



IN-ROOM & LIVESTREAM AUCTION

Wednesday
17th April 2024
12.00pm

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



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Timbold Drive, Milton Keynes,
Buckinghamshire MK7 6HL



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
12th June 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 17th April 2024 12.00pm

In-Room & Livestream Online Auction

LOT	ADDRESS	*GUIDE PRICE	LOT TYPE
1	11 Duncombe Street, Kempston, Bedfordshire MK42 8ED	£150,000+	Residential Investment
2	9 Deacons Court, Villa Road, Luton, Bedfordshire LU2 7NP	£75,000+	Residential
3	The Old Dairy, Twinwood, Clapham, Bedfordshire MK41 6AD	£220,000+	Redevelopment
4	1 Vicarage Road, Winslow, Buckinghamshire MK18 3BJ	£135,000+	Residential for Improvement
5	Land Opposite Hill Lodge Farm, Roxton Road, Great Barford, Bedfordshire MK44 3LJ	£130,000+	Agricultural/Amenity Land
6	24 Campbell Road, Bedford, Bedfordshire MK40 3DD	£250,000+	Residential Investment
7	Building Plot Adjacent to, 24 Church Lane, Little Billing, Northamptonshire NN3 9AF	£75,000+	Plots/Building Land
8	63 Kings Road, Hitchin, Hertfordshire SG5 1RD	£165,000+	Residential
9	Land at Brook Lane, Flitton, Bedfordshire MK45 5EJ	£38,000+	Agricultural/Amenity Land
10	561 Sedlescombe Road North, St. Leonards-On-Sea, East Sussex TN37 7PB	£290,000+	Residential for Improvement
11	Building to the rear of 1 Market Square, Sandy, Bedfordshire SG19 1HT	£60,000+	Redevelopment
12	Roadways 1 Cherry Trees, Lower Stondon, Bedfordshire SG16 6DT	SOLD PRIOR	Agricultural/Amenity Land
13	Roadways 2 Cherry Trees, Lower Stondon, Bedfordshire SG16 6DT	SOLD PRIOR	Agricultural/Amenity Land
14	Garages to the rear of 39 Downs Road, Dunstable, Bedfordshire LU5 4DD	£170,000+	Garages
15	Building Plot adjacent to Thorpes Farm, The Square, Preston Bissett, Buckinghamshire MK18 4LP	£230,000+	Plots/Building Land
16	7 Wayside Court, Chesham Road, Amersham, Buckinghamshire HP6 5ET	£450,000+	Residential
17	Woodland East of the Causeway, Clophill, Bedfordshire MK45 4FE	£35,000+	Agricultural/Amenity Land
18	Plot 43, Lot 6A Raunds Road, Stanwick, Northamptonshire NN9 6PP	£4,000+	Agricultural/Amenity Land
19	17 Western Road, Wolverton, Buckinghamshire MK12 5AY	£180,000+	Residential for Improvement
20	Old School House, 21 Church Street, Tempsford, Bedfordshire SG19 2AW	£475,000+	Residential
21	154 Hitchin Street, Biggleswade, Bedfordshire SG18 8BP	£250,000+	Residential for Improvement
22	6-8 Church Street, Chesham, Buckinghamshire HP5 1HT	£320,000+	Mixed Use
23	36 Arbroath Road, Luton, Berkshire LU3 3LA	£150,000+	Residential for Improvement
24	114 High Street, Wrestlingworth, Bedfordshire SG19 2EJ	£320,000+	Residential for Improvement
25	21 Park Road, Kempston, Bedfordshire MK42 8NY	£260,000+	Residential
26	6 Mitre Close, Bedford, Bedfordshire MK41 0SS	£225,000+	Residential
27	Land to the South East of The Brache, Maulden, Bedfordshire MK45 2DS	£50,000+	Agricultural/Amenity Land
28	44 Jowitt Avenue, Kempston, Bedfordshire MK42 8NW	£190,000+	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.



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.



***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. 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.

11 Duncombe Street, Kempston, Bedfordshire MK42 8ED

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



A bay fronted detached house with an annex to the rear, that has been converted by its current owner to provide accommodation comprising six x self contained studio flats.

This detached property has been converted by its current owner to provide letting accommodation which comprises six x studio flats, four in the main property and two in the annex. To the front of property is a small walled garden with a driveway to the side, leading to a courtyard area with access to the two studios in the annexe and a communal laundry room. At present studios 1 & 6 are tenanted providing incomes of £650pcm and £540pcm, the remaining four studios require some refurbishment prior to letting.

The property was purchased by the current owner in 2006 and in 2008 the layout was reconfigured to provide the four studio flats in the main house with a further two in the annexe. We understand that the works at that time were completed without any necessary planning consents.

Accommodation:

Accommodation – Main House:

Ground Floor: Two x studio apartments and communal laundry.

First Floor: Two x studio apartments

Accommodation – Annex:

Two x studio apartments.

Tenancy:

Studio 1: The property is subject to an Assured Shorthold Tenancy producing £650 per calendar month.

Studio 2, 3, 4, 5: Vacant.

Studio 6: The property is subject to an Assured Shorthold Tenancy producing £540 per calendar month.

Council Tax Band:

C

VAT:

VAT is not applicable

Open House Viewings:

Wed 3 Apr: 12:45–13:15

Sat 6 Apr: 11:45–12:15

Wed 10 Apr: 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:



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 £1,200 incl. VAT.

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

Tenure: Freehold

Local Authority: Bedford Borough Council. Tel: 01234 267422

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

9 Deacons Court, Villa Road, Luton, Bedfordshire LU2 7NP

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



A well presented one bedroom first floor apartment, centrally situated only 0.2 miles of Luton Thameslink station.

The apartment is one of eight in a small purpose-built block well located in a quiet cul-de-sac only 0.2 miles from Luton town centre and it's associated amenities. with a secure phone entry system to the building. The accommodation comprises an entrance hall, a spacious open plan living/dining area, a fully fitted modern kitchen, master bedroom and family bathroom with bath and shower.

Accommodation:

Entrance hall, living/dining room, kitchen, master bedroom and family bathroom.

Exterior:

Outside are communal gardens to the front and side of the property with allocated parking to the rear.

Lease:

99 years from 29/09/1986 (61 years remaining)

Ground Rent:

£35 every 6 months.

Service Charge:

Bi-Annual Service Charge: £490.07 & Bi-Annual Reserve Funds: £12.50.

Council Tax Band:

A

VAT:

VAT is not applicable

Open House Viewings:

Thu 4 Apr: 11:15-11:45

Sat 6 Apr: 16:00-16:30

Wed 10 Apr: 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:

Urban & Rural

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 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 £1,200 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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Contact Us

☎ 01234 351000

✉ lettings@robinsonandhall.co.uk

🌐 robinsonandhall.co.uk

The Old Dairy, Twinwood, Clapham, Bedfordshire MK41 6AD

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



A brick built period dairy building with approved consent to convert into a residential dwelling, which is located at the end of a long single track lane within a rural setting.

The Old Dairy is the furthest section of a collection of period agricultural buildings with approved consent to convert into 3 x residential dwellings. One of these has already been completed and works to the other are already underway. The building comes with the benefit of a large plot which measures almost one acre.

Accommodation:

Proposed Accommodation:

Reception hall, cloakroom, sitting room, kitchen/dining room, utility room and three bedrooms, each with their own shower room en-suite.

Exterior:

To one side and the rear is a large level area of ground to allow for a very generous size garden.

Planning:

Planning Reference: 21/02689/CPNQ

Decision Date: 8 December 2021

Community Infrastructure Levy (CIL) There will be a CIL payment due, however the amount is yet to be calculated.

VAT:

VAT is not applicable

Viewings:

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

Partner Agent:

Inskip & Davie

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 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 £1,200 incl. VAT.

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

1 Vicarage Road, Winslow, Buckinghamshire MK18 3BJ

***GUIDE PRICE: £135,000+ (plus fees)**



Requiring refurbishment, this two bedroom cottage is in a tucked away location within the heart of this popular Buckinghamshire market town, just behind the High Street and benefiting from a sizeable courtyard garden.

Set back from the start of Vicarage road, with a shared pathway in front of the attached neighbouring cottage (number 5), this freehold period cottage sits immediately behind a single storey building that forms part of the neighbouring veterinary practice. Internally the condition is tired and the wall separating the landing from the second bedroom will need re-instating, in order to have two bedrooms without the need to walk through one to the other. A covered walkway leads through to a low maintenance courtyard garden with walls to one side and the rear, with a fence to the other side.

Location:

Winslow is a thriving market town, centered around a market square flanked with attractive period buildings that extend along the High Street. There are a good selection of shops, pubs, restaurants and cafes and the town is due a very significant boost with the opening of a railway station on the brand new East-West Oxford to Cambridge line, due to open in 2025.

Accommodation:

Ground Floor:

Entrance porch, living room with a period fire grate and stove, kitchen and bathroom.

First Floor:

Two bedrooms.

Exterior:

An enclosed low maintenance paved courtyard garden.

Council Tax Band:

B

VAT:

VAT is not applicable

Open House Viewings:

Wed 3 Apr: 14:30-15:00

Sat 6 Apr: 12:30-13:00

Thu 11 Apr: 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:



Tenure: Freehold

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

Solicitors: Duffield Harrison LLP, 626A Hertford Road, Enfield, EN3 5TG. Tel: 0208 804 5271. Ref: Nigel Marti.

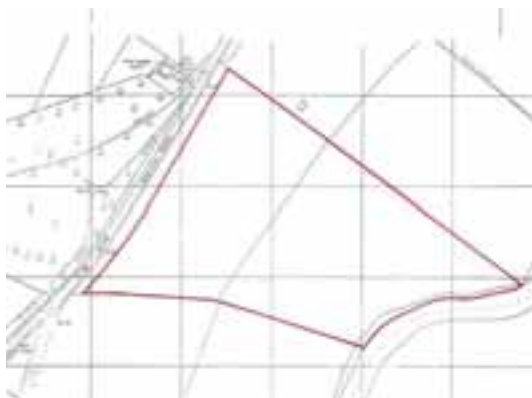
Energy Performance Certificate (EPC): Current Rating D

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 £1,200 incl. VAT.

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



5

Agricultural/Amenity Land

Land Opposite Hill Lodge Farm, Roxton Road, Great Barford, Bedfordshire MK44 3LJ

***GUIDE PRICE:**

£130,000+ (plus fees)

A seventeen acre riverside grass fenced meadow with a gated entrance from the old Great Barford to Roxton Road.

A wide splay from the roadside leads to a pair of wooded field gates that form a wide entrance at the western corner of the field. The boundaries are fenced with some hedging and along the eastern boundary is a public footpath and the River Great Ouze.

VAT:

VAT is not applicable

Viewings:

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

Note:

what3words:
///shut.tomato.island

Tenure: Freehold

Local Authority: Bedford Borough Council. Tel: 01234 267422

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 £1,200 incl. VAT.

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

robinsonandhallauctions.co.uk

*Description on Auction Information page

6
AUCTIONS

113
LOTS
SOLD

131
LOTS
OFFERED

robinson
+ hall
AUCTIONS

86% SOLD IN 2023

£26,325,500 Total Value of Lots Sold

24 Campbell Road, Bedford, Bedfordshire MK40 3DD

***GUIDE PRICE: £250,000+ (plus fees)**



A freehold property comprising two self contained apartments each with two bedrooms, let generating £22,500 per annum, well located close to the Riverside Lawn Tennis Club and approximately one mile from Bedford Town Centre.

The house comprises a ground floor and first floor apartment both with accommodation comprising an entrance hall, sitting room, kitchen, two bedrooms and a family bathroom. There is access from the first floor to the boarded loft, with windows, which could also possibly be converted to provide further accommodation. To the front and rear of the apartments are courtyard style garden areas with the rear space being accessed from the sitting room of the ground floor apartment. At present there is free off road parking on land, approximately 80 metres from the property along with some free street parking.

At present both apartments are tenanted, providing an annual rental income of £1,875 per month, £22,500 per annum.

Accommodation:

Ground Floor Apartment: Entrance hall, sitting/dining room, two bedrooms, kitchen and a family bathroom.

First Floor Apartment: Entrance hall, sitting/dining room, two bedrooms, kitchen and a family bathroom.

Tenure: Freehold

Local Authority: Bedford Borough Council. Tel: 01234 267422

Solicitors: Hannah Solicitors, 16 High Street, Rushden, NN10 0PR. Tel: 01933 588 022. Ref: Toqeer Masud.

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

Exterior:

To the front is a walled courtyard style garden with a rear courtyard style garden accessed from the ground floor apartment.

Tenancy:

The ground floor apartment is subject to an Assured Shorthold Tenancy producing £900 per calendar month.

The first floor apartment is subject to an Assured Shorthold Tenancy producing £975 per calendar month.

Council Tax Band:

A

VAT:

VAT is not applicable

Open House Viewings:

Wed 3 Apr: 10:30-11:00

Sat 6 Apr: 09:30-10:00

Wed 10 Apr: 10:30-11:00

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 £1,200 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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Building Plot Adjacent to, 24 Church Lane, Little Billing, Northamptonshire NN3 9AF

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



Set within a picturesque no through road, a single building plot with approved consent to construct a detached house and separate outbuilding.

Consent has been granted to erect a contemporary detached house offering accommodation in the region of 80 sq. metres with a detached 10 sq. metre outbuilding, driveway parking and gardens. Church Lane is a short pretty no-through lane leading off of Manorfield Road with All Saints Church on the corner. Within the road there are well established homes of various styles and ages, some being stone built period properties, others mid twentieth century semi's and at the end there are a small collection of sizeable family homes.

Planning:

Planning Application number: WNN/2022/1200

Application: Construction of new two bedroom dwelling.

Decision: Approved

Decision Date: 18/05/2023.

VAT:

VAT is not applicable

Viewings:

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

Partner Agent:

marshall & cross
SALES AND LETTINGS AGENTS

Tenure: Freehold

Local Authority: West Northamptonshire Council. Tel: 0300 126 7000

Solicitors: Borneo, Martell, Turner and Coulston, 29 Billing Road, Northampton, NN1 5DQ. Tel: 01604 622 101.
Ref: Carly Arthur.

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 £1,200 incl. VAT.

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

63 Kings Road, Hitchin, Hertfordshire SG5 1RD

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



A well presented first floor flat with two bedrooms and a separate kitchen, plus a detached double width garage, that is located less than half a mile from Hitchin Railway Station.

Set within a residential side road, close to the town centre, this first floor flat was built in 2000 and forms part of a development that comprises a row of seven freehold terraced houses with an archway mid-way along the terrace to provide vehicular access to parking spaces and garages to the rear. Above this archway is this first floor flat plus a second floor flat. There is an entrance under the archway and inside are good sized rooms that include a large living room, a separate kitchen, two bedrooms plus a bathroom. At the rear of the building is a brick built detached double width garage with a pitched tiled roof, light and power. This garage was constructed for the present owner by the developer a few years after the development was completed.

Auctioneers Note:

We are advised that the 7 freeholders have all refused to make any contribution to the service charges and the owner of the flat above 63 Kings Road has ignored all requests to contribute to service charges. In consequence the Landlord has declined to manage the development and accordingly there are no accounts or service charge budgets. The Landlord considers that the Seller of 63 Kings Road has met all of her contributions to ground rent and service charges, as noted in the LPE1 and he insures the building for the two leasehold flats and has done some maintenance to the flats rather than managing the development as a whole.

Accommodation:

Reception hall, living room with two store cupboards, kitchen, two bedrooms both with fitted wardrobes and a bathroom.

Exterior:

A gated entrance gives access to the rear of the building and the brick built detached double width garage which has an up and over style garage door and storage space within the loft void.

Lease:

125 years from 24/06/2000 (101 years remaining)

Ground Rent:

Included within the Service Charge.

Service Charge:

£365 per annum (this includes ground rent charge of £75).

Council Tax Band:

C

VAT:

VAT is not applicable

Open House Viewings:

Thu 4 Apr: 10:00-10:30

Sat 6 Apr: 12:45-13:15

Wed 10 Apr: 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: Leasehold

Local Authority: North Hertfordshire District Council. Tel: 01462 474000

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 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 £1,200 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 Brook Lane, Flitton, Bedfordshire MK45 5EJ

***GUIDE PRICE:**

£38,000+ (plus fees)

Located just a few hundred metres from the village church, at the end of a no-through road and alongside a bridleway, this level parcel of land measures in excess of two acres.

This overgrown paddock is set at the end of Brook Lane, a short no through lane where there is a gate at the end. This gate is shortly before the entrance to this paddock and the owners of this paddock are one of the keyholders. Along the western boundary is the River Flit, with a public bridleway and a footpath that incorporates the Flit Valley Walk and the Two Moors Heritage Trail.

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: 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 £1,200 incl. VAT.

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

LEGAL PACKS



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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.



561 Sedlescombe Road North, St. Leonards-On-Sea, East Sussex TN37 7PB

*GUIDE PRICE: **£290,000+** (plus fees)

Set within a large plot, this 1930's bay fronted chalet style house offers generous accommodation with excellent potential to improve and further enlarge.

Built in 1932, this detached chalet house sits in an elevated position above Sedlescombe Road with a driveway from the road and a second entrance from a private roadway at the side. Internally the property offers well presented ground floor accommodation with good size rooms and two working fireplaces. The present owners purchased the property in 1974 and at that time there was first floor accommodation with a dormer window, however in recent years alterations have been started to re-configure this floor to create two good size bedrooms plus a shower room. At present these works remain incomplete.

To the rear of the house is a sizeable detached workshop and from 1977 – 2010 it was used as a commercial premises by the owner, running a business manufacturing paving slabs. Behind this workshop the ground rises steeply to the rear boundary. To the rear of the property is a former sand quarry and the last occupiers of the site vacated it approximately 4 years ago.

Accommodation:

Ground Floor:

Entrance hall, bay fronted sitting room with a fireplace, dining room with a fireplace, kitchen, bay fronted master bedroom, two further bedrooms and a bathroom.

First Floor:

Two bedrooms and a shower room (works incomplete).

Exterior:

To the front are stone walls with a tiered front garden, steps up to the front door and a paved driveway providing vehicular access past the side of the house to the rear where there is a paved courtyard/parking area. There is a block built outside W/C, the detached workshop, a lean-to storeroom, an area of garden, banks to the rear boundary and a second entrance.

Council Tax Band:

C

VAT:

VAT is not applicable

Open House Viewings:

Thu 4 Apr: 12:00–12:30

Wed 10 Apr: 12:00–12:30

Sat 13 Apr: 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:

Inskip & Davie

Tenure: Freehold

Local Authority: East Sussex County Council

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 £1,200 incl. VAT.

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

Building to the rear of 1 Market Square, Sandy, Bedfordshire SG19 1HT

*GUIDE PRICE: **£60,000+** (plus fees)



Set behind one of the principal buildings facing directly onto the Market Square, this detached brick building benefits from a driveway off of the Market Square, a courtyard, and it offers an excellent opportunity for conversion/improvement.

Located to the rear of a former public house, with a driveway to the side of that building and a sizeable area in the foreground, this two storey detached brick building is believed to have been the stables to the pub when it was a coaching inn, with store/feed rooms above.

With the exception of later garage style doors the building remains quite original, offering an opportunity for conversion or development, subject to any necessary local authority consents.

VAT:

VAT is not applicable

Open House Viewings:

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

Tenure: Freehold

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

Solicitors: Hannah Solicitors, 16 High Street, Rushden, NN10 0PR. Tel: 01933 588 022. Ref: Toqeer Masud.

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 £1,200 incl. VAT.

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

12

Agricultural/Amenity Land

Roadways 1 Cherry Trees, Lower Stondon, Bedfordshire SG16 6DT

*GUIDE PRICE:

£5,000+ (plus fees)

A short no through road and a wide verge that is located within an established residential area.

Set alongside a section of the A600 Bedford Road, opposite the junctions to Midland Road and Signal Close, this area of ground comprises a roadway that provides access to numbers 11-12 Cherry Trees, with a turning area at the end, and also a wide grassed verge planted with a variety of deciduous trees.

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, Exchange Building, 16 St. Cuthberts Street, Bedford, MK40 3JG. Tel: 01234 760027. Ref: Kassilyn Carry.

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 £1,200 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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*Description on Auction Information page

13

Agricultural/Amenity Land

Roadways 2 Cherry Trees, Lower Stondon, Bedfordshire SG16 6DT

*GUIDE PRICE:

£5,000+ (plus fees)

A collection of 3 x roadways, a section of wide grassed verge, plus the foreground to a parking area.

Extending away from the Bedford Road, a no through road with a turning area at the end that serves 18-31 Cherry Trees. plus to either side of the entrance, alongside the Bedford Road, are two further roadways, one that provides access to numbers 13-17 Cherry Trees with a wide grassed verge planted with a few deciduous trees, the second providing access to numbers 32-33 Cherry Trees. Also from Orchard Way is a driveway and foreground/courtyard to where there were a block of garages, although these have been demolished.

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, Exchange Building, 16 St. Cuthberts Street, Bedford, MK40 3JG. Tel: 01234 760027. Ref: Kassilyn Carry.

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 £1,200 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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*Description on Auction Information page

Garages

Garages to the rear of 39 Downs Road, Dunstable, Bedfordshire LU5 4DD

***GUIDE PRICE:**

£170,000+ (plus fees)

A parcel of land with a driveway and 17 garages located in a popular area of Dunstable, all of which are let at present.

These 17 garages in two blocks are located to the rear of 39 Downs Road with their own access from the road. Each garage measures approximately 6M x 3M. All of the garages are currently let producing an annual income of £11,220.

VAT:

VAT is not applicable

Viewings:

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

Partner Agent:

Urban & Rural

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 £1,200 incl. VAT.

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



Tenure: Freehold

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

Solicitors: Morton Chater Solicitors, Suite B Grove House, 76 High Street North, Dunstable, LU6 1JF. Tel: 01582 501 244. Ref: Martin Chater.

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

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*Description on Auction Information page

6
AUCTIONS

113
LOTS
SOLD

131
LOTS
OFFERED

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AUCTIONS

86% SOLD IN 2023

£26,325,500 Total Value of Lots Sold

Building Plot adjacent to Thorpes Farm, The Square, Preston Bissett, Buckinghamshire MK18 4LP

***GUIDE PRICE: £230,000+ (plus fees)**



A very large single building plot measuring approximately 0.2 acres, which is set within the heart of a picturesque village, benefiting from a lovely southerly outlook and consent to build an attractive, generous sized, detached four bedroom family home.

This very appealing single building plot is nicely located within the heart of a sought after small village between Buckingham and Bicester. The plot is a generous size of approximately 0.2 acres and the proposal allows for an attractive four bedroom detached house, set back from the lane and using the existing row of former stables/workshop at the front of the plot as garaging. There will be a generous amount of garden with the outlook at the rear over a paddock that is used as the village cricket pitch.

The plans allow for the section of the existing building which extends away from the road to be demolished and the remaining section that fronts the road will be refurbished. The new house is to be set back from the road, in line with the entrance, with a gravelled courtyard in the foreground providing a generous amount of parking and access to the garaging. Internally the plans allow for four large double bedrooms and two bathrooms on the first floor and two reception rooms, a large kitchen/dining room, utility room and cloakroom on the ground floor that totals approximately 1,700 sq. ft. of accommodation.

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: Kate Austin.

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

Planning:

Planning Application Number: 23/01713/APP
Decision Date: 1st November 2023

Auctioneer's Note:

The neighbouring property (Thorpe's Farmhouse) is Grade II listed.
Listed No: 1214843

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 £1,200 incl. VAT.

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

7 Wayside Court, Chesham Road, Amersham, Buckinghamshire HP6 5ET

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



Forming part of an attractive courtyard development, centered around a delightful garden, this freehold mews house offers well presented accommodation over three floors, approaching 1,500 square feet.

This mews house is nicely set back from the start of Chesham Road, less than 200 metres from the top of Hill Avenue and just 0.2 miles from the main line and London Underground tube line rail station. It offers flexible accommodation over three floors with some good size rooms and the building extends over an archway. As a consequence, the accommodation on the first and second floors is significantly larger than on the ground floor. To the side is a driveway that leads to a single garage that is within a block of garages and on the other side is the well maintained and attractive communal courtyard garden.

Accommodation:

Ground Floor:

Entrance porch, cloakroom, sitting room/dining room with a fireplace and kitchen.

First Floor:

A double aspect sitting room with a window overlooking the garden, a large bedroom and a bathroom.

Second Floor:

Two bedrooms and a shower room.

Tenure: Freehold

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

Solicitors: Hennings Solicitors, 138 Old London Road, Brighton, BN1 8YA. Tel: 01273 505 800. Ref: Katie Raymond.

Energy Performance Certificate (EPC): Current Rating E

Exterior:

From the Chesham Road and entrance leads into the front of Wayside Court and a driveway passes to the left, around the building to a row of garages at the rear of the plot. Wayside court is a U-shaped building centred around an attractive and well maintained garden for which a service charge (£110 pcm) for the maintenance is applied.

Council Tax Band:

D

VAT:

VAT is not applicable

Open House Viewings:

Wed 3 Apr: 10:00-10:30

Sat 6 Apr: 09:30-10:00

Thu 11 Apr: 10:00-10:30

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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 £1,200 incl. VAT.

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

17

Agricultural/Amenity Land

Woodland East of the Causeway, Clophill, Bedfordshire MK45 4FE

*GUIDE PRICE:

£35,000+ (plus fees)

A parcel of woodland set between Clophill and Silsoe, measuring approximately 2.5 acres with access from the A507.

This irregular shaped area of broadleaf woodland measures approximately 2.5 acres and the southern tip is alongside the A507 just outside of Clophill. A break in the Armco barrier provides access to an overgrown entrance where there is a short unmade track to a dilapidated field gate. There is a brook along the eastern boundary with a sewerage treatment works on the other side and along the norther boundary is a tributary to the River Flit.

VAT:

VAT is not applicable

Viewings:

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

Note: what3words: ///intestine.feared.only

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 £1,200 incl. VAT.

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



Tenure: Freehold

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

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

robinsonandhallauctions.co.uk

*Description on Auction Information page

18

Agricultural/Amenity Land

Plot 43, Lot 6A Raunds Road, Stanwick, Northamptonshire NN9 6PP

*GUIDE PRICE:

£4,000+ (plus fees)

A rectangular shaped parcel of land which measures approximately 125 square metres.

This small parcel of land is set between Stanwick and Raunds, within a larger field almost opposite where the Wetenhall Road meets the Raunds Road. Nearby to the west is Stanwick Pocket Park and a public footpath leads from Raunds Road alongside the field which Plot 43 forms part of.

VAT:

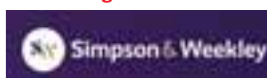
VAT is not applicable

Note:

what3words – public footpath entrance: ///coughed.weary.punctured

what3words – land area: ///choppy.baseballs.truck

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 £1,200 incl. VAT.

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



Tenure: Freehold

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

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

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*Description on Auction Information page

17 Western Road, Wolverton, Buckinghamshire MK12 5AY

***GUIDE PRICE: £180,000+ (plus fees)**



Requiring refurbishment, this sizeable Victorian terraced house is slightly set back from the road and benefits from an enclosed garden and an oversize garage at the rear.

Nicely positioned within a popular residential area, this Victorian terraced house retains a number of character features, most notably two very attractive fireplaces within the through living room that was formerly two separate reception rooms. There are high ceilings on both the ground and first floors and a good size boarded loft with the benefit of a window. On the first floor at the front is a large master bedroom with a fireplace, the second bedroom also has a fireplace then there are two further bedrooms, one leading through to the other. These last two rooms are suitable for reconfiguring into a bathroom with a hall to the bedroom.

Accommodation:

Ground Floor: Entrance hall, living room, kitchen & shower room.

First Floor: Landing, four bedrooms, the third bedroom being accessed from the fourth.

Council Tax Band:

C

Tenure: Freehold

Local Authority: Milton Keynes Council. Tel: 01908 691691

Solicitors: Roythornes Solicitors, Stuart House, St John's Street, Peterborough, PE1 5DD. Tel: 01733 898 962. Ref: Gavin Livsey.

Energy Performance Certificate (EPC): Current Rating F

Exterior:

The house is slightly set back from the road with an area suitable either for container plants, or for bins, with steps up to the first floor. At the rear is an enclosed garden with fences to the side boundaries and at the rear is a gated entrance and a brick built oversize single garage with an electrically operated roller garage door.

VAT:

VAT is not applicable

Open House Viewings:

Wed 3 Apr: 13:15-13:45

Sat 6 Apr: 11:00-11:30

Thu 11 Apr: 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 £1,200 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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Old School House, 21 Church Street, Tempsford, Bedfordshire SG19 2AW

*GUIDE PRICE: **£475,000+** (plus fees)



A large former school which offers versatile accommodation in excess of 5,000 sq. ft. in a stand alone location with easy access to the A1.

This former Victorian school is a detached building that is located away from other buildings at the end of a no through road and a single track driveway, with the A1 to the front and open countryside to the sides and rear. During the Sellers long ownership the property has been used as both a residential home, plus as workshops, operating a stained glass business, with two workshops, one being particularly large at approx. 1,300 sq. ft. (11M x 11M), plus a store room and an office.

The residential element comprises two large reception rooms, a kitchen/dining room, a second kitchen, five/six bedrooms, plus three bathrooms, and there is considerable scope for a variety of changes to the existing configuration to suit a new owners needs.

Exterior:

Outside is a three bay timber outbuilding/garage, a sizeable front courtyard and at the rear, a courtyard garden and also a sizeable roof terrace, both enjoying an attractive view across fields to the River Ivel.

Council Tax Band:

G

VAT:

VAT is not applicable

Open House Viewings:

Thu 4 Apr: 11:30-12:15

Sat 6 Apr: 09:30-10:15

Thu 11 Apr: 11:30-12:15

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: 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

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 £1,200 incl. VAT.

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

154 Hitchin Street, Biggleswade, Bedfordshire SG18 8BP

***GUIDE PRICE: £250,000+** (plus fees)



Offering good potential to improve and develop, this mature semi-detached house sits within a large plot with a gated driveway to the side.

Well located within the town, this semi-detached house sits at the front of a large plot with residential properties to the side and rear. A gated entrance to the side of the house provides vehicular access to a long driveway with a car port at the rear and a large garden that is well stocked with a good variety of flowering plants. The house is well presented although the fixtures and fittings are dated, thus providing an excellent opportunity to refurbish and also to enlarge. The house is situated less than half a mile from the Biggleswade Railway Station, with links to Kings Cross and London St Pancras.

Accommodation:

Ground Floor: Entrance porch, hall, sitting room, dining room, kitchen, glazed lean to conservatory/sun room and a WC.
First Floor: Landing, two bedrooms and a bathroom.

Council Tax Band:

B

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 F

Exterior:

Along the front boundary is a brick wall with a pedestrian gate and pathway that leads through a small front garden to the front door. Also along the front boundary is a wooden five bar field gate that gives access to a long grassy driveway at the side of the plot with an open fronted car port at the rear of the plot and a large area of garden well stocked with flowering plants, a small brick outbuilding and a timber shed.

VAT:

VAT is not applicable

Open House Viewings:

Thu 4 Apr: 10:00-10:30

Sat 6 Apr: 11:00-11:30

Thu 11 Apr: 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:

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 £1,200 incl. VAT.

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

6-8 Church Street, Chesham, Buckinghamshire HP5 1HT

*GUIDE PRICE: **£320,000+** (plus fees)



A newly refurbished period building, located within the very heart of Chesham, that comprises a two bedroom first floor flat, a former café with Class E usage, plus an off road parking space.

Superbly located, just a few metres from the pedestrianised High Street, yet with vehicular access and a parking space, this attractive period building comprises a ground floor commercial unit that benefits from a Class E usage which allows for an extensive and wide ranging number of uses, plus a sizeable two bedroom first floor flat and a parking space. The building is newly refurbished, having been decorated throughout, with a new kitchen and bathroom fitted in the flat, and on the ground floor a new kitchen and toilet. The commercial unit benefits from two entrances and a good number of windows facing the road, then at the side of the building is a separate entrance to the flat and immediately at the rear is a parking space.

Accommodation:

Ground Floor:

A large open plan retail/office area with a brick fireplace at one end, plus a kitchen, W/C and a store cupboard.

First Floor:

Sitting room, kitchen, two bedrooms and a shower room.

Exterior:

A gated entrance leads to a gravelled courtyard that provides a number of parking spaces, one being allocated to this property which is marked on the title plan.

Planning:

An application is pending for a number of minor alterations to the property.

Application number: PL/23/3154/FA

Application Date: Mon 02 Oct 2023.

Listing:

The property is Grade II Listed:

Listing No: 1124645

VAT:

VAT is not applicable

Open House Viewings:

Wed 3 Apr: 11:15-11:45

Sat 6 Apr: 10:45-11:15

Thu 11 Apr: 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:



Tenure: Freehold

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

Solicitors: Lennons Solicitors, 2-3 Broadway Court, 80-82 The Broadway, Chesham, HP5 1EG. Tel: 01494 773 377. Ref: Todd Bowsher.

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 £1,200 incl. VAT.

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

36 Arbroath Road, Luton, Berkshire LU3 3LA

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



A spacious first floor two bedroom maisonette with it's own private garden and garage with a long lease with 941 years remaining.

This two bedroom first floor maisonette is well located in the popular Sundon Park area of Luton. The property is generally in good condition but would benefit from some re-decoration. The accommodation comprises of an entrance hall on the ground floor with stairs leading to the first floor landing with storage, sitting/dining room with feature fireplace, kitchen, master bedroom and spacious second bedroom, lobby with airing cupboard and family bathroom.

Accommodation:

Entrance hall with stairs to first floor, sitting/dining room, kitchen, master bedroom, second bedroom and family bathroom.

Exterior:

Outside has a pathway to front and access to enclosed well maintained garden, single width garage in block and casual parking bays to side.

Lease:

999 years from 25/03/1966 (941 years remaining)

Ground Rent:

£15 per annum.

Service Charge:

No formal service charge currently levied, maintenance is on an ad hoc basis – please see legal pack for details.

Council Tax Band:

B

VAT:

VAT is not applicable

Open House Viewings:

Thu 4 Apr: 12:30–13:00

Sat 6 Apr: 09:00–09:30

Wed 10 Apr: 12:30–13:00

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

Partner Agent:



Tenure: Leasehold

Local Authority: Luton Borough Council. Tel: 01582 546000

Solicitors: Photiades, 36–38 London Road, St. Albans, AL1 1NG. Tel: 01727 833 134. Ref: Will Harvey.

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 £1,200 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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114 High Street, Wrestlingworth, Bedfordshire SG19 2EJ

*GUIDE PRICE: **£320,000+** (plus fees)

Requiring refurbishment, this four bedroom detached house benefits from a double width garage and gardens that back onto fields.

Set back from the High Street of this popular village in a short driveway serving just three detached houses, this good size family home benefits from three reception rooms, a large kitchen, utility room and cloakroom on the ground floor. On the first floor is a master bedroom with an en-suite bathroom, three further bedrooms plus a family bathroom. The interior fixtures and fittings are dated, plus there are a number of cracks to some of the internal walls, thus the property offers an excellent opportunity to refurbish, and possibly to enlarge, subject to any necessary consents. In addition to the existing title, the Sellers hope to include an additional area of land that will extend the rear boundary by 10M, details of which will be included within the legal pack.

Accommodation:**Ground Floor:**

Entrance hall, cloakroom, sitting room with a fireplace, dining room, study, kitchen, utility room and a glazed lean-to sun room/conservatory.

First Floor:

A large landing with doors to all bedrooms, the bathroom, plus two cupboards. Master bedroom with an en-suite bathroom, three further bedrooms and a family bathroom.

Exterior:

To the front and to one side is a generous area of garden and to the other side of the house is a brick built double width garage with an up and over style garage door plus a pedestrian door at the side. The rear garden is wide, it was very overgrown, has recently been cleared and now requires landscaping. With the additional proposed 10 meters it will be a large space, with fields behind.

Council Tax Band:

F

VAT:

VAT is not applicable

Open House Viewings:

Thu 4 Apr: 13:15-13:45

Sat 6 Apr: 11:15-11:45

Thu 11 Apr: 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.

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 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 £1,200 incl. VAT.**Disbursements:** Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

21 Park Road, Kempston, Bedfordshire MK42 8NY

*GUIDE PRICE: **£260,000+** (plus fees)



A well located three bedroom bay fronted semi-detached house with the added benefit of a one bedroom self contained annex to the rear of the property.

This bay fronted semi-detached property is well located in the popular area of Kempston approximately 1.6 miles from Bedford town centre with its associated amenities. The accommodation in the main property comprises an entrance hall with stairs to the first floor and door to the dual aspect sitting/dining room, fitted kitchen with under stairs cupboard, rear lobby with doors to the bathroom and rear garden and on the first floor is a master bedroom and two further bedrooms.

The self contained annex accommodation comprises of a sitting/dining room, kitchen and bedroom with en-suite shower room.

Please note the Annex is on a separate council tax band of A. The main house is council tax band B. All utilities are billed as one to the main house.

Accommodation:

Main House:

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

First Floor: Master bedroom and two further bedrooms.

Annex:

Sitting/dining room, kitchen, bedroom with en-suite shower room.

Exterior: Outside to the front of the property is a small walled garden with access to the side of the house to the rear garden and annex. The rear garden is mainly laid to hard standing, summer house with decking area.

Tenure: Freehold

Local Authority: Bedford Borough Council. Tel: 01234 267422

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

Council Tax Band:

B

VAT:

VAT is not applicable

Open House Viewings:

Wed 3 Apr: 13:45-14:15

Sat 6 Apr: 12:45-13:15

Wed 10 Apr: 13:45-14:15

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 £1,200 incl. VAT.

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

6 Mitre Close, Bedford, Bedfordshire MK41 0SS

*GUIDE PRICE: **£225,000+** (plus fees)



Nicely located within a residential no-through road, this three bedroom semi-detached house is set back from the road and benefits from driveway parking, a garage and an enclosed rear garden.

Located on the east side of Bedford, just off of the Goldington Road, this late twentieth century linked semi-detached house has been enlarged with the addition of a conservatory. The house is set back from the road with a single garage attached to the side, from which there is a door into the kitchen and to the rear garden. Internally the house is a little dated with many of the fixtures being original to when the house was constructed in the 1990's.

Accommodation:

Ground Floor:

Entrance porch, cloakroom, open plan sitting/dining room, conservatory and kitchen.

First Floor:

Landing, three bedrooms and a bathroom.

Exterior:

The house is set back from the road with a small front garden, a pathway, steps to the front door and a driveway at the side sufficient to allow parking for two cars.

Tenure: Freehold

Local Authority: Bedford Borough Council. Tel: 01234 267422

Solicitors: Cowley di Giorgio, 63 Harpur Street, Bedford, MK40 2SR. Tel: 01234 218 171. Ref: Stephen Cowley.

Energy Performance Certificate (EPC): Current Rating C

This driveway leads to the single garage where there is an up and over style garage door and inside are doors to the kitchen and the rear garden. The rear garden has fenced boundaries, a patio, lawn, garden shed and a mature fir tree.

Council Tax Band:

D

VAT:

VAT is not applicable

Open House Viewings:

Wed 3 Apr: 09:30-10:00

Sat 6 Apr: 10:00-10:30

Wed 10 Apr: 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 £1,200 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 to the South East of The Brache, Maulden, Bedfordshire MK45 2DS

*GUIDE PRICE:

£50,000+ (plus fees)

A two and a quarter acre parcel of land set between residential property and a commercial yard with road frontage.

Located on the edge of this popular village, this reasonably level paddock sits between residential properties and a haulage yard and faces onto the highway at the point where The Brache becomes Limbersey Lane. Opposite is a farmhouse and along the south west boundary is a public footpath.

Planning:

Planning consent has been sought and refused for: Erection of 10 Residential Dwellings

Reference Number: CB/17/03937/OUT

Decision Date: 18/04/2019

Overage:

Should planning consent be successfully obtained the land is subject to a 20% overage which expires in 2079. For further details, please refer to the legal pack.

Tenure: Freehold

Local Authority: Bedford Borough Council. Tel: 01234 267422

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 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 £1,200 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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*Description on Auction Information page

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.



44 Jowitt Avenue, Kempston, Bedfordshire MK42 8NW

*GUIDE PRICE: **£190,000+** (plus fees)



A three bedroom semi-detached house set back from the road with a driveway and semi-integral garage with off-street parking, requiring complete refurbishment.

This modern semi-detached house is located in a quiet residential area of Kempston and is well located with easy access to the A421 and M1 and is only 2 miles from Bedford town centre and only 1.0 miles from the Interchange Retail Park. The property internally requires complete refurbishment and the accommodation could be further enlarged by converting the integral garage to living space, subject to local authority consents, as has already been done to similar properties in the vicinity.

Accommodation:

Ground Floor:

Entrance hall leading to the sitting/dining room and kitchen.

First Floor:

Landing leading to a master bedroom, two further bedrooms and a family bathroom.

Exterior:

Outside the front garden has a small lawn area and a driveway providing off street parking leading to an integral garage. To the side is access to the fenced rear garden with paved patio area and lawn with a further paved area and timber shed.

Tenure: Freehold

Local Authority: Bedford Borough Council. Tel: 01234 267422

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 TBC

Council Tax Band:

B

VAT:

VAT is not applicable

Open House Viewings:

Wed 3 Apr: 11:45-12:15

Sat 6 Apr: 10:45-11:15

Wed 10 Apr: 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.

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 £1,200 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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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

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

- A2.1 **OUR ROLE**
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
All bids are to be made in pounds sterling exclusive of VAT. WE may refuse to accept a bid. WE do not have to explain why.

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.				
A6	EXTRA AUCTION CONDUCT CONDITIONS				
A6.1	Despite any SPECIAL CONDITION to the contrary the minimum deposit WE accept is £3,000 (or the total PRICE, if less). A SPECIAL CONDITION may, however, require a higher minimum deposit.				
GENERAL CONDITIONS OF SALE					
Words in small capitals have the special meanings defined in the Glossary.					
The GENERAL CONDITIONS (as WE supplement or change them by any EXTRA GENERAL CONDITIONS or ADDENDUM) are compulsory but may be disapplied or changed in relation to one or more LOTS by SPECIAL CONDITIONS. The template form of SALE MEMORANDUM is not compulsory but is to be varied only if WE agree. The template forms of SPECIAL CONDITIONS and schedules are recommended, but are not compulsory and may be changed by the SELLER of a LOT.					
G1	THE LOT				
G1.1	The LOT (including any rights to be granted or reserved, and any exclusions from it) is described in the SPECIAL CONDITIONS, or if not so described is that referred to in the SALE MEMORANDUM.				
G1.2	The LOT is sold subject to any TENANCIES disclosed by the SPECIAL CONDITIONS, but otherwise with vacant possession on COMPLETION.				
G1.3	The LOT is sold subject to all matters contained or referred to in the DOCUMENTS. The SELLER must discharge FINANCIAL CHARGES on or before COMPLETION.				
G1.4	The LOT is also sold subject to such of the following as may affect it, whether they arise before or after the CONTRACT DATE and whether or not they are disclosed by the SELLER or are apparent from inspection of the LOT or from the DOCUMENTS: (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.				
	DEPOSIT				
	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.				
	BETWEEN CONTRACT AND COMPLETION				
	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.				
	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).				
	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.				
	Section 47 of the Law of Property Act 1925 does not apply to the CONTRACT.				
	Unless the BUYER is already lawfully in occupation of the LOT the BUYER has no right to enter into occupation prior to COMPLETION.				
	TITLE AND IDENTITY				
	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				
	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.				
	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.				
	The TRANSFER is to have effect as if expressly subject to all matters subject to which the LOT is sold under the CONTRACT.				
	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.				
	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.				
	TRANSFER				
	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.				
	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.				
	The SELLER cannot be required to TRANSFER the LOT to anyone other than the BUYER, or by more than one TRANSFER.				
	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.				
	COMPLETION				
	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.				
	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				

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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.		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		
G6.6	Where applicable the CONTRACT remains in force following COMPLETION.		(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.	G13	RENT DEPOSITS
G7	NOTICE TO COMPLETE			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.
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.			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.
G7.2	The person giving the notice must be READY TO COMPLETE.			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.
G7.3	If the BUYER fails to comply with a notice to complete the SELLER may, without affecting any other remedy the SELLER has:			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) terminate the CONTRACT;				(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) claim the deposit and any interest on it if held by a stakeholder;				(b) give notice of assignment to the tenant; and
	(c) forfeit the deposit and any interest on it;				(c) give such direct covenant to the tenant as may be required by the rent deposit deed.
	(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:			G14	VAT
	(a) terminate the CONTRACT; and			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.
	(b) recover the deposit and any interest on it from the SELLER or, if applicable, a stakeholder.			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.
G8	IF THE CONTRACT IS BROUGHT TO AN END			G15	TRANSFER AS A GOING CONCERN
	If the CONTRACT is lawfully brought to an end:			G15.1	Where the SPECIAL CONDITIONS so state:
	(a) the BUYER must return all papers to the SELLER and appoints the SELLER its agent to cancel any registration of the CONTRACT; and				(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) 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.				(b) this CONDITION G15 applies.
G9	LANDLORD'S LICENCE			G15.2	The SELLER confirms that the SELLER:
G9.1	Where the LOT is or includes leasehold land and licence to assign or sublet is required this CONDITION G9 applies.				(a) is registered for VAT, either in the SELLER's name or as a member of the same VAT group; and
G9.2	The CONTRACT is conditional on that licence being obtained, by way of formal licence if that is what the landlord lawfully requires.				(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.
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").			G15.3	The BUYER confirms that
G9.4	The SELLER must				(a) it is registered for VAT, either in the BUYER's name or as a member of a VAT group;
	(a) use all reasonable endeavours to obtain the licence at the SELLER'S expense; and				(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;
	(b) enter into any Authorised Guarantee Agreement ("AGA") properly required (procuring a guarantee of that AGA if lawfully required by the landlord).				(c) article 5(2B) of the Value Added Tax (Special Provisions) Order 1995 does not apply to it; and
G9.5	The BUYER must promptly			G15.4	The BUYER is to give to the SELLER as early as possible before the AGREED COMPLETION DATE evidence
	(a) provide references and other relevant information; and				(a) of the BUYER'S VAT registration;
	(b) comply with the landlord's lawful requirements.				(b) that the BUYER has made a VAT OPTION; and
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.				(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.
G10	INTEREST AND APPORTIONMENTS			G15.5	The BUYER confirms that after COMPLETION the BUYER intends to
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.				(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
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.				(b) collect the rents payable under the TENANCIES and charge VAT on them.
G10.3	Income and outgoings are to be apportioned at the ACTUAL COMPLETION DATE unless:			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 BUYER is liable to pay interest; and				(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 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.				(b) the BUYER must within five BUSINESS DAYS of receipt of the VAT invoice pay to the SELLER the VAT due; and
G10.4	Apportionments are to be calculated on the basis that:				(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.
	(a) the SELLER receives income and is liable for outgoings for the whole of the day on which apportionment is to be made;			G16	CAPITAL ALLOWANCES
	(b) annual income and expenditure accrues at an equal daily			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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	connection with the BUYER's claim for capital allowances.	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;
G16.3	The value to be attributed to those items on which capital allowances may be claimed is set out in the SPECIAL CONDITIONS.	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:		(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
G16.4	The SELLER and BUYER agree:		(a) service charge expenditure attributable to each TENANCY;		(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.
	(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) payments on account of service charge received from each tenant;		
	(b) to submit the value specified in the SPECIAL CONDITIONS to HM Revenue and Customs for the purposes of their respective capital allowance computations.		(c) any amounts due from a tenant that have not been received;		
G17	MAINTENANCE AGREEMENTS		(d) any service charge expenditure that is not attributable to any TENANCY and is for that reason irrecoverable.		
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.	G22.4	In respect of each TENANCY, if the service charge account shows:	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.
G17.2	The BUYER must assume, and indemnify the SELLER in respect of, all liability under such agreements from the ACTUAL COMPLETION DATE.		(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	G25	WARRANTIES
G18	LANDLORD AND TENANT ACT 1987		(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;	G25.1	Available warranties are listed in the SPECIAL CONDITIONS.
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		but in respect of payments on account that are still due from a tenant CONDITION G11 (ARREARS) applies.	G25.2	Where a warranty is assignable the SELLER must:
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.	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.		(a) on COMPLETION assign it to the BUYER and give notice of assignment to the person who gave the warranty; and
G19	SALE BY PRACTITIONER			G25.3	(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.
G19.1	This CONDITION G19 applies where the sale is by a PRACTITIONER either as SELLER or as agent of the SELLER.	G22.6	If the SELLER holds any reserve or sinking fund on account of future service charge expenditure or a depreciation fund:		If a warranty is not assignable the SELLER must after COMPLETION:
G19.2	The PRACTITIONER has been duly appointed and is empowered to sell the LOT.		(a) the SELLER must pay it (including any interest earned on it) to the BUYER on COMPLETION; and		(a) hold the warranty on trust for the BUYER; and
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.		(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.	G26	NO ASSIGNMENT
G19.4	The LOT is sold	G23	RENT REVIEWS		The BUYER must not assign, mortgage or otherwise TRANSFER or part with the whole or any part of the BUYER'S interest under this CONTRACT.
	(a) in its condition at COMPLETION;	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.	G27	REGISTRATION AT THE LAND REGISTRY
	(b) for such title as the SELLER may have; and			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:
	(c) with no title guarantee;	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.		(a) procure that it becomes registered at the Land Registry as proprietor of the LOT;
G19.5	Where relevant:	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.	G27.2	(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
G19.6	(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				(c) provide the SELLER with an official copy of the register relating to such lease showing itself registered as proprietor.
	(b) the SELLER may require the TRANSFER to be by the lender exercising its power of sale under the Law of Property Act 1925.	G23.4	The SELLER must promptly:		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:
G20	TUPE		(a) give to the BUYER full details of all rent review negotiations and proceedings, including copies of all correspondence and other papers; and		(a) apply for registration of the TRANSFER;
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.		(b) use all reasonable endeavours to substitute the BUYER for the SELLER in any rent review proceedings.		(b) provide the SELLER with an official copy and title plan for the BUYER'S new title; and
G20.2	If the SPECIAL CONDITIONS do not state "there are no employees to which TUPE applies" the following paragraphs apply:	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.		(c) join in any representations the SELLER may properly make to the Land Registry relating to the application.
	(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.	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	NOTICES AND OTHER COMMUNICATIONS
	(b) The BUYER confirms that it will comply with its obligations under TUPE and any SPECIAL CONDITIONS in respect of the TRANSFERring Employees.			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.
	(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.	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:
	(d) The BUYER is to keep the SELLER indemnified against all liability for the TRANSFERring Employees after COMPLETION.				(a) delivered by hand; or
G21	ENVIRONMENTAL	G23.8	The SELLER and the BUYER are to bear their own costs in relation to rent review negotiations and proceedings.		(b) made electronically and personally acknowledged (automatic acknowledgement does not count); or
G21.1	This CONDITION G21 only applies where the SPECIAL CONDITIONS so provide.	G24	TENANCY RENEWALS	G28.3	(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.
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	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.		A communication is to be treated as received:
G21.3	The BUYER agrees to indemnify the SELLER in respect of all liability for or resulting from the environmental condition of the LOT.				(a) when delivered, if delivered by hand; or
G22	SERVICE CHARGE	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.	G28.4	(b) when personally acknowledged, if made electronically; but if delivered or made after 1700 hours on a BUSINESS DAY a communication is to be treated as received on the next BUSINESS DAY.
G22.1	This CONDITION G22 applies where the LOT is sold subject to TENANCIES that include service charge provisions.	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.		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.
		G24.4	Following COMPLETION the BUYER must:	G29	CONTRACTS (RIGHTS OF THIRD PARTIES) ACT 1999
					No one is intended to have any benefit under the CONTRACT pursuant to the CONTRACTS (Rights of Third Parties) Act 1999.

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:

12th June 2024

7th August 2024

16th October 2024

4th December 2024

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