted by law WE owe YOU no duty of care and YOU have no claim against US for any loss.

A2.5 WE may refuse to admit one or more persons to the AUCTION without having to explain why.

A2.6 YOU may not be allowed to bid unless YOU provide such evidence of YOUR identity and other information as WE reasonably require from all bidders.

## A3 BIDDING AND RESERVE PRICES

A3.1 All bids are to be made in pounds sterling exclusive of VAT.

A3.2 WE may refuse to accept a bid. WE do not have to explain why.

A3.3 If there is a dispute over bidding WE are entitled to resolve it, and OUR decision is final.

A3.4 Unless stated otherwise each LOT is subject to a reserve PRICE (which may be fixed just before the LOT is offered for sale). If no bid equals or exceeds that reserve PRICE the LOT will be withdrawn from the AUCTION.

A3.5 Where there is a reserve PRICE the SELLER may bid (or ask US or another agent to bid on the SELLER'S behalf) up to the reserve PRICE but may not make a bid equal to or exceeding the reserve PRICE. YOU accept that it is possible that all bids up to the reserve PRICE are bids made by or on behalf of the SELLER.

## A4 THE PARTICULARS AND OTHER INFORMATION

A4.1 WE have taken reasonable care to prepare PARTICULARS that correctly describe each LOT.

The PARTICULARS are based on information supplied by or on behalf of the SELLER. YOU need to check that the information in the PARTICULARS is correct.

A4.2 If the SPECIAL CONDITIONS do not contain a description of the LOT, or simply refer to the relevant LOT number, you take the risk that the description contained in the PARTICULARS is incomplete or inaccurate, as the PARTICULARS have not been prepared by a conveyancer and are not intended to form part of a legal CONTRACT.

A4.3 The PARTICULARS and the SALE CONDITIONS may change prior to the AUCTION and it is YOUR responsibility to check that YOU have the correct versions.

A4.4 If WE provide information, or a copy of a DOCUMENT, WE do so only on the basis that WE are not responsible for the accuracy of that information or DOCUMENT.

## A5 THE CONTRACT

A5.1 A successful bid is one WE accept as such (normally on the fall of the hammer). This CONDITION A5 applies to YOU only if YOU make the successful bid for a LOT.

A5.2 YOU are obliged to buy the LOT on the terms of the SALE MEMORANDUM at the PRICE YOU bid (plus VAT, if applicable).

A5.3 YOU must before leaving the AUCTION

- (a) provide all information WE reasonably need from YOU to enable US to complete the SALE MEMORANDUM (including proof of your identity if required by US);
- (b) sign the completed SALE MEMORANDUM; and
- (c) pay the deposit.

A5.4 If YOU do not WE may either

- (a) as agent for the SELLER treat that failure as YOUR repudiation of the CONTRACT and offer the LOT for sale again: the SELLER may then have a claim against YOU for breach of CONTRACT; or



# COMMON AUCTION CONDITIONS (EDITION 4)

REPRODUCED WITH THE CONSENT OF THE RICS

A5.5	(b) sign the SALE MEMORANDUM on YOUR behalf. The deposit (a) must be paid in pounds sterling by cheque or by bankers' draft made payable to US (or, at OUR option, the SELLER'S conveyancer) drawn on an APPROVED FINANCIAL INSTITUTION (CONDITION A6 may state if WE accept any other form of payment); (b) may be declined by US unless drawn on YOUR account, or that of the BUYER, or of another person who (we are satisfied) would not expose US to a breach of money laundering regulations; (c) is to be held by US (or, at OUR option, the SELLER'S conveyancer); and (d) is to be held as stakeholder where VAT would be chargeable on the deposit were it to be held as agent for the SELLER, but otherwise is to be held as stakeholder unless the SALE CONDITIONS require it to be held as agent for the SELLER.				
A5.6	WE may retain the SALE MEMORANDUM signed by or on behalf of the SELLER until the deposit has been received in cleared funds.				
A5.7	Where WE hold the deposit as stakeholder WE are authorised to release it (and interest on it if applicable) to the SELLER on COMPLETION or, if COMPLETION does not take place, to the person entitled to it under the SALE CONDITIONS.				
A5.8	If the BUYER does not comply with its obligations under the CONTRACT then (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.				
A5.9	Where the BUYER is a company YOU warrant that the BUYER is properly constituted and able to buy the LOT.				
<b>A6</b>	<b>EXTRA AUCTION CONDUCT CONDITIONS</b>				
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.				
	<b>GENERAL CONDITIONS OF SALE</b>				
	Words in small capitals have the special meanings defined in the Glossary. The GENERAL CONDITIONS (as WE supplement or change them by any EXTRA GENERAL CONDITIONS or ADDENDUM) are compulsory but may be disapplied or changed in relation to one or more LOTS by SPECIAL CONDITIONS. The template form of SALE MEMORANDUM is not compulsory but is to be varied only if WE agree. The template forms of SPECIAL CONDITIONS and schedules are recommended, but are not compulsory and may be changed by the SELLER of a LOT.				
<b>G1</b>	<b>THE LOT</b>				
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. 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. The BUYER admits that it is not relying on the information contained in the PARTICULARS or on any representations made by or on behalf of the SELLER but the BUYER may rely on the SELLER'S conveyancer's written replies to written enquiries to the extent stated in those replies.				
<b>G2</b>	<b>DEPOSIT</b>				
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). 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. Interest earned on the deposit belongs to the SELLER unless the SALE CONDITIONS provide otherwise.				
<b>G3</b>	<b>BETWEEN CONTRACT AND COMPLETION</b>				
G3.1	From the CONTRACT DATE the SELLER has no obligation to insure the LOT and the BUYER bears all risks of loss or damage unless (a) the LOT is sold subject to a TENANCY that requires the SELLER to insure the LOT or (b) the SPECIAL CONDITIONS require the SELLER to insure the LOT.				
G3.2	If the SELLER is required to insure the LOT then the SELLER (a) must produce to the BUYER on request all relevant insurance details; (b) must use reasonable endeavours to maintain that or equivalent insurance and pay the premiums when due; (c) gives no warranty as to the adequacy of the insurance; (d) must at the request of the BUYER use reasonable endeavours to have the BUYER'S interest noted on the policy if it does not cover a contracting purchaser; (e) must, unless otherwise agreed, cancel the insurance at COMPLETION, apply for a refund of premium and (subject to the rights of any tenant or other third party) pay that refund to the BUYER; and (f) (subject to the rights of any tenant or other third party) hold on 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.				
<b>G4</b>	<b>TITLE AND IDENTITY</b>				
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. The following provisions apply only to any of the following DOCUMENTS that is not made available before the AUCTION: (a) If the LOT is registered land the SELLER is to give to the BUYER within five BUSINESS DAYS of the CONTRACT DATE an official copy of the entries on the register and title plan and, where noted on the register, of all DOCUMENTS subject to which the LOT is being sold. (b) If the LOT is not registered land the SELLER is to give to the BUYER within five BUSINESS DAYS of the CONTRACT DATE an abstract or epitome of title starting from the root of title mentioned in the SPECIAL CONDITIONS (or, if none is mentioned, a good root of title more than fifteen years old) and must produce to the BUYER the original or an examined copy of every relevant DOCUMENT. (c) If title is in the course of registration, title is to consist of: (i) certified copies of the application for registration				
G4.2	of title made to the Land Registry and of the DOCUMENTS accompanying that application; (ii) evidence that all applicable stamp duty land tax relating to that application has been paid; and (iii) a letter under which the SELLER or its conveyancer agrees to use all reasonable endeavours to answer any requisitions raised by the Land Registry and to instruct the Land Registry to send the completed registration DOCUMENTS to the BUYER. (d) The BUYER has no right to object to or make requisitions on any title information more than seven BUSINESS DAYS after that information has been given to the BUYER.				
G4.3	Unless otherwise stated in the SPECIAL CONDITIONS the SELLER sells with full title guarantee except that (and the TRANSFER shall so provide): (a) the covenant set out in section 3 of the Law of Property (Miscellaneous Provisions) Act 1994, shall not extend to matters recorded in registers open to public inspection; these are to be treated as within the actual knowledge of the BUYER; and (b) the covenant set out in section 4(1)(b) of the Law of Property (Miscellaneous Provisions) Act 1994 shall not extend to any condition or tenant's obligation relating to the state or condition of the LOT where the LOT is leasehold property.				
G4.4	The TRANSFER is to have effect as if expressly subject to all matters subject to which the LOT is sold under the CONTRACT.				
G4.5	The SELLER does not have to produce, nor may the BUYER object to or make a requisition in relation to, any prior or superior title even if it is referred to in the DOCUMENTS.				
G4.6	The SELLER (and, if relevant, the BUYER) must produce to each other such confirmation of, or evidence of, their identity and that of their mortgagees and attorneys (if any) as is necessary for the other to be able to comply with applicable Money Laundering Regulations and Land Registry Rules.				
<b>G5</b>	<b>TRANSFER</b>				
G5.1	Unless a form of TRANSFER is prescribed by the SPECIAL CONDITIONS (a) the BUYER must supply a draft TRANSFER to the SELLER at least ten BUSINESS DAYS before the AGREED COMPLETION DATE and the engrossment (signed as a deed by the BUYER if CONDITION G5.2 applies) five BUSINESS DAYS before that date or (if later) two BUSINESS DAYS after the draft has been approved by the SELLER; and (b) the SELLER must approve or revise the draft TRANSFER within five BUSINESS DAYS of receiving it from the BUYER.				
G5.2	If the SELLER has any liability (other than to the BUYER) in relation to the LOT or a TENANCY following COMPLETION, the BUYER is specifically to covenant in the TRANSFER to indemnify the SELLER against that liability.				
G5.3	The SELLER cannot be required to TRANSFER the LOT to anyone other than the BUYER, or by more than one TRANSFER.				
G5.4	Where the SPECIAL CONDITIONS state that the SELLER is to grant a new lease to the BUYER (a) the CONDITIONS are to be read so that the TRANSFER refers to the new lease, the SELLER to the proposed landlord and the BUYER to the proposed tenant; (b) the form of new lease is that described by the SPECIAL CONDITIONS; and (c) the SELLER is to produce, at least five BUSINESS DAYS before the AGREED COMPLETION DATE, the engrossed counterpart lease, which the BUYER is to sign and deliver to the SELLER on COMPLETION.				
<b>G6</b>	<b>COMPLETION</b>				
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. The amount payable on COMPLETION is the balance of the PRICE adjusted to take account of apportionments plus (if applicable) VAT and interest, but no other amounts unless specified in the SPECIAL CONDITIONS. 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.				
G6.2	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. If COMPLETION takes place after 1400 hours for a reason				
G6.3					
G6.4					

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- other than the SELLER'S default it is to be treated, for the purposes of apportionment and calculating interest, as if it had taken place on the next BUSINESS DAY.
- G6.6 Where applicable the CONTRACT remains in force following COMPLETION.
- G7 NOTICE TO COMPLETE**
- G7.1 The SELLER or the BUYER may on or after the AGREED COMPLETION DATE but before COMPLETION give the other notice to complete within ten BUSINESS DAYS (excluding the date on which the notice is given) making time of the essence.
- G7.2 The person giving the notice must be READY TO COMPLETE.
- G7.3 If the BUYER fails to comply with a notice to complete the SELLER may, without affecting any other remedy the SELLER has:
- (a) terminate the CONTRACT;
  - (b) claim the deposit and any interest on it if held by a stakeholder;
  - (c) forfeit the deposit and any interest on it;
  - (d) resell the LOT; and
  - (e) claim damages from the BUYER.
- G7.4 If the SELLER fails to comply with a notice to complete the BUYER may, without affecting any other remedy the BUYER has:
- (a) terminate the CONTRACT; and
  - (b) recover the deposit and any interest on it from the SELLER or, if applicable, a stakeholder.
- G8 IF THE CONTRACT IS BROUGHT TO AN END**
- If the CONTRACT is lawfully brought to an end:
- (a) the BUYER must return all papers to the SELLER and appoints the SELLER its agent to cancel any registration of the CONTRACT; and
  - (b) the SELLER must return the deposit and any interest on it to the BUYER (and the BUYER may claim it from the stakeholder, if applicable) unless the SELLER is entitled to forfeit the deposit under CONDITION G7.3.
- G9 LANDLORD'S LICENCE**
- G9.1 Where the LOT is or includes leasehold land and licence to assign or sublet is required this CONDITION G9 applies.
- G9.2 The CONTRACT is conditional on that licence being obtained, by way of formal licence if that is what the landlord lawfully requires.
- G9.3 The AGREED COMPLETION DATE is not to be earlier than the date five BUSINESS DAYS after the SELLER has given notice to the BUYER that licence has been obtained ("licence notice").
- G9.4 The SELLER must
- (a) use all reasonable endeavours to obtain the licence at the SELLER'S expense; and
  - (b) enter into any Authorised Guarantee Agreement ("AGA") properly required (procuring a guarantee of that AGA if lawfully required by the landlord).
- G9.5 The BUYER must promptly
- (a) provide references and other relevant information; and
  - (b) comply with the landlord's lawful requirements.
- G9.6 If within three months of the CONTRACT DATE (or such longer period as the SELLER and BUYER agree) the SELLER has not given licence notice to the BUYER the SELLER or the BUYER may (if not then in breach of any obligation under this CONDITION G9) by notice to the other terminate the CONTRACT at any time before the SELLER has given licence notice. That termination is without prejudice to the claims of either SELLER or BUYER for breach of this CONDITION G9.
- G10 INTEREST AND APPORTIONMENTS**
- G10.1 If the ACTUAL COMPLETION DATE is after the AGREED COMPLETION DATE for any reason other than the SELLER'S default the BUYER must pay interest at the INTEREST RATE on the money due from the BUYER at COMPLETION for the period starting on the AGREED COMPLETION DATE and ending on the ACTUAL COMPLETION DATE.
- G10.2 Subject to CONDITION G11 the SELLER is not obliged to apportion or account for any sum at COMPLETION unless the SELLER has received that sum in cleared funds. The SELLER must promptly pay to the BUYER after COMPLETION any sum to which the BUYER is entitled that the SELLER subsequently receives in cleared funds.
- G10.3 Income and outgoings are to be apportioned at the ACTUAL COMPLETION DATE unless:
- (a) the BUYER is liable to pay interest; and
  - (b) the SELLER has given notice to the BUYER at any time up to COMPLETION requiring apportionment on the date from which interest becomes payable by the BUYER; in which event income and outgoings are to be apportioned on the date from which interest becomes payable by the BUYER.
- G10.4 Apportionments are to be calculated on the basis that:
- (a) the SELLER receives income and is liable for outgoings for the whole of the day on which apportionment is to be made;
  - (b) annual income and expenditure accrues at an equal daily rate assuming 365 days in a year (or 366 in a leap year), and income and expenditure relating to some other period accrues at an equal daily rate during the period to which it relates; and
  - (c) where the amount to be apportioned is not known at COMPLETION apportionment is to be made by reference to a reasonable estimate and further payment is to be made by SELLER or BUYER as appropriate within five BUSINESS DAYS of the date when the amount is known.
- G10.5 If a payment due from the BUYER to the SELLER on or after COMPLETION is not paid by the due date, the BUYER is to pay interest to the SELLER at the INTEREST RATE on that payment from the due date up to and including the date of payment.
- G11 ARREARS**
- Part 1 – Current rent
- G11.1 "Current rent" means, in respect of each of the TENANCIES subject to which the LOT is sold, the instalment of rent and other sums payable by the tenant on the most recent rent payment date on or within four months preceding COMPLETION.
- G11.2 If on COMPLETION there are any ARREARS of current rent the BUYER must pay them, whether or not details of those ARREARS are given in the SPECIAL CONDITIONS.
- G11.3 Parts 2 and 3 of this CONDITION G11 do not apply to ARREARS of current rent.
- Part 2 – BUYER to pay for ARREARS
- G11.4 Part 2 of this CONDITION G11 applies where the SPECIAL CONDITIONS give details of ARREARS.
- G11.5 The BUYER is on COMPLETION to pay, in addition to any other money then due, an amount equal to all ARREARS of which details are set out in the SPECIAL CONDITIONS.
- G11.6 If those ARREARS are not OLD ARREARS the SELLER is to assign to the BUYER all rights that the SELLER has to recover those ARREARS.
- Part 3 – BUYER not to pay for ARREARS
- G11.7 Part 3 of this CONDITION G11 applies where the SPECIAL CONDITIONS
- (a) so state; or
  - (b) give no details of any ARREARS.
- G11.8 While any ARREARS due to the SELLER remain unpaid the BUYER must:
- (a) try to collect them in the ordinary course of management but need not take legal proceedings or forfeit the TENANCY;
  - (b) pay them to the SELLER within five BUSINESS DAYS of receipt in cleared funds (plus interest at the INTEREST RATE calculated on a daily basis for each subsequent day's delay in payment);
  - (c) on request, at the cost of the SELLER, assign to the SELLER or as the SELLER may direct the right to demand and sue for OLD ARREARS, such assignment to be in such form as the SELLER'S conveyancer may reasonably require;
  - (d) if reasonably required, allow the SELLER'S conveyancer to have on loan the counterpart of any TENANCY against an undertaking to hold it to the BUYER'S order;
  - (e) not without the consent of the SELLER release any tenant or surety from liability to pay ARREARS or accept a surrender of or forfeit any TENANCY under which ARREARS are due; and
  - (f) if the BUYER disposes of the LOT prior to recovery of all ARREARS obtain from the BUYER'S successor in title a covenant in favour of the SELLER in similar form to part 3 of this CONDITION G11.
- G11.9 Where the SELLER has the right to recover ARREARS it must not without the BUYER'S written consent bring insolvency proceedings against a tenant or seek the removal of goods from the LOT.
- G12 MANAGEMENT**
- G12.1 This CONDITION G12 applies where the LOT is sold subject to TENANCIES.
- G12.2 The SELLER is to manage the LOT in accordance with its standard management policies pending COMPLETION.
- G12.3 The SELLER must consult the BUYER on all management issues that would affect the BUYER after COMPLETION (such as, but not limited to, an application for licence; a rent review; a variation, surrender, agreement to surrender or proposed forfeiture of a TENANCY; or a new TENANCY or agreement to grant a new TENANCY) and:
- (a) the SELLER must comply with the BUYER'S reasonable requirements unless to do so would (but for the indemnity in paragraph (c)) expose the SELLER to a liability that the SELLER would not otherwise have, in which case the SELLER may act reasonably in such a way as to avoid that liability;
  - (b) if the SELLER gives the BUYER notice of the SELLER'S intended act and the BUYER does not object within five BUSINESS DAYS giving reasons for the objection the SELLER may act as the SELLER intends; and
  - (c) the BUYER is to indemnify the SELLER against all loss or liability the SELLER incurs through acting as the BUYER requires, or by reason of delay caused by the BUYER.
- G13 RENT DEPOSITS**
- G13.1 Where any TENANCY is an assured shorthold TENANCY, the SELLER and the BUYER are to comply with their respective statutory duties in relation to the protection of tenants' deposits, and to demonstrate in writing to the other (before COMPLETION, so far as practicable) that they have complied.
- G13.2 The remainder of this CONDITION G13 applies where the SELLER is holding or otherwise entitled to money by way of rent deposit in respect of a TENANCY. In this CONDITION G13 "rent deposit deed" means the deed or other DOCUMENT under which the rent deposit is held.
- G13.3 If the rent deposit is not assignable the SELLER must on COMPLETION hold the rent deposit on trust for the BUYER and, subject to the terms of the rent deposit deed, comply at the cost of the BUYER with the BUYER'S lawful instructions.
- G13.4 Otherwise the SELLER must on COMPLETION pay and assign its interest in the rent deposit to the BUYER under an assignment in which the BUYER covenants with the SELLER to:
- (a) observe and perform the SELLER'S covenants and conditions in the rent deposit deed and indemnify the SELLER in respect of any breach;
  - (b) give notice of assignment to the tenant; and
  - (c) give such direct covenant to the tenant as may be required by the rent deposit deed.
- G14 VAT**
- G14.1 Where a SALE CONDITION requires money to be paid or other consideration to be given, the payer must also pay any VAT that is chargeable on that money or consideration, but only if given a valid VAT invoice.
- G14.2 Where the SPECIAL CONDITIONS state that no VAT OPTION has been made the SELLER confirms that none has been made by it or by any company in the same VAT group nor will be prior to COMPLETION.
- G15 TRANSFER AS A GOING CONCERN**
- G15.1 Where the SPECIAL CONDITIONS so state:
- (a) the SELLER and the BUYER intend, and will take all practicable steps (short of an appeal) to procure, that the sale is treated as a TRANSFER of a going concern; and
  - (b) this CONDITION G15 applies.
- G15.2 The SELLER confirms that the SELLER:
- (a) is registered for VAT, either in the SELLER'S name or as a member of the same VAT group; and
  - (b) has (unless the sale is a standard-rated supply) made in relation to the LOT a VAT OPTION that remains valid and will not be revoked before COMPLETION.
- G15.3 The BUYER confirms that
- (a) it is registered for VAT, either in the BUYER'S name or as a member of a VAT group;
  - (b) it has made, or will make before COMPLETION, a VAT OPTION in relation to the LOT and will not revoke it before or within three months after COMPLETION;
  - (c) article 5(2B) of the Value Added Tax (Special Provisions) Order 1995 does not apply to it; and
  - (d) it is not buying the LOT as a nominee for another person.
- G15.4 The BUYER is to give to the SELLER as early as possible before the AGREED COMPLETION DATE evidence
- (a) of the BUYER'S VAT registration;
  - (b) that the BUYER has made a VAT OPTION; and
  - (c) that the VAT OPTION has been notified in writing to HM Revenue and Customs; and if it does not produce the relevant evidence at least two BUSINESS DAYS before the AGREED COMPLETION DATE, CONDITION G14.1 applies at COMPLETION.
- G15.5 The BUYER confirms that after COMPLETION the BUYER intends to
- (a) retain and manage the LOT for the BUYER'S own benefit as a continuing business as a going concern subject to and with the benefit of the TENANCIES; and
  - (b) collect the rents payable under the TENANCIES and charge VAT on them.
- G15.6 If, after COMPLETION, it is found that the sale of the LOT is not a TRANSFER of a going concern then:
- (a) 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;
  - (b) the BUYER must within five BUSINESS DAYS of receipt of the VAT invoice pay to the SELLER the VAT due; and
  - (c) 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



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G16.3	connection with the BUYER's claim for capital allowances. The value to be attributed to those items on which capital allowances may be claimed is set out in the SPECIAL CONDITIONS.	G22.2	No apportionment is to be made at COMPLETION in respect of service charges.		(a) with the co-operation of the SELLER take immediate steps to substitute itself as a party to any proceedings;
G16.4	The SELLER and BUYER agree: (a) to make an election on COMPLETION under Section 198 of the Capital Allowances Act 2001 to give effect to this CONDITION G16; and (b) to submit the value specified in the SPECIAL CONDITIONS to HM Revenue and Customs for the purposes of their respective capital allowance computations.	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: (a) service charge expenditure attributable to each TENANCY; (b) payments on account of service charge received from each tenant; (c) any amounts due from a tenant that have not been received; (d) any service charge expenditure that is not attributable to any TENANCY and is for that reason irrecoverable.		(b) 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 (c) 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.
<b>G17</b>	<b>MAINTENANCE AGREEMENTS</b>	G22.4	In respect of each TENANCY, if the service charge account shows: (a) that payments that the tenant has made on account exceed attributable service charge expenditure, the SELLER must pay to the BUYER an amount equal to that excess when it provides the service charge account; or (b) 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;	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.
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.		but in respect of payments on account that are still due from a tenant CONDITION G11 (ARREARS) applies.	<b>G25</b>	<b>WARRANTIES</b>
G17.2	The BUYER must assume, and indemnify the SELLER in respect of, all liability under such agreements from the ACTUAL COMPLETION DATE.	G22.5	In respect of service charge expenditure that is not attributable to any TENANCY the SELLER must pay the expenditure incurred in respect of the period before ACTUAL COMPLETION DATE and the BUYER must pay the expenditure incurred in respect of the period after ACTUAL COMPLETION DATE. Any necessary monetary adjustment is to be made within five BUSINESS DAYS of the SELLER providing the service charge account to the BUYER.	G25.1	Available warranties are listed in the SPECIAL CONDITIONS.
<b>G18</b>	<b>LANDLORD AND TENANT ACT 1987</b>	G22.6	If the SELLER holds any reserve or sinking fund on account of future service charge expenditure or a depreciation fund: (a) the SELLER must pay it (including any interest earned on it) to the BUYER on COMPLETION; and (b) 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.	G25.2	Where a warranty is assignable the SELLER must: (a) on COMPLETION assign it to the BUYER and give notice of assignment to the person who gave the warranty; and (b) 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.
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	<b>G23</b>	<b>RENT REVIEWS</b>	G25.3	If a warranty is not assignable the SELLER must after COMPLETION: (a) hold the warranty on trust for the BUYER; and (b) at the BUYER'S cost comply with such of the lawful instructions of the BUYER in relation to the warranty as do not place the SELLER in breach of its terms or expose the SELLER to any liability or penalty.
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.	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.	<b>G26</b>	<b>NO ASSIGNMENT</b>
<b>G19</b>	<b>SALE BY PRACTITIONER</b>	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.	G27	<b>REGISTRATION AT THE LAND REGISTRY</b>
G19.1	This CONDITION G19 applies where the sale is by a PRACTITIONER either as SELLER or as agent of the SELLER.	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.	G27.1	This CONDITION G27.1 applies where the LOT is leasehold and its sale either triggers first registration or is a registrable disposition. The BUYER must at its own expense and as soon as practicable: (a) procure that it becomes registered at the Land Registry as proprietor of the LOT; (b) procure that all rights granted and reserved by the lease under which the LOT is held are properly noted against the affected titles; and (c) provide the SELLER with an official copy of the register relating to such lease showing itself registered as proprietor.
G19.2	The PRACTITIONER has been duly appointed and is empowered to sell the LOT.	G23.4	The SELLER must promptly: (a) give to the BUYER full details of all rent review negotiations and proceedings, including copies of all correspondence and other papers; and (b) use all reasonable endeavours to substitute the BUYER for the SELLER in any rent review proceedings.	G27.2	This CONDITION G27.2 applies where the LOT comprises part of a registered title. The BUYER must at its own expense and as soon as practicable: (a) apply for registration of the TRANSFER; (b) provide the SELLER with an official copy and title plan for the BUYER'S new title; and (c) join in any representations the SELLER may properly make to the Land Registry relating to the application.
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.	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.	<b>G28</b>	<b>NOTICES AND OTHER COMMUNICATIONS</b>
G19.4	The LOT is sold (a) in its condition at COMPLETION; (b) for such title as the SELLER may have; and (c) 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.	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.	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.
G19.5	Where relevant: (a) 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 (b) the SELLER may require the TRANSFER to be by the lender exercising its power of sale under the Law of Property Act 1925.	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.	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.
G19.6	The BUYER understands this CONDITION G19 and agrees that it is fair in the circumstances of a sale by a PRACTITIONER.	G23.8	The SELLER and the BUYER are to bear their own costs in relation to rent review negotiations and proceedings.	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 17:00 hours on a BUSINESS DAY a communication is to be treated as received on the next BUSINESS DAY.
<b>G20</b>	<b>TUPE</b>	<b>G24</b>	<b>TENANCY RENEWALS</b>	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.
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.	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.	<b>G29</b>	<b>CONTRACTS (RIGHTS OF THIRD PARTIES) ACT 1999</b>
G20.2	If the SPECIAL CONDITIONS do not state "there are no employees to which TUPE applies" the following paragraphs apply: (a) 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. (b) The BUYER confirms that it will comply with its obligations under TUPE and any SPECIAL CONDITIONS in respect of the TRANSFERring Employees. (c) 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. (d) The BUYER is to keep the SELLER indemnified against all liability for the TRANSFERring Employees after COMPLETION.	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.		No one is intended to have any benefit under the CONTRACT pursuant to the CONTRACTS (Rights of Third Parties) Act 1999.
<b>G21</b>	<b>ENVIRONMENTAL</b>	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.		
G21.1	This CONDITION G21 only applies where the SPECIAL CONDITIONS so provide.	G24.4	Following COMPLETION the BUYER must:		
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.				
<b>G22</b>	<b>SERVICE CHARGE</b>				
G22.1	This CONDITION G22 applies where the LOT is sold subject to TENANCIES that include service charge provisions.				

# Going once...

## The most suitable properties for auction include:

- 🔨 Properties in poor condition
- 🔨 Tenanted properties
- 🔨 Development propositions
- 🔨 Building land
- 🔨 Mixed use properties
- 🔨 Unique properties
- 🔨 Small parcels of land
- 🔨 Lock up garages & other small buildings

# Auction dates:

**4th December 2024**

**26th February 2025**

**23rd April 2025**

**25th June 2025**

**13th August 2025**

**22nd October 2025**

**10th December 2025**

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Land & Property Professionals