

# auction



# lots of interest

Welcome to Strakers August land and property auction catalogue. I am once again delighted to offer a varied and interesting selection of properties all across the county and beyond! We had a really successful sale in July selling 30 lots and I see no reason why it won't be a similar or better figure this time round.

If you like a serious renovation project, we have some crackers for you. Lot 22 in Fairfield Park, Bath is a 3 bed semi needing structural work and renovation throughout with a potentially great garden at a guide of £295,000+. If the budget is a little lower, we have Lots 05 & 17 in Trowbridge which are smaller terraced houses in need of complete renovation and could potentially be purchased for under £100,000... As always, the auction team and I are on hand and happy to chat through any lots or help you with the auction process.

**Charlie Doel** MNAVA  
Director and Auctioneer

**16 October**  
Closing for entry 12 September

**04 December**  
Closing for entry 31 October

**2026**

**12 February**  
Closing for entry 09 January

**02 April**  
Closing for entry 27 February

**21 May**  
Closing for entry 17 April

**09 July**  
Closing for entry 05 June



					
<b>01</b>	Mermaid Cottage 46 Bushton, Tockenham SN4 7PT	<b>£95,000+</b>	<b>22</b>	141 Fairfield Park Road Bath BA1 6JT	<b>£295,000+</b>
<b>02</b>	Land at Vasterne Hill Purton SN5 4HH	<b>£85,000+</b>	<b>23</b>	450 Cricklade Road Swindon SN2 7BE	<b>£95,000+</b>
<b>03</b>	8 Pottows Field Cherhill, Calne SN11 8YN	<b>£155,000+</b>	<b>24</b>	1 Seagry Hill Sutton Benger, Chippenham SN15 4SA	<b>£140,000+</b>
<b>04</b>	Barn at Honeystreet Pewsey SN9 5PS	<b>£45,000+</b>	<b>25</b>	107 Pickwick Road Corsham SN13 9DA	<b>£145,000+</b>
<b>05</b>	8 Clarks Place Trowbridge BA14 7HA	<b>£70,000+</b>	<b>26</b>	37 Newcroft Road Calne SN11 9EQ	<b>£120,000+</b>
<b>06</b>	14 The Tynings Biddestone, Chippenham SN14 7ED	<b>£230,000+</b>	<b>27</b>	Handle House Stallard Street, Trowbridge BA14 8HN	<b>£75,000+</b>
<b>07</b>	2 Orchard Leaze Christian Malford, Chippenham SN15 4BJ	<b>£170,000+</b>	<b>28</b>	17 Highfield Road Bradford-on-Avon BA15 1AS	<b>£200,000+</b>
<b>08</b>	10 Plough Cottages Stockton, Warminster BA12 0SF	<b>£140,000+</b>	<b>29</b>	39 Newton Grove Malmesbury SN16 0DS	<b>£85,000+</b>
<b>09</b>	21 Shurnhold Melksham SN12 8DD	<b>£90,000+</b>	<b>30</b>	35 Poynder Road Corsham SN13 9NB	<b>£165,000+</b>
<b>10</b>	33 Herd Street Marlborough SN8 1DG	<b>£205,000+</b>	<b>31</b>	Ashdene, Highworth Road South Marston, Swindon SN3 4SE	<b>£670,000+</b>
<b>11</b>	76 Oaklands Chippenham SN15 1RH	<b>£75,000+</b>	<b>32</b>	11 Cowley Way Sutton Benger, Chippenham SN15 4SD	<b>£160,000+</b>
<b>12</b>	Land & Stables at The Common Rowde, Devizes SN10 1SY	<b>£215,000+</b>	<b>33</b>	Former Baptist Chapel and Manse 86 Bradenstoke, Chippenham SN15 4EL	<b>£290,000+</b>
<b>13</b>	41 Hill Rise Chippenham SN15 1AU	<b>£165,000+</b>	<b>34</b>	1 Savernake Manor Savernake, Marlborough SN8 3AY	<b>£395,000+</b>
<b>14</b>	Woodland at Tidworth Road Allington, Salisbury SP4 0BN	<b>£9,000+</b>	<b>35</b>	18 Queens Road Royal Wootton Bassett SN4 8AW	<b>£110,000+</b>
<b>15</b>	1 Nursteed Close Devizes SN10 3ET	<b>£175,000+</b>	<b>36</b>	19 Waterloo Frome, Somerset BA11 3JB	<b>£225,000+</b>
<b>16</b>	12 Stokes Croft Calne SN11 9AG	<b>£125,000+</b>	<b>37</b>	60 Leylands Road Rudloe, Corsham SN13 0NF	<b>£75,000+</b>
<b>17</b>	66 Frome Road Trowbridge BA14 0DG	<b>£85,000+</b>	<b>38</b>	11 The Bridge Chippenham SN15 1HA	<b>£250,000+</b>
<b>18</b>	Glenoran, Napping Lane Longhope, Gloucestershire, GL17 0QH	<b>£450,000+</b>	<b>39</b>	70 New Road Royal Wootton Bassett SN4 7DQ	<b>£155,000+</b>
<b>19</b>	66 Leylands Road Rudloe, Corsham SN13 0NF	<b>£75,000+</b>	<b>40</b>	24 Highfield Road Bradford-on-Avon BA15 1AS	<b>£205,000+</b>
<b>20</b>	1 Maple Terrace Forest Drive, Tidworth SP9 7XX	<b>£135,000+</b>	<b>Please note:</b> The bidding process will open at 08:00 on the day of the auction. Bidding will close for Lot 01 at 17:00, with Lot 02 closing a minimum of 4 minutes after Lot 01 and all subsequent Lots will follow this timescale. Further information on how to bid online is available from the Auctioneers.		
<b>21</b>	25 Elizabeth Drive Devizes SN10 3SB	<b>£140,000+</b>			

## 📅 July results

Strakers July Land & Property auction was a fantastic sale. The weather outside was baking hot and this transferred into the auction with some competitive bidding from start to finish. In all honesty, the build-up to the auction was the toughest since Covid as interest levels and viewings were below the usual numbers we have achieved in the past. At 8am on auction day, we were a little unsure what to expect but within an hour, we had about 6 lots already meeting reserve which set the tempo for the remainder of the day. As the Lots started to close from 5pm, the bidding ramped up and Lots with little interest started getting bids much to the delight of the team.

As usual the residential properties in general sold well, the worse the condition the better in many cases. The parcels of land sold really well, especially Lot 09: 3.8 Acres at Dauntsey which more than doubled its guide price of £50,000+ and sold for £128,000 (over £33k per acre). A similar size paddock, Lot 41: Land at Poulshot made £75,000 (£25,000 per acre). Whilst development prices have come back a little due to rising build costs, if the pricing is right, there are still many buyers out there.

**Charlie Doel** MNAVA  
Director and Auctioneer

🔗	Total sales <b>£4,546,500</b>
📅	Percentage sold <b>91%</b>
📄	Legal pack registrations <b>565</b>
👥	Registered bidders <b>247</b>
👉	Lot with most bids <b>Lot 09</b> (91 bids)

Property type	%
Residential	<b>66</b>
Commercial	<b>12</b>
Development	<b>10</b>
Amenity	<b>5</b>
Vendor	%
Private	<b>43</b>
Probate	<b>20</b>
Corporate	<b>37</b>

# five stars

Strakers are rated 'Excellent' on **trustpilot.com**  
We encourage our customers to share their experiences  
to help others make better choices and provide  
transparency of our services. We value feedback and  
feel our reviews are a testament to our level of service.



		 			 
01	2 Claremont Terrace Bath BA1 6EH	£150,000+ <b>£155,000</b>	22	Building Plot adj 1 Frome Rd Trowbridge BA14 0DB	£55,000+ <b>£68,000</b>
02	41 White Street West Lavington, Devizes SN10 4LP	£200,000+ <b>£232,000</b>	23	12 Stokes Croft Calne SN11 9AG	£140,000+ <b>Available</b>
03	13 York Close Chippenham SN14 0QB	£200,000+ <b>£249,000</b>	24	Glenoran Napping Lane, Longhope GL17 0QH	£475,000+ <b>Postponed</b>
04	7 Paul Street Corsham SN13 9DG	£225,000+ <b>£230,000</b>	25	64 Godwin Court Swindon SN1 4BB	£90,000+ <b>£116,000</b>
05	7 Bank Street Melksham SN12 6LE	£90,000+ <b>£89,000</b>	26	14 Nursteed Close Devizes SN10 3EU	£160,000+ <b>£160,000</b>
06	Fir Tree Lodge 17 Highworth Road, Swindon SN3 4QL	£490,000+ <b>Withdrawn</b>	27	29 Sycamore Grove Trowbridge BA14 0JB	£140,000+ <b>£192,000</b>
07	7 Ogilvie Square Calne SN11 8NS	£108,000+ <b>£148,000</b>	28	Land & Stables at The Common Rowde, Devizes SN10 1SY	£235,000+ <b>Available</b>
08	Verlands, The Street Didmarton, Badminton GL9 1DT	£495,000+ <b>Under offer</b>	29	46 Newleaze Steeple Ashton, Trowbridge BA14 6EF	£150,000+ <b>£173,000</b>
09	Land at Church Lane Dauntsey, Chippenham SN15 4HW	£50,000+ <b>£128,000</b>	30	Basement Flat at 13 Lambridge Place Lambridge, Bath BA1 6RU	£150,000+ <b>£160,000</b>
10	3 Hawkeridge Road Heywood, Westbury BA13 4LF	£100,000+ <b>£186,000</b>	31	97b Gloucester Road Malmesbury SN16 0AJ	£225,000+ <b>£235,000</b>
11	14 Cedar Grove Trowbridge BA14 0HS	£135,000+ <b>£204,000</b>	32	41 Ladyfield Road Chippenham SN14 0AN	£150,000+ <b>£165,000</b>
12	19 Bishop Road Calne SN11 9AF	£150,000+ <b>£160,000</b>	33	36 Gladstone Road Chippenham SN15 3BW	£210,000+ <b>Available</b>
13	53 Redhills Broad Town, Swindon SN4 7RD	£185,000+ <b>£200,000</b>	34	27 Westwood Road Corsham SN13 0NB	£155,000+ <b>£172,000</b>
14	Woodland at Tidworth Road Allington, Salisbury SP4 0BN	£9,000+ <b>£17,500</b>	35	11 Anthony Close Sherston, Malmesbury SN16 0NR	£100,000+ <b>£152,000</b>
15	Building Plot at The Common Broughton Gifford SN12 8LX	£325,000+ <b>Postponed</b>	36	32 The Rosary Royal Wootton Bassett SN4 8AG	£110,000+ <b>£120,000</b>
16	Land at Haybrook Rise Pewsey SN9 5FF	£50,000+ <b>£50,000</b>	37	8 Rylands Way Royal Wootton Bassett SN4 8AY	£130,000+ <b>£140,000</b>
17	11 The Bridge Chippenham SN15 1HA	£300,000+ <b>Postponed</b>	38	10 Ridgemead Calne SN11 9EL	£125,000+ <b>£144,000</b>
18	Handle House Stallard Street, Trowbridge BA14 8HN	£75,000+ <b>Postponed</b>	39	11 Harris Road Ashton Keynes, Swindon SN6 6PQ	£160,000+ <b>Withdrawn</b>
19	35 Bendy Bow Oaksey, Malmesbury SN16 9TN	£155,000+ <b>£170,000</b>	40	4 Buryfield Lydiard Millicent, Swindon SN5 3NF	£95,000+ <b>£136,000</b>
20	49-50 New Road Chippenham SN15 1HL	£120,000+ <b>£120,000</b>	41	Paddock at Sillington Lane Poulshot, Devizes SN10 1TD	£60,000+ <b>£75,000</b>
21	Barn at Honeystreet Pewsey SN9 5PS	£45,000+ <b>Postponed</b>			

# trusted partners

Together with understanding our customers' unique positions and values, we believe our brand is fundamentally built on the integrity of our team. We continually strive for excellence in delivering success and happiness for all our customers.



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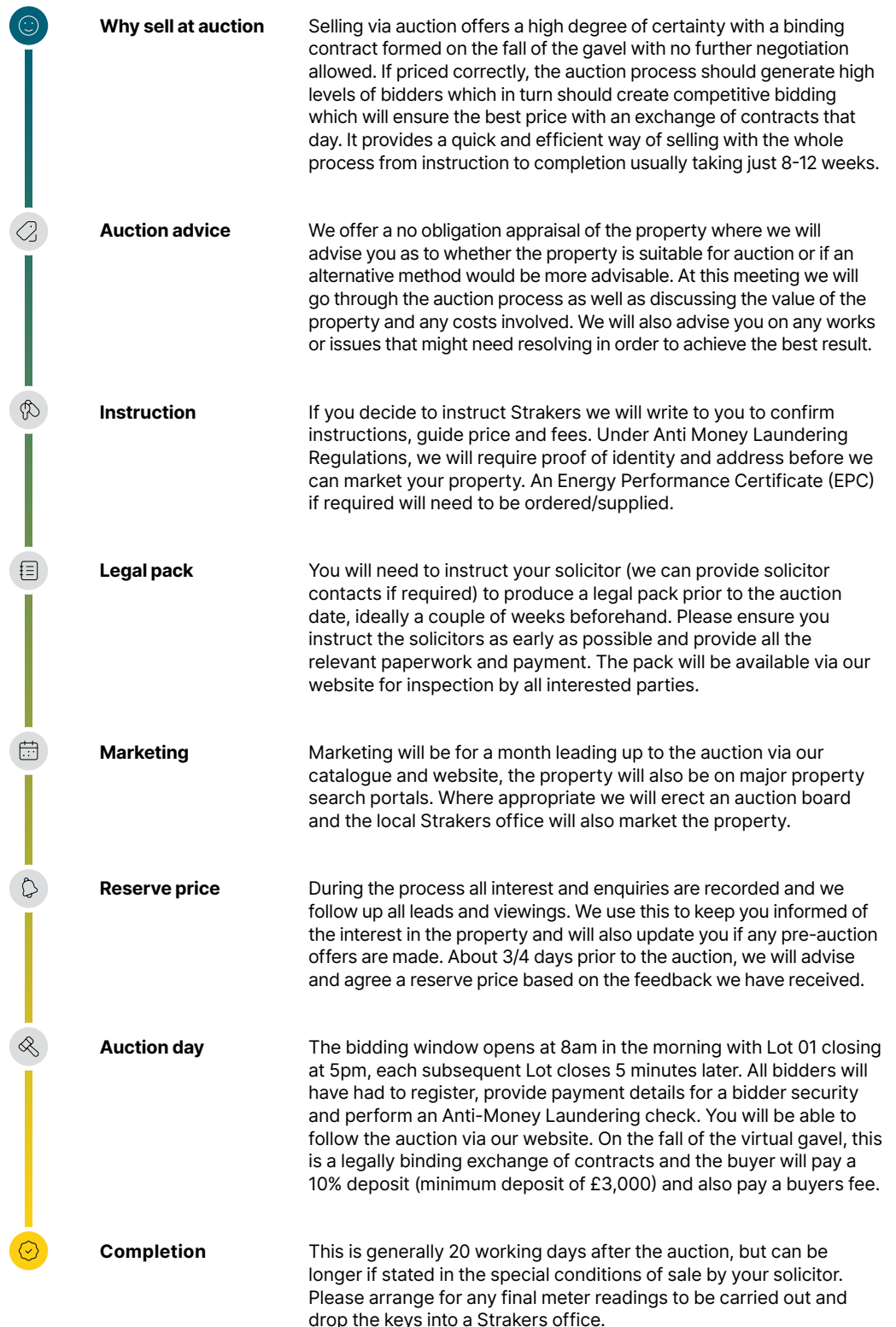


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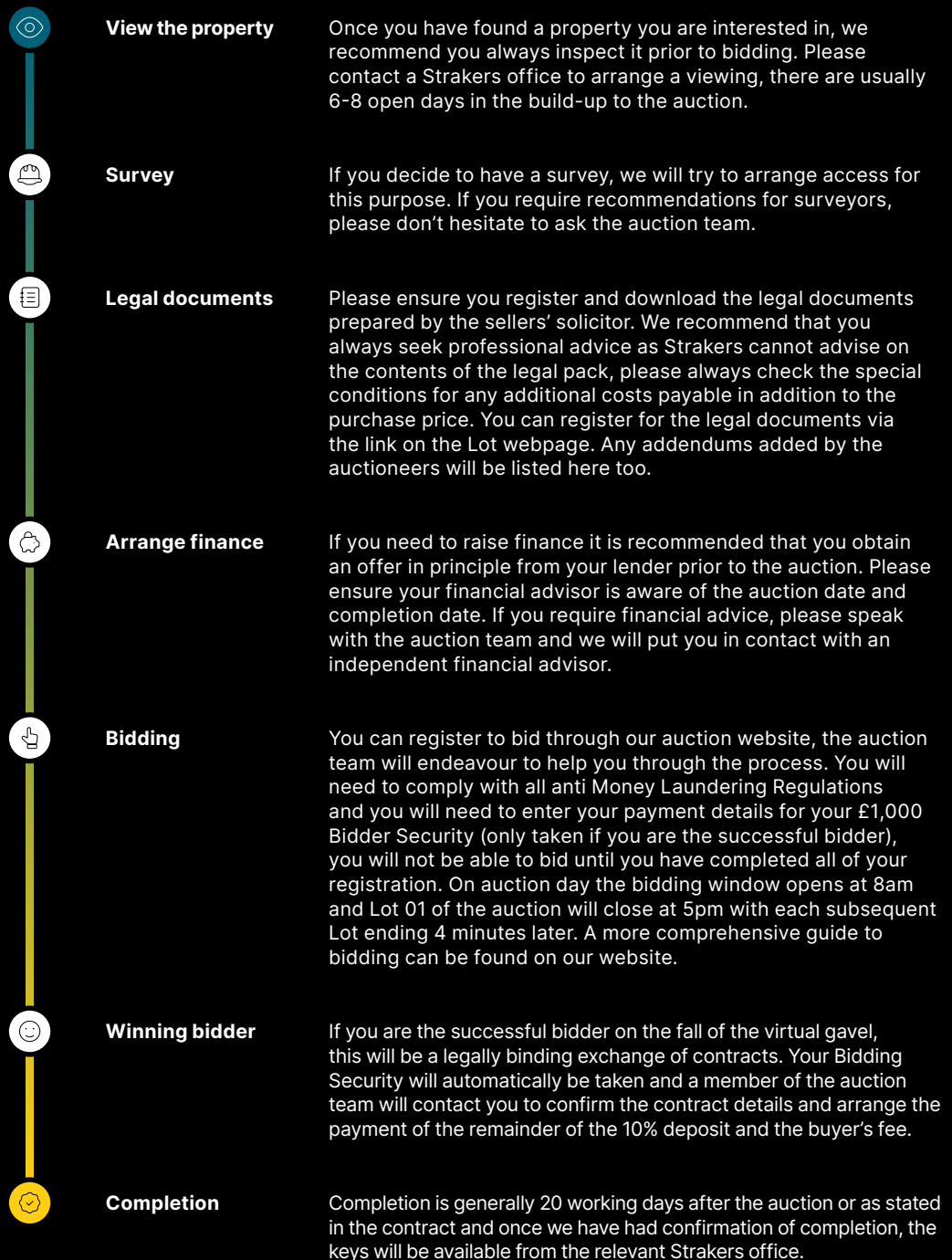



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# instruct us



# buyers steps





Buying at auction is a simple process but you need to be well prepared before you bid. The General Conditions assume that the buyer has acted like a prudent buyer. If you choose to buy a lot without taking normal precautions you do so at your own risk.

**The particulars and other information**

We have taken reasonable care to prepare particulars that correctly describe each lot. The particulars are for your information but you must not solely rely on them. They do not form part of any contract between the seller and the buyer. It is important that prospective purchasers satisfy themselves as to the location, boundaries, condition and state of the lots before the auction. All measurements shown are approximate. No systems or appliances relating to the property have been tested.

**Tenure**

Unless otherwise stated we are advised that all properties are freehold.

**Plans, maps and photographs**

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**\*Guide prices**

Where guide prices or guide ranges are given then prices are not to be taken as an opinion of the value of the lot or necessarily figures at which a lot will sell. They are only intended to be an indication. The price achieved at auction may be more or less. Guide prices or ranges may be altered prior to the sale day.

**Reserve price**

Unless stated otherwise each lot is subject to a reserve price which we expect will be set near the guide price and no more than 10% above a single figure guide. This is a confidential figure set between the vendor and the auctioneer just prior to the auction. 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.

**Pre-auction offers**

Offers made on any lot included in the auction may be accepted by the vendor prior to the auction. Offers will only be acceptable if you are in a position to exchange contracts prior to the auction date.

**Proof of identification**

In order to comply with recent legislation, any person bidding at auction must complete all AML requirements. If you are bidding on someone's behalf we will require their ID along with a letter of authority allowing you to bid on their behalf.

**The contract**

If you make a successful bid for a lot you are obliged to buy that lot on the terms of the sale memorandum. The price will be the amount you bid plus VAT (if applicable). If bidding on someone else's behalf you are personally liable to buy even if you are acting as an agent. It is your responsibility to obtain an indemnity from the person for whom you are the agent. Where the buyer is a company, you warrant that the buyer is properly constituted and able to buy the lot and can provide proof of position within the company.

**Insurance**

Unless otherwise indicated, the seller will continue to be responsible for insuring the property until completion.

In branch | Online | On the move



# prime listings

We consider our home your home and the door is always open, we'd love you to pop-in when you're next passing.

Our address: **strakers.co.uk**

strakers



2 Bedroom detached cottage in a rural position with subsidence. Requiring complete renovation with potential for a replacement dwelling (subject to consent).

The accommodation comprises on the ground floor; entrance hall, lounge, dining room, kitchen, utility area and cloakroom. On the first floor; landing, 2 bedrooms and a bathroom. There is double glazing and oil heating. Sewage treatment tank in the garden.

Single garage to the side with driveway parking for 2 cars. The boundary is tight to the rear and overlooks a small paddock. Long side garden mainly laid to lawn with mature trees and shrubs.

**01**

**Mermaid Cottage, 46 Bushton**   
Tockenham, Swindon, Wiltshire SN4 7PT

**£95,000+**   
Guide Price (Plus Fees\*)

Energy Performance Certificate  
Band E

For further details visit  
[strakers.co.uk](http://strakers.co.uk) or call 01249 765 200

\*Please refer to the auction guide with  
regards to guide and reserve prices.



02

About 6.2 Acres at Vasterne Hill  
Purton, Wiltshire SN5 4HH

**£85,000+**  
Guide Price (Plus Fees\*)

Paddock situated on the outskirts of the village close to residential properties. Extends in total to about 6.2 acres.

The land which is gently undulating is shown edged red for identification purposes only on the aerial photo. It has a long frontage to Vasterne Hill which is an unadopted highway, this could enable the land to be split into smaller paddocks.

There is no water connected and a public footpath runs along the northern boundary.

There is a development overage of 25% on the land. Further details available in the legal pack.

Energy Performance Certificate  
N/A

For further details visit  
[strakers.co.uk](http://strakers.co.uk) or call 01249 765 200

\*Please refer to the auction guide with regards to guide and reserve prices.



2 Bedroom semi-detached bungalow situated at the end of a cul-de-sac in a popular village location. In need of modernisation.

The accommodation comprises; entrance hall with built-in storage cupboards, lounge, kitchen/breakfast room, 2 bedrooms, bathroom and rear store. There is double glazing and electric heating.

Good sized front garden laid to lawn. Further level enclosed garden to the rear laid to lawn. On-street parking nearby on a 'first come, first served basis'.

**03**

**8 Pottows Field**   
Cherhill, Calne, Wiltshire SN11 8YN

**£155,000+**   
Guide Price (Plus Fees\*)

Energy Performance Certificate  
Band C

For further details visit  
[strakers.co.uk](http://strakers.co.uk) or call 01249 652 717

\*Please refer to the auction guide with  
regards to guide and reserve prices.



# 04



**Barn at Honeystreet**  
Pewsey, Wiltshire SN9 5PS



**£45,000+**  
Guide Price (Plus Fees\*)

Spacious barn/workshop about 96m<sup>2</sup> at the entrance to a mixed use development with potential for future residential use (subject to planning).

The end-terrace barn is stone built with timber cladding and split in 2 areas measuring 9.1mx6.6m (60m<sup>2</sup>) and 5.5mx6.6m (36m<sup>2</sup>) each with their own door for access.

Included in the sale is land with parking opposite and a small grassed area at the side which could provide further parking or an area to sit out in.

There is a residential dwelling being constructed opposite and nearby are retail units and a café.



Energy Performance Certificate  
N/A



For further details visit  
[strakers.co.uk](http://strakers.co.uk) or call 01672 551 154

\*Please refer to the auction guide with regards to guide and reserve prices.



2 Bedroom mid-terrace cottage in need of renovation with great potential. Ideal investment.


The accommodation comprises on the ground floor; entrance porch, living room, kitchen/breakfast room and bathroom. On the first floor; landing and 2 double bedrooms. The property has double glazing and currently there is no heating.


Externally there is a good-sized garden to the front and bin store area to the rear with pedestrian access. On street parking is available nearby on a first come first served basis.

**05** 

**8 Clarks Place**   
Trowbridge, Wiltshire BA14 7HA

**£70,000+**   
Guide Price (Plus Fees\*)

 Energy Performance Certificate  
Band G

 For further details visit  
[strakers.co.uk](http://strakers.co.uk) or call 01225 617030

\*Please refer to the auction guide with  
regards to guide and reserve prices.



# 06



## 14 The Tynings

Biddestone, Chippenham, Wiltshire SN14 7ED



### £230,000+

Guide Price (Plus Fees\*)

3 Bedroom mid-terrace house situated in a quiet cul-de-sac towards the edge of the extremely popular village of Biddestone. Ideal investment.

The accommodation on the ground floor comprises; entrance hall, dual aspect living room, dining room, kitchen and utility. On the first floor; landing, 3 bedrooms and a bathroom. The property has gas central heating and double glazing.

The property has a good-sized front garden with the potential to create off road parking (subject to consents). The rear garden is laid mainly to lawn with patio area and brick built store.



Energy Performance Certificate  
Band D



For further details visit  
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\*Please refer to the auction guide with  
regards to guide and reserve prices.



3 Bedroom semi-detached house situated in a village location and in need of modernisation with larger than usual front garden.

The house is set well back from the road and comprises on the ground floor: entrance hall, shower room, living room, conservatory and kitchen and on the first floor; landing and 3 bedrooms.

There is a long front garden laid to lawn with garage/store. At the rear is an enclosed garden laid to lawn with stores and backing onto farmland.

There is potential to extend the house to create a larger family home (subject to consents).

**07**

**2 Orchard Leaze**

Christian Malford, Chippenham, Wiltshire SN15 4BJ

**£170,000+**

Guide Price (Plus Fees\*)

Energy Performance Certificate  
Band E

For further details visit  
[strakers.co.uk](http://strakers.co.uk) or call 01249 652 717

\*Please refer to the auction guide with  
regards to guide and reserve prices.



# 08



## 10 Plough Cottages

Stockton, Warminster, Wiltshire BA12 0SF



**£140,000+**

Guide Price (Plus Fees\*)

3 Bedroom end terrace house with large plot offering potential to extend to the side and/or rear (subject to consents). Ideal investment.

The house comprises on the ground floor; entrance hall, dual aspect living room, dining room and kitchen. On the first floor; landing, 3 good size bedrooms and a bathroom. The property has oil fired central heating and double glazing.

The property has a very large rear garden laid mainly to lawn with some mature trees. The front is laid to lawn with path to front door and gated side access. On street parking is available on the adjacent road.



Energy Performance Certificate  
Band E



For further details visit  
[strakers.co.uk](http://strakers.co.uk) or call 01225 617030

\*Please refer to the auction guide with  
regards to guide and reserve prices.



Attractive 2 bedroom semi-detached cottage for renovation and/or extension (subject to consents). Ideal investment.

The accommodation comprises on the ground floor; entrance porch, kitchen and living/dining room with central fireplace and inset multi-fuel stove. On the first floor; landing, 2 bedrooms and a bathroom.

Large fully enclosed rear garden with part built garden room. The front garden is laid to gravel with scope for parking.

**09**

**21 Shurnhold**   
Melksham, Wiltshire SN12 8DD

**£90,000+**   
Guide Price (Plus Fees\*)

Energy Performance Certificate  
TBC

For further details visit  
[strakers.co.uk](http://strakers.co.uk) or call 01249 712 039

\*Please refer to the auction guide with  
regards to guide and reserve prices.



10



33 Herd Street

Marlborough, Wiltshire SN8 1DG



**£205,000+**

Guide Price (Plus Fees\*)

Charming 2 bedroom end terrace cottage in need of minor cosmetic improvement and situated within walking distance of the town centre.

The Grade II listed cottage comprises on the ground floor; entrance hall, living room, dining room and kitchen. On the first floor; landing, 2 bedrooms and a bathroom. There is a useful cellar and gas heating. On street parking is available nearby.

At the rear is a long enclosed garden providing potential for a rear extension (subject to consents).



Energy Performance Certificate  
Band D



For further details visit  
[strakers.co.uk](http://strakers.co.uk) or call 01672 551 154

\*Please refer to the auction guide with  
regards to guide and reserve prices.




1 Bedroom semi-detached bungalow for modernisation set back from the road with an outlook over the Green to the front. Ideal investment or for downsize.


The accommodation comprises; entrance porch, hall, living/dining room, kitchen, conservatory, bedroom and shower room. The property has double glazing and electric heating.


Enclosed rear garden laid to lawn. To the front is a small garden laid to gravel and driveway parking.

**11** 

**76 Oaklands**   
Chippenham, Wiltshire SN15 1RH

**£75,000+**   
Guide Price (Plus Fees\*)

 Energy Performance Certificate  
Band D

 For further details visit  
[strakers.co.uk](http://strakers.co.uk) or call 01249 652 717

\*Please refer to the auction guide with  
regards to guide and reserve prices.



12

Land & Stables at The Common  
Rowde, Devizes, Wiltshire SN10 1SY

**£215,000+**  
Guide Price (Plus Fees\*)

Equestrian yard in a rural position but only a short drive from Devizes/Melksham.

The yard comprises of a wooden block of 6 stables, tack room and hay barn with hardstanding to the front. There is further storage shed. Water on site, generator providing electric.

Ménage measuring 40x20 with consent to be extended and constructed of coated ash, fibre and rubber. Lunging pen.

The level land is split into 4 paddocks and the extent of the land is shown edged red for identification purposes only on the aerial photo and extends in total to about 4 acres. It is accessed via a long track from the village road.

Energy Performance Certificate  
N/A

For further details visit  
[strakers.co.uk](http://strakers.co.uk) or call 01380 723 451

\*Please refer to the auction guide with regards to guide and reserve prices.



3 Bedroom semi-detached house situated on a large plot and in need of modernisation. Located within the popular market town of Chippenham within easy reach of the M4 motorway. Ideal investment or first time buy.

The accommodation comprises on the ground floor; entrance hall, living room and kitchen/dining room. On the first floor; landing, 3 bedrooms and a family bathroom. The property has gas central heating and double glazing.

Large front garden with potential to create off road parking (subject to consents). Side access to a large rear garden laid mainly to lawn with outbuilding.

**13**

**41 Hill Rise**   
Chippenham, Wiltshire SN15 1AU

**£165,000+**   
Guide Price (Plus Fees\*)

Energy Performance Certificate  
TBC

For further details visit  
[strakers.co.uk](http://strakers.co.uk) or call 01249 652 717

\*Please refer to the auction guide with regards to guide and reserve prices.



14

Woodland at Tidworth Road  
Allington, Salisbury, Wiltshire SP4 0BN

**£9,000+**  
Guide Price (Plus Fees\*)

Parcel of woodland with road access on the outskirts of the village of Allington just a few miles from Salisbury. About 1.2 acre.

The woodland adjoins residential properties to both sides and the rear and is densely covered in trees, it has a plateau area by the road but drops steeply down a bank and into the valley.

The land is shown edged red for identification purposes only on the aerial photo. The ground is uneven and it is recommended sensible footwear and clothing is worn when inspecting.

Energy Performance Certificate  
N/A

For further details visit  
[strakers.co.uk](http://strakers.co.uk) or call 01249 765 200

\*Please refer to the auction guide with  
regards to guide and reserve prices.



3 Bedroom semi-detached house in need of modernisation with scope for extension to the side and/or rear (subject to consents).

The accommodation comprises on the ground floor; entrance porch, hallway, lounge, kitchen, conservatory and WC. On the first floor; landing, 3 bedrooms and a bathroom. Double glazing and gas heating.

Ample parking at the front leading to a garage with further gravelled garden area. Side access to a good-sized enclosed rear garden.

**15**

**1 Nursteed Close**   
Devizes, Wiltshire SN10 3ET

**£175,000+**   
Guide Price (Plus Fees\*)

Energy Performance Certificate  
TBC

For further details visit  
[strakers.co.uk](http://strakers.co.uk) or call 01380 723 451

\*Please refer to the auction guide with regards to guide and reserve prices.



# 16



**12 Stokes Croft**  
Calne, Wiltshire SN11 9AG



**£125,000+**  
Guide Price (Plus Fees\*)

3 Bedroom end-terrace house of non-standard construction and in need of modernisation. Within walking distance of the town centre. Corner plot.

Accommodation comprises on the ground floor; entrance hall, lounge, kitchen/dining room, sun room and utility room. On the first floor; landing, 3 bedrooms and a bathroom. There is double glazing and gas heating.

Front garden mainly laid to lawn with potential to create off-road parking. Further garden to the side and rear. Scope for an extension at the side (subject to consents).



Energy Performance Certificate  
Band E



For further details visit  
[strakers.co.uk](http://strakers.co.uk) or call 01249 652 717

\*Please refer to the auction guide with regards to guide and reserve prices.



Older style 2 bedroom end of terrace house in need of renovation with a good-sized rear garden. Ideal investment.

The accommodation comprises on the ground floor; entrance hall, living room, dining room and kitchen. On the first floor; landing and 2 bedrooms. There is no internal bathroom. The house has timber windows.

Externally there is a small courtyard garden to the front with pathway to front door. At the rear is a good-sized garden laid to lawn with potential to create off road parking (subject to consents).

**17**

**66 Frome Road**   
Trowbridge, Wiltshire BA14 0DG

**£85,000+**   
Guide Price (Plus Fees\*)

Energy Performance Certificate  
Band G

For further details visit  
[strakers.co.uk](http://strakers.co.uk) or call 01225 617030

\*Please refer to the auction guide with  
regards to guide and reserve prices.



An attractive 4 bedroom detached house in a large plot of about 0.4 acre with the bonus of a large cellar, double garage and workshop.

Longhope is a village inside the Royal Forest of Dean. These woodlands offer about 24,000 acres of magnificent countryside, award-winning picnic sites, family cycle routes, gorgeous walks, and a huge selection of outdoor pursuits. The desirable village features a shop and Post Office plus an active village hall, artisan bakery and excellent pubs. Hope Brook CofE Primary School sits in the heart of the village. The closest secondary school, Dene Magna School is in Mitcheldean about 3 miles away.

The accommodation comprises on the ground floor; reception hall, living room, sitting room, study, dining room, kitchen, breakfast room, utility and shower room. On the first floor; spacious landing, principle bedroom with ensuite, 3 further bedrooms, large family bathroom and double doors leading to sun terrace overlooking the gardens and beyond.

The property also benefits from a large cellar, double garage and workshop. The property has oil fired central heating and UPVC double glazing.

Externally there are large wrap around gardens comprising of areas of lawn and patios with an abundance of mature trees, shrubs. There is scope to extend the property (subject to consents).

There is a gated driveway with ample parking for numerous vehicles.

Lapsed outline planning consent was granted in 1993 by Forest of Dean Council under Application No P8018/76/FUL for a detached dwelling at the far end of the garden with new access being created.



**18** 

**Glenoran, Napping Lane**   
Longhope, Gloucestershire GL17 0QH

**£450,000+**   
Guide Price (Plus Fees\*)

\* Please refer to the auction guide with regards to guide and reserve prices.



# 19



**66 Leylands Road**

Rudloe, Corsham, Wiltshire SN13 0NF



**£75,000+**

Guide Price (Plus Fees\*)

2 Bedroom first floor flat in need of modernisation with double glazing and gas heating.

Accommodation comprises; entrance hall, living room, kitchen, 2 bedrooms and bathroom. There is a shared yard area to the side and enclosed garden area to the front. There is ample on-street parking nearby.

The flat would make an ideal investment with a potential income in good order of about £800pcm which equates to £9,600 per annum.

The flat is being sold with a new lease in place and further details will be available nearer the auction.



Energy Performance Certificate  
Band C



For further details visit  
[strakers.co.uk](http://strakers.co.uk) or call 01249 712 039

\*Please refer to the auction guide with  
regards to guide and reserve prices.





3 Bedroom end terrace house in good order. Situated in a popular town with the countryside within easy reach. Ideal investment.

The accommodation comprises on the ground floor; entrance hall, study area and WC. On the first floor; spacious kitchen/breakfast room and living/dining room. On the second floor; landing, 3 bedrooms and a bathroom. There is double glazing and gas heating.

Driveway parking for 2 cars leading to a garage. Gated side access to a fully enclosed low maintenance rear garden.

The property is not of traditional construction, it is understood to be mortgageable but this should be checked with a professional advisor.


 Energy Performance Certificate Band E

 For further details visit [strakers.co.uk](http://strakers.co.uk) or call 01249 765 200

\*Please refer to the auction guide with regards to guide and reserve prices.

**20** 

**1 Maple Terrace**   
Tidworth, Hampshire SP9 7XX

**£135,000+**   
Guide Price (Plus Fees\*)







**21**



**25 Elizabeth Drive**  
Devizes, Wiltshire SN10 3SB



**£140,000+**  
Guide Price (Plus Fees\*)

2 Bedroom mid-terrace house in need of modernisation situated in a quiet residential area with the added bonus of allocated parking. Ideal investment or first time buy.

The accommodation comprises on the ground floor; entrance porch, living room and kitchen/dining room with door to the garden. On the first floor; landing, bedroom 1 with built in cupboard, further bedroom and a bathroom. The property has timber windows and electric heating.

Externally there is a small garden to the front with pathway to the front door. At the rear is a fully enclosed low maintenance garden with gated access and path to parking area.



Energy Performance Certificate  
Band C



For further details visit  
[strakers.co.uk](http://strakers.co.uk) or call 01380 723 451

\*Please refer to the auction guide with  
regards to guide and reserve prices.



Older style 3 bedroom semi-detached house situated in an enviable location with far reaching views and a large plot providing extension potential to the side and/or rear (subject to consents).

The accommodation comprises on the ground floor; entrance porch, reception hall, living room, dining room with door to the garden, breakfast room and kitchen. On the first floor; landing, 3 bedrooms and a bathroom. The property has a mixture of double glazing and timber windows. The front bay windows are in need of some structural repair.

Externally, there is a good sized, largely overgrown garden at the rear. There is a driveway to the front and side providing off road parking with space for a garage.

**22**

**141 Fairfield Park Road**   
Bath, BA1 6JT

**£295,000+**   
Guide Price (Plus Fees\*)

Energy Performance Certificate  
Band F

For further details visit  
[strakers.co.uk](http://strakers.co.uk) or call 01249 712 039

\*Please refer to the auction guide with  
regards to guide and reserve prices.



# 23



**450 Cricklade Road**  
Swindon, Wiltshire SN2 7BE



**£95,000+**  
Guide Price (Plus Fees\*)

3 Bedroom semi-detached house situated on a corner plot and in need of complete renovation. Scope for extension (subject to planning).

Due to a car driving into the front of the house, it requires structural improvement. We are unable to inspect the property internally, however the accommodation is believed to comprise on the ground floor; entrance hall, living room and kitchen/breakfast room. On the first floor; landing, 3 bedrooms and a bathroom.

There is an overgrown garden to the front, side and rear with vehicular access off Headlands Grove with driveway parking and detached garage.



Energy Performance Certificate  
TBC



For further details visit  
[strakers.co.uk](http://strakers.co.uk) or call 01249 765 200

\*Please refer to the auction guide with  
regards to guide and reserve prices.



2 Bedroom semi-detached house in need of a modernisation with scope for extension (subject to planning). Semi-rural, no-through road on the outskirts of the village.

The accommodation comprises on the ground floor; entrance hall, lounge and kitchen and on the first floor; landing, 2 bedrooms and a bathroom. There is double glazing and oil heating.

Garden to the front with space to create parking and good access to a rear garden, mainly laid to lawn with views to the rear.

**24**

**1 Seagry Hill**

Sutton Benger, Chippenham, Wiltshire SN15 4SA

**£140,000+**

Guide Price (Plus Fees\*)

Energy Performance Certificate Band E

For further details visit [strakers.co.uk](http://strakers.co.uk) or call 01249 652 717

\*Please refer to the auction guide with regards to guide and reserve prices.



25

107 Pickwick Road  
Corsham, Wiltshire SN13 9DA

**£145,000+**  
Guide Price (Plus Fees\*)

2 Bedroom mid-terraced bungalow in an area of similar properties and in need of modernisation. Within walking distance of local shops and the town centre.

The accommodation comprises; entrance hall, living room, kitchen, 2 bedrooms and bathroom. There is double glazing and electric heating. On street parking available in the surrounding area.

At the front is a mature garden laid to lawn with shrubs. There is a further garden to the rear with grass and patio areas. Useful brick built store. Gated pedestrian rear access.

Energy Performance Certificate  
Band D

For further details visit  
[strakers.co.uk](http://strakers.co.uk) or call 01249 712 039

\*Please refer to the auction guide with  
regards to guide and reserve prices.



2 Bedroom end of terrace house with a generous plot in need of modernisation throughout and within easy reach of Calne town centre with its numerous amenities. Ideal investment or first time buy.

The accommodation comprises on the ground floor; entrance hall, living room and kitchen/dining room with door to the garden. On the first floor; 2 double bedrooms and a bathroom. The property has double glazing and gas central heating.

The front garden is laid to lawn with the potential to create off road parking (subject to consents). The large rear garden is laid mainly to lawn with brick built store and gated side access.

**26**

**37 Newcroft Road**   
Calne, Wiltshire SN11 9EQ

**£120,000+**   
Guide Price (Plus Fees\*)

Energy Performance Certificate  
Band C

For further details visit  
[strakers.co.uk](http://strakers.co.uk) or call 01249 652 717

\*Please refer to the auction guide with  
regards to guide and reserve prices.



27

Handle House, Stallard Street  
Trowbridge, Wiltshire BA14 8HN

**£75,000+**  
Guide Price (Plus Fees\*)

Unique Grade II\* Listed mid-19th century 3-storey building built on a segmental bridge over the River Biss, just off the town centre. In need of modernisation.

The property has recently been used as a self-contained office with mainly open plan rooms plus kitchen and WC's on the ground floor. The overall internal floor area measures about 196m<sup>2</sup> (2,115ft<sup>2</sup>). Potential to sub-divide or possible change of use (subject to consents).

We believe the property to be connected to mains electric, water and drainage. Car parking available in nearby car parks or timed zones.

Energy Performance Certificate  
Band E

For further details visit  
[strakers.co.uk](http://strakers.co.uk) or call 01225 617030

\*Please refer to the auction guide with  
regards to guide and reserve prices.



3 Bedroom semi-detached house situated in an established residential area in popular Bradford on Avon. Ideal investment or first time buy.

The accommodation comprises on the ground floor; entrance hall, living room, kitchen/dining room, WC and store room. On the first floor; landing, 3 bedrooms and a bathroom. The property has double glazing and gas central heating.

The front garden is laid mainly to patio with a gated side access. To the rear is a large garden offering the potential for extension (subject to consents). There is an nearby parking area on a 'first come first served' basis.

**28**

**17 Highfield Road**   
Bradford-on-Avon, Wiltshire BA15 1AS

**£200,000+**   
Guide Price (Plus Fees\*)

Energy Performance Certificate  
Band C

For further details visit  
[strakers.co.uk](http://strakers.co.uk) or call 01225 617030

\* Please refer to the auction guide with  
regards to guide and reserve prices.



29

39 Newnton Grove  
Malmesbury, Wiltshire SN16 0DS

**£85,000+**  
Guide Price (Plus Fees\*)

A well proportioned 1 bedroom purpose built ground floor flat in need of updating. Ideal investment or first time buy.

The accommodation comprises; entrance hall, living room, kitchen, bedroom, bathroom and useful storage cupboards. There is double glazing and electric heating. On street parking available nearby on a 'first come first served' basis.

In good order the flat should return about £750pcm equating to about £9,000 per annum.

The property will be sold with a new lease in place and further information will be available prior to the auction.

Energy Performance Certificate  
Band D

For further details visit  
[strakers.co.uk](http://strakers.co.uk) or call 01666 829 292

\*Please refer to the auction guide with  
regards to guide and reserve prices.



A well proportioned 4 bedroom mid-terrace house situated in an established residential area within easy reach of the town centre. Ideal investment.

The accommodation comprises on the ground floor; entrance hall, cloakroom, dual aspect living/dining room and kitchen/breakfast room. On the first floor; landing, 4 bedrooms and a bathroom. The property has gas central heating and double glazing.

The property has a large front garden laid to lawn with steps to the front door. The rear garden is also large and has central steps leading to the top of the garden with gated rear access. On street parking available nearby.

**30**

**35 Poynder Road**   
Corsham, Wiltshire SN13 9NB

**£165,000+**   
Guide Price (Plus Fees\*)

Energy Performance Certificate  
Band C

For further details visit  
[strakers.co.uk](http://strakers.co.uk) or call 01249 712 039

\*Please refer to the auction guide with  
regards to guide and reserve prices.



6 Bedroom detached holiday home in a rural position with swimming pool and games room. Large plot with potential for a further dwelling (subject to consents).

The cottage is located on the doorstep of the Cotswolds and provides an excellent base from which to explore many attractions such as Stratford-upon-Avon, the Roman city of Bath and the ancient stone circles of Stonehenge and Avebury.

There is much on offer in and around the surrounding area including Roves Farm, Bourton-on-the-Water, Stow-on-the-Wold, Burford and Cotswolds Wildlife Park. Local amenities nearby include a shop, pub and restaurant. Swindon town centre is only a short distance with access to the railway station and M4 motorway.

The house has been used as a holiday home for the past few years and is in excellent order throughout. It is currently listed at about £5,000 per week and £3,000 for 3 nights and has a steady occupancy history.

The accommodation comprises on the ground floor; entrance hall, 4 bedrooms, one with en-suite, bathroom and utility room. On the first floor; spacious open plan living area with lounge, dining and kitchen, 2 bedrooms, one with en-suite. There is double glazing and gas central heating.

The majority of furniture and fittings will form part the sale and further information on this will be available in the legal pack.

Ashdene was originally 2 cottages which have been merged and improved over the years. The cottage sits at the front of a large plot which extends to about 0.54 acre and is shown edged red for identification purposes only on the aerial photo. There is a large parking area to the side with an enclosed rear garden laid to lawn and backing onto fields.

At the rear is an indoor pool house with a 10'x5' swimming pool and hot tub. There is also a detached 'games room' which could be used as an office or workshop. Children's play area.

To the right hand side of the car park is a currently unused parcel of land that could potential be developed in the future (subject to consents)



**31** 

**Ashdene Highworth Road**   
South Marston, Swindon, Wiltshire SN3 4SE

**£670,000+**   
Guide Price (Plus Fees\*)

\* Please refer to the auction guide with regards to guide and reserve prices.



32

11 Cowley Way  
Sutton Benger, Chippenham, Wiltshire SN15 4SD

**£160,000+**  
Guide Price (Plus Fees\*)

2 Bedroom semi-detached house in need of modernisation. Located in an street of similar style properties in this popular village.

The accommodation comprises on the ground floor; entrance hall with cupboard, lounge, dining room and kitchen with cupboard. On the first floor; landing, 2 double bedrooms, bathroom and WC. There is oil heating and timber framed windows which require replacement.

Driveway parking leading to a detached garage, small front garden and good sized rear garden mainly laid to lawn with mature shrubs.

Energy Performance Certificate  
TBC

For further details visit  
[strakers.co.uk](http://strakers.co.uk) or call 01249 652 717

\*Please refer to the auction guide with regards to guide and reserve prices.



Former Baptist Chapel and attached 5 bedroom Manse situated in the heart of the village with potential for conversion to dwelling(s).

The Chapel comprises; entrance hall, worship area with mezzanine over, boiler room, large meeting hall, kitchen and WC.

The Manse comprises on the ground floor; entrance hall, sitting room, dining room, kitchen and bathroom. On the first floor; landing and 2 bedrooms and on the second floor; landing and 3 bedrooms. Oil fired heating.

There are garden areas to the front and rear with outbuildings and a shared driveway along the side and rear. Overall it extends to about 0.17 acre.

**33**

**Former Baptist Chapel and Manse at 86 Bradenstoke**   
Chippenham, Wiltshire SN15 4EL

**£290,000+**   
Guide Price (Plus Fees\*)

Energy Performance Certificate  
N/A

For further details visit  
[strakers.co.uk](http://strakers.co.uk) or call 01249 652 717

\*Please refer to the auction guide with regards to guide and reserve prices.



3 Bedroom end of terrace house, part of a converted Grade II Listed country house in a stunning rural location.

The small hamlet of Savernake lies on the edge of Savernake Forest in an Area of Outstanding Natural Beauty with many walks, bridleways and cycle routes. The popular market towns of Marlborough and Hungerford are close by with a wide range of shopping and leisure amenities. Nearby villages with shops, post offices and pubs are Burbage and Great Bedwyn, the latter with a train station proving access to London Paddington. Nearby schools include the well regarded St Katherine's Primary School, St. Johns School Academy, St. Francis School, Marlborough College and Dauntsey school.

Savernake Manor was formally the Savernake Forest Hotel and has a long history. Built in 1863 by the first Marquess of Ailesbury, the hotel was extremely popular in its time. The Manor has been sympathetically restored with many of its original Victorian features retained.

The accommodation comprises on the ground floor; entrance dining hall with York stone flagstones, panelling and an open fireplace, sitting room with a fireplace leading to a double aspect study/ family room. The kitchen has a range of wall and floor units with a large range cooker and hob, granite work surfaces and a door leading to the rear garden.

On the lower ground floor; good sized cellar/basement room which has flooded in the past.


On the second floor; landing, 3 double bedrooms with en-suite bath/shower rooms.


There is a large private walled courtyard which is paved with a pedestrian gate and raised decking area, ideal for entertaining.

To the front of the property is gravelled parking for two cars and surrounded by trees.



34 

1 Savernake Manor   
Savernake, Marlborough, Wiltshire SN8 3AY

**£395,000+**   
Guide Price (Plus Fees\*)

\* Please refer to the auction guide with regards to guide and reserve prices.



35

18 Queens Road  
Royal Wootton Bassett, Wiltshire SN4 8AW

**£110,000+**  
Guide Price (Plus Fees\*)

3 Bedroom semi-detached house of non-standard construction in a mature residential area. It is in need of modernisation and ideal for investors.

The accommodation comprises on the ground floor; entrance hall, living room, and kitchen/dining room. On the first floor; landing, 3 bedrooms and bathroom. There is double glazing and gas central heating.

There is off road parking to the front for 2 cars. At the rear is a good-sized garden mainly laid to lawn. Brick built store to side. Potential to extend at rear (subject to consents).

Energy Performance Certificate  
Band C

For further details visit  
[strakers.co.uk](http://strakers.co.uk) or call 01249 765 200

\*Please refer to the auction guide with  
regards to guide and reserve prices.



4 Bedroom townhouse in need of updating with the bonus of a garage. Only a stones throw from Frome town centre and its expansive range of amenities.

The accommodation comprises on the ground floor; entrance hall, living/dining room with doors to the garden, kitchen and WC. On the first floor; landing, 2 good-sized bedrooms and a family bathroom. On the second floor; landing, principle bedroom with en-suite and a further bedroom. The property has gas central heating and timber windows.

Externally there is a low maintenance rear garden with gated access to the driveway and garage. To the front is a small courtyard laid to gravel.

**36**

**19 Waterloo**   
Frome, Somerset BA11 3JB

**£225,000+**   
Guide Price (Plus Fees\*)

Energy Performance Certificate  
Band C

For further details visit  
[strakers.co.uk](http://strakers.co.uk) or call 01225 617030

\*Please refer to the auction guide with  
regards to guide and reserve prices.



37

60 Leylands Road  
Rudloe, Corsham, Wiltshire SN13 0NF

**£75,000+**  
Guide Price (Plus Fees\*)

2 Bedroom first floor flat in need of modernisation with double glazing and electric heating.

The accommodation comprises; entrance hall, living room, kitchen, 2 bedrooms and bathroom. There is a shared yard area to the side and open space to the front. There is ample on-street parking nearby.

The flat would make an ideal investment with a potential income in good order of about £800pcm which equates to £9,600 per annum.

The flat is being sold with a new lease in place and further details will be available nearer the auction.

Energy Performance Certificate  
Band C

For further details visit  
[strakers.co.uk](http://strakers.co.uk) or call 01249 712 039

\*Please refer to the auction guide with  
regards to guide and reserve prices.



Former nightclub situated in the heart of the town with future development potential (subject to consents) for residential on upper floors and at the rear.

The property has been a nightclub for over 20 years and has been extended in the recent past. It provides spacious accommodation over 3 storeys plus a basement and includes dance floors, bars and toilets. Overall internal floor area of about 427m<sup>2</sup> (4,600ft<sup>2</sup>).

At the rear is a courtyard/parking area which wraps around the adjoining properties who enjoy a pedestrian right of access. The extent of the property is shown edged red for identification purposes only on plan.

**38**

**11 The Bridge**   
Chippenham, Wiltshire SN15 1HA

**£250,000+**   
Guide Price (Plus Fees\*)

Energy Performance Certificate  
Band B

For further details visit  
[strakers.co.uk](http://strakers.co.uk) or call 01249 652 717

\*Please refer to the auction guide with  
regards to guide and reserve prices.



# 39



**70 New Road**

Royal Wootton Bassett, Wiltshire SN4 7DQ



**£155,000+**

Guide Price (Plus Fees\*)

2 Bedroom semi-detached house with large rear garden offering potential to extend (subject to consents). Ideal investment or first time buy.

The accommodation comprises on the ground floor; entrance hall, living room, kitchen/dining room, rear porch and utility/WC. On the first floor; landing, 2 double bedrooms and a bathroom. The property has double glazing and gas central heating.

The property has a tarmac driveway providing parking for 2 cars. Gated side access to a large rear garden which is laid mainly to lawn.



Energy Performance Certificate  
Band D



For further details visit  
[strakers.co.uk](http://strakers.co.uk) or call 01249 765 200

\*Please refer to the auction guide with  
regards to guide and reserve prices.



3 Bedroom end terrace house situated in an established residential area in popular Bradford on Avon. Ideal investment or first time buy.

The accommodation comprises on the ground floor; entrance hall, living room, kitchen, dining room, rear porch and store room. On the first floor; landing, 3 bedrooms and a bathroom. The property has double glazing and gas central heating.

The front garden is laid to lawn with mature shrubs. Gated side access to the rear garden which is laid mainly to lawn. There is a nearby parking area on a 'first come first served' basis.

**40**

**24 Highfield Road**

Bradford-on-Avon, Wiltshire BA15 1AS

**£205,000+**

Guide Price (Plus Fees\*)

Energy Performance Certificate Band D

For further details visit [strakers.co.uk](http://strakers.co.uk) or call 01225 617030

\*Please refer to the auction guide with regards to guide and reserve prices.



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## INTRODUCTION

The Common Auction Conditions are designed for real estate auctions, to set a common standard across the industry. There are three sections, all of which are compulsory except where stated:

### Glossary (Compulsory)

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

### Auction Conduct Conditions (Compulsory)

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

#### (General Conditions compulsory, template forms optional)

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.

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## GLOSSARY

This GLOSSARY applies to the AUCTION CONDUCT CONDITIONS and the SALE CONDITIONS. It is a compulsory section of the COMMON AUCTION CONDITIONS.

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.
- Where (\*) appears next to a term, this term has had its definition altered in the 'Amendments and Additions to the Glossary' section.

### 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 rent charge 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.

## Amendments and Additions to the Glossary

### Amendments

#### 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 made available via the WEBSITE, LOT details page, email or by any other method that the AUCTIONEERS see fit.

### Auction

The online AUCTION of each LOT advertised in the CATALOGUE.

### 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 the AUCTIONEER on behalf of 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.

### You (and your)

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

## Additions

### Administration Fee

An ADMINISTRATION FEE (the amount of which will be specified on a LOT by LOT basis within the PARTICULARS and/or the SPECIAL CONDITIONS of sale) must be paid (or secured by way of a hold on a credit/debit card) in advance of the AUCTION as part of the AUCTION ENTRANCE FEE. If YOU are not the SUCCESSFUL BIDDER, then the AUCTION ENTRANCE FEE will be refunded to you.

### Auction Entrance Fee

An AUCTION ENTRANCE FEE is required for each LOT that YOU wish to bid on and is comprised of the ADMINISTRATION FEE as well as the BIDDER SECURITY FEE (should YOU be the SUCCESSFUL BIDDER). It must be secured in advance either by way of bank TRANSFER or a hold being made on a credit or debit card. Where YOU have not made a SUCCESSFUL BID in relation to the LOT the AUCTION ENTRANCE FEE will be released to YOU if YOU provided it via bank/electronic TRANSFER or released back to YOU if a hold was placed on the funds via the online payment system.

### Auction Operation Guide

A document(s) that outlines the AUCTION process in its entirety, for both BUYERS and SELLERS. The document can be found on the AUCTIONEER'S WEBSITE or on request.

### Bidder Security Fee

The BIDDER SECURITY FEE forms part of the AUCTION ENTRANCE FEE and if YOU are the SUCCESSFUL BIDDER it will go on to form part of the DEPOSIT.

### Deposit

The DEPOSIT is a sum of money (usually 10% of the SALE PRICE) calculated at the fall of the electronic gavel that YOU must pay to the AUCTIONEER if YOU are the SUCCESSFUL BIDDER within 2 business days or as specified in the PARTICULARS of sale or AUCTION OPERATION GUIDE, or other such documents that the AUCTIONEER may specify. This payment must be made via bank or electronic TRANSFER, taking into account any amount paid already by the BIDDER SECURITY FEE.

### Online bidding Process

The method and processes that allow a BIDDER to bid at the AUCTION online as described on the AUCTIONEERS' WEBSITE.

### Reserve

The RESERVE is the minimum amount that the auctioneer is authorised to sell the LOT at. It is subject to change and will not normally be disclosed.

### Successful Bid (and successful bidder)

The highest bid at the fall of the electronic gavel that will win the LOT for the BIDDER, providing that the BID is at or above the RESERVE.

### Website

The WEBSITE controlled by the AUCTIONEERS and on which the online AUCTION is conducted.

## AUCTION CONDUCT CONDITIONS

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

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

## A1 Introduction

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

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

## A2 Our role

**A2.1** As agents for each SELLER WE have authority to  
(a) prepare the CATALOGUE from information supplied by or on behalf of each SELLER;  
(b) offer each LOT for sale;  
(c) sell each LOT;  
(d) receive and hold BIDDER SECURITY and DEPOSITS as agent for the SELLER;  
(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.

**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 participate in the AUCTION without having to explain why.

## A3 Bidding and reserve prices

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

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

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

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

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

**A3.6** Where a GUIDE PRICE (or range of prices) is published, that GUIDE PRICE (or the lower end of the range) is the minimum price at which the SELLER might be prepared to sell at the date of the GUIDE PRICE. It is not an indication of the RESERVE PRICE, which may not be set until the date of the AUCTION.

## 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  
(b) sign the SALE MEMORANDUM on YOUR behalf.

**A5.5** The DEPOSIT (\*) A5.5 has been amended in full in the 'Amendments' section below.  
(a) is to be held by us (or, at OUR option, the SELLER'S conveyancer)  
(b) 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; and  
(c) must be paid in pounds sterling by cheque or by bankers' draft made payable to US (or, at OUR option, the SELLER'S conveyancer) on an APPROVED FINANCIAL INSTITUTION. CONDITION A6 may state if WE accept any other form of payment.

**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.

## Amendments and Additions to the Auction Conduct Conditions

### Amendments

Section A5 has been reproduced in full below and also includes OUR amendments (as marked by (\*)):

**A5.1** (\*) A SUCCESSFUL BID is one WE accept as such (normally on the fall of the electronic 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** (\*) In order to bid online you must:  
(a) provide all information WE reasonably need from YOU to enable US to verify YOUR identity and complete the SALE MEMORANDUM;  
(b) accept and agree that the WE can sign the Memorandum of Sale on YOUR behalf.  
(c) pay the Auction Entrance Fee.

**A5.4** If YOU do not, WE may sign the SALE MEMORANDUM on YOUR behalf.

**A5.5** (\*) The Auction Entrance Fee  
(a) is to be held by US (or, at OUR option, the SELLER'S conveyancer)  
(b) 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; and  
(c) must be paid in pounds sterling by cheque or by bankers' draft made payable to US (or, at OUR option, the SELLER'S conveyancer) on an APPROVED FINANCIAL INSTITUTION. condition A6 may state if WE accept any other form of payment.  
(d) YOU accept and agree that the AUCTION ENTRANCE FEE (comprised of the BIDDER SECURITY and ADMINISTRATION FEE) is deemed non-refundable if you are the successful bidder at the fall of the electronic gavel and that it will be released back (or returned) to YOU should YOU be unsuccessful;  
(e) the BIDDER SECURITY element of the AUCTION ENTRANCE FEE shall be used to make a partial payment of the deposit due;  
(f) the ADMINISTRATION FEE element of the AUCTION ENTRANCE FEE shall be paid to and retained by the AUCTIONEERS.

**A5.6** (\*)WE reserve the right to retain the SALE MEMORANDUM signed by/on behalf of the BUYER until such time as we have received the full DEPOSIT 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.

### Additions

**A2.6** YOU accept and acknowledge that WE will use reasonable care to provide the online AUCTION platform. In the event that a situation or situations arise that affect the running of the ONLINE AUCTION platform, we may at OUR absolute discretion suspend or cancel the AUCTION and declare any or all results of the ONLINE AUCTION as null and void without any liability on the part of US or OUR third party providers of the ONLINE AUCTION platform. OUR decision in these situations is final and WE do not have to give any reasons for OUR actions.

**A2.7** Should you be unable to connect to and bid on the ONLINE AUCTION platform you accept that WE and OUR third-party providers accept no liability for any loss of any nature that results from, directly or indirectly, YOUR inability to successfully bid on the AUCTION platform.

**A2.8** YOU accept that the AUCTIONEER and OUR third-party providers are in no way liable for any loss suffered by YOU in relation to the ONLINE AUCTION platform even if the AUCTIONEER has been made aware of the possibility of any such risks.

**A2.9** The AUCTION PROCESS will be run in accordance with OUR AUCTION OPERATION GUIDE which can be found on OUR WEBSITE.

**A2.10** If the AUCTION PLATFORM fails to work in the way as described in the AUCTION OPERATION GUIDE then YOU accept that neither we nor OUR third-party providers hold any liability for a loss of any kind that YOU may incur.

**A5.10** Within the period specified in the AUCTION OPERATION GUIDE of the auction closing, the DEPOSIT or balance of DEPOSIT due, (usually 10% of the SALE PRICE) must be paid by YOU via electronic TRANSFER or bank TRANSFER to the AUCTIONEERS.

## 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.

## SALE MEMORANDUM

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

The GENERAL CONDITIONS (as supplemented or changed

by any EXTRA GENERAL CONDITIONS or ADDENDUM) are compulsory but may be disappplied or changed in relation to one or more LOTS by SPECIAL CONDITIONS. The template forms of SPECIAL CONDITIONS, schedules and SALE MEMORANDUM are not compulsory and may be changed.

## 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 enquires a prudent buyer would make, whether or not the BUYER has made them; and  
(i) anything the SELLER does not and could not reasonably know about.

**G1.5** Where anything subject to which the LOT is sold would expose the SELLER to liability the BUYER is to comply with it and indemnify the SELLER against that liability.

**G1.6** The SELLER must notify the BUYER of any notices, orders, demands, proposals and requirements of any competent authority of which it learns after the CONTRACT DATE but the BUYER must comply with them and keep the SELLER indemnified.

**G1.7** The LOT does not include any tenant's or trade fixtures or fittings. The SPECIAL CONDITIONS state whether any chattels are included in the LOT, but if they are:  
(a) the BUYER takes them as they are at COMPLETION and the SELLER is not liable if they are not fit for use, and  
(b) the SELLER is to leave them at the LOT.

**G1.8** The BUYER buys with full knowledge of  
(a) the DOCUMENTS, whether or not the BUYER has read them; and  
(b) the physical condition of the LOT and what could reasonably be discovered on inspection of it, whether or not the BUYER has inspected it.

**G1.9** The BUYER admits that 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.

## G2. Deposit

**G2.1** The amount of the DEPOSIT is the greater of  
(a) any minimum DEPOSIT stated in the AUCTION CONDUCT CONDITIONS (or the total PRICE, if this is less than that minimum); and  
(b) 10% of the PRICE (exclusive of any VAT on the PRICE).

**G2.2** If a cheque for all or part of the DEPOSIT is not cleared on first presentation the SELLER may treat the CONTRACT as at an end and bring a claim against the BUYER for breach of CONTRACT.

**G2.3** Interest earned on the DEPOSIT belongs to the SELLER unless the SALE CONDITIONS provide otherwise.

## G3. Between contract and completion

**G3.1** From the CONTRACT DATE the SELLER has no obligation to insure the LOT and the BUYER bears all risks of loss or damage unless  
(a) the LOT is sold subject to a TENANCY that requires the SELLER to insure the LOT or  
(b) the SPECIAL CONDITIONS require the SELLER to insure the LOT.

**G3.2** If the SELLER is required to insure the LOT then the SELLER  
(a) must produce to the BUYER on request all relevant insurance details;  
(b) must use reasonable endeavours to maintain that or equivalent insurance and pay the premiums when due;  
(c) gives no warranty as to the adequacy of the insurance;  
(d) must at the request of the BUYER use reasonable endeavours to have the BUYER'S interest noted on the policy if it does not cover a contracting purchaser;  
(e) must, unless otherwise agreed, cancel the insurance at COMPLETION, apply for a refund of premium and (subject to the rights of any tenant or other third party) pay that refund to the BUYER; and  
(f) (subject to the rights of any tenant or other third party) hold on trust for the BUYER any insurance payments that the SELLER receives in respect of loss or damage arising after the CONTRACT DATE, or assign to the BUYER the benefit of any claim;  
and the BUYER must on COMPLETION reimburse to the SELLER the cost of that insurance as from the CONTRACT DATE (to the extent not already paid by the BUYER or a tenant or other third party).

**G3.3** No damage to or destruction of the LOT, nor any deterioration in its condition, however caused, entitles the BUYER to any reduction in PRICE, or to delay COMPLETION, or to refuse to complete.

**G3.4** Section 47 of the Law of Property Act 1925 does not apply to the CONTRACT.

**G3.5** Unless the BUYER is already lawfully in occupation of the LOT the BUYER has no right to enter into occupation prior to COMPLETION.

**G4. Title and identity**

**G4.1** Unless CONDITION G4.2 applies, the BUYER accepts the title of the SELLER to the LOT as at the CONTRACT DATE and may raise no requisition or objection to any of the DOCUMENTS that is made available before the AUCTION or any other matter, except one that occurs after the CONTRACT DATE.

**G4.2** The following provisions apply only to any of the following DOCUMENTS that 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.

**G4.3** Unless otherwise stated in the SPECIAL CONDITIONS the SELLER sells with full title guarantee except that (and the TRANSFER shall so provide):

(a) the covenant set out in section 3 of the Law of Property (Miscellaneous Provisions) Act 1994 shall not extend to matters recorded in registers open to public inspection; these are to be treated as within the actual knowledge of the BUYER; and

(b) the covenant set out in section 4(1)(b) of the Law of Property (Miscellaneous Provisions) Act 1994 shall not extend to any condition or tenant's obligation relating to the state or condition of the LOT where the LOT is leasehold property.

**G4.4** The TRANSFER is to have effect as if expressly subject to all matters subject to which the LOT is sold under the CONTRACT.

**G4.5** The SELLER does not have to produce, nor may the BUYER object to or make a requisition in relation to, any prior or superior title even if it is referred to in the DOCUMENTS.

**G4.6** The SELLER (and, if relevant, the BUYER) must produce to each other such confirmation of, or evidence of, their identity and that of their mortgagees and attorneys (if any) as is necessary for the other to be able to comply with applicable Money Laundering Regulations and Land Registry Rules.

**G5. TRANSFER**

**G5.1** Unless a form of TRANSFER is prescribed by the SPECIAL CONDITIONS

(a) the BUYER must supply a draft TRANSFER to the SELLER at least ten BUSINESS DAYS before the AGREED COMPLETION DATE and the engrossment (signed as a deed by the BUYER if CONDITION G5.2 applies) five BUSINESS DAYS before that date or (if later) two BUSINESS DAYS after the draft has been approved by the SELLER; and

(b) the SELLER must approve or revise the draft TRANSFER within five BUSINESS DAYS of receiving it from the BUYER.

**G5.2** If the SELLER has any liability (other than to the BUYER) in relation to the LOT or a TENANCY following COMPLETION, the BUYER is specifically to covenant in the TRANSFER to indemnify the SELLER against that liability.

**G5.3** The SELLER cannot be required to transfer the LOT to anyone other than the BUYER, or by more than one TRANSFER.

**G5.4** Where the SPECIAL CONDITIONS state that the SELLER is to grant a new lease to the BUYER

(a) the CONDITIONS are to be read so that the TRANSFER refers to the new lease, the SELLER to the proposed landlord and the BUYER to the proposed tenant;

(b) the form of new lease is that described by the SPECIAL CONDITIONS; and

(c) the SELLER is to produce, at least five BUSINESS DAYS before the AGREED COMPLETION DATE, the engrossed counterpart lease, which the BUYER is to sign and deliver to the SELLER on COMPLETION

**G6. COMPLETION**

**G6.1** COMPLETION is to take place at the offices of the SELLER'S conveyancer, or where the SELLER may reasonably require, on the AGREED COMPLETION DATE. The SELLER can only be required to complete on a BUSINESS DAY and between the hours of 0930 and 1700.

**G6.2** The amount payable on COMPLETION is the balance of the PRICE adjusted to take account of apportionments plus (if applicable), VAT and interest and any other amounts stated in the SPECIAL CONDITIONS.

**G6.3** Payment is to be made in pounds sterling and only by (a) direct TRANSFER from the buyer's conveyancer to the SELLER'S conveyancer; and

(b) the release of any DEPOSIT held by a stakeholder or in such other manner as the SELLER'S conveyancer may agree.

**G6.4** Unless the SELLER and the BUYER otherwise agree, COMPLETION cannot take place until both have complied with the obligations under the CONTRACT that they are obliged to comply with prior to COMPLETION, and the amount payable on COMPLETION is unconditionally received in the SELLER'S conveyancer's client account or as otherwise required by the terms of the CONTRACT.

**G6.5** If COMPLETION takes place after 1400 hours for a reason other than the SELLER'S default it is to be treated, for the

purposes of apportionment and calculating interest, as if it had taken place on the next BUSINESS DAY.

**G6.6** Where applicable the CONTRACT remains in force following COMPLETION.

**G7. Notice to complete**

**G7.1** The SELLER or the BUYER may on or after the AGREED COMPLETION DATE but before COMPLETION give the other notice to complete within ten BUSINESS DAYS (excluding the date on which the notice is given) making time of the essence.

**G7.2** The person giving the notice must be READY TO COMPLETE.

**G7.3** If the BUYER fails to comply with a notice to complete the SELLER may, without affecting any other remedy the SELLER has:

(a) terminate the CONTRACT;

(b) claim the DEPOSIT and any interest on it if held by a stakeholder;

(c) forfeit the DEPOSIT and any interest on it;

(d) resell the LOT; and

(e) claim damages from the BUYER.

**G7.4** If the SELLER fails to comply with a notice to complete the BUYER may, without affecting any other remedy the BUYER has:

(a) terminate the CONTRACT; and

(b) recover the DEPOSIT and any interest on it from the SELLER or, if applicable, a stakeholder.

**G8. If the CONTRACT is brought to an end**

If the CONTRACT is lawfully brought to an end:

(a) the BUYER must return all papers to the SELLER and appoints the SELLER its agent to cancel any registration of the CONTRACT; and

(b) the SELLER must return the DEPOSIT and any interest on it to the BUYER (and the BUYER may claim it from the stakeholder, if applicable) unless the SELLER is entitled to forfeit the DEPOSIT under CONDITION G7.3.

**G9. Landlord's licence**

**G9.1** Where the LOT is or includes leasehold land and licence to assign or sublet is required this CONDITION G9 applies.

**G9.2** The CONTRACT is conditional on that licence being obtained, by way of formal licence if that is what the landlord lawfully requires.

**G9.3** The AGREED COMPLETION DATE is not to be earlier than the date five BUSINESS DAYS after the SELLER has given notice to the BUYER that licence has been obtained ("licence notice").

**G9.4** The SELLER must

(a) use all reasonable endeavours to obtain the licence at the SELLER'S expense; and

(b) enter into any authorised guarantee agreement properly required.

**G9.5** The BUYER must promptly

(a) provide references and other relevant information; and

(b) comply with the landlord's lawful requirements.

**G9.6** If within three months of the CONTRACT DATE (or such longer period as the SELLER and BUYER agree) the SELLER has not given licence notice to the BUYER the SELLER or the BUYER may (if not then in breach of any obligation under this CONDITION G9) by notice to the other terminate the CONTRACT at any time before the SELLER has given licence notice. That termination is without prejudice to the claims of either SELLER or BUYER for breach of this CONDITION G9.

**G10. Interest and apportionments**

**G10.1** If the ACTUAL COMPLETION DATE is after the AGREED COMPLETION DATE for any reason other than the SELLER'S default the BUYER must pay interest at the INTEREST RATE on the money due from the BUYER at COMPLETION for the period starting on the AGREED COMPLETION DATE and ending on the ACTUAL COMPLETION DATE.

**G10.2** Subject to CONDITION G11 the SELLER is not obliged to apportion or account for any sum at COMPLETION unless the SELLER has received that sum in cleared funds. The SELLER must promptly pay to the BUYER after COMPLETION any sum to which the BUYER is entitled that the SELLER subsequently receives in cleared funds.

**G10.3** Income and outgoings are to be apportioned at the ACTUAL COMPLETION DATE unless:

(a) the BUYER is liable to pay interest; and

(b) the SELLER has given notice to the BUYER at any time up to COMPLETION requiring apportionment on the date from which interest becomes payable by the BUYER; in which event income and outgoings are to be apportioned on the date from which interest becomes payable by the BUYER.

**G10.4** Apportionments are to be calculated on the basis that: (a) the SELLER receives income and is liable for outgoings for the whole of the day on which apportionment is to be made;

(b) annual income and expenditure accrues at an equal daily rate assuming 365 days in a year (or 366 in a leap year), and income and expenditure relating to some other period accrues at an equal daily rate during the period to which it relates; and

(c) where the amount to be apportioned is not known at COMPLETION apportionment is to be made by reference to a reasonable estimate and further payment is to be made by SELLER or BUYER as appropriate within five BUSINESS DAYS of the date when the amount is known.

**G10.5** If a payment due from the BUYER to the SELLER on or after COMPLETION is not paid by the due date, the BUYER is to pay interest to the SELLER at the INTEREST RATE on that payment from the due date up to and including the date of payment.

**G11. ARREARS**

**Part 1 – Current rent**

**G11.1** "Current rent" means, in respect of each of the TENANCIES subject to which the LOT is sold, the instalment of rent and other sums payable by the tenant on the most recent rent payment date on or within four months preceding COMPLETION.

**G11.2** If on COMPLETION there are any ARREARS of current

rent the BUYER must pay them, whether or not details of those ARREARS are given in the SPECIAL CONDITIONS.

**G11.3** Parts 2 and 3 of this CONDITION G11 do not apply to ARREARS of current rent.

**Part 2 – BUYER to pay for ARREARS**

**G11.4** Part 2 of this CONDITION G11 applies where the SPECIAL CONDITIONS give details of ARREARS.

**G11.5** The BUYER is on COMPLETION to pay, in addition to any other money then due, an amount equal to all ARREARS of which details are set out in the SPECIAL CONDITIONS.

**G11.6** If those ARREARS are not OLD ARREARS the SELLER is to assign to the BUYER all rights that the SELLER has to recover those ARREARS.

**Part 3 – BUYER not to pay for ARREARS**

**G11.7** Part 3 of this CONDITION G11 applies where the SPECIAL CONDITIONS

(a) so state; or

(b) give no details of any ARREARS.

**G11.8** While any ARREARS due to the SELLER remain unpaid the BUYER must:

(a) try to collect them in the ordinary course of management but need not take legal proceedings or forfeit the TENANCY;

(b) pay them to the SELLER within five BUSINESS DAYS of receipt in cleared funds (plus interest at the INTEREST RATE calculated on a daily basis for each subsequent day's delay in payment);

(c) on request, at the cost of the SELLER, assign to the SELLER or as the SELLER may direct the right to demand and sue for OLD ARREARS, such assignment to be in such form as the SELLER'S conveyancer may reasonably require;

(d) if reasonably required, allow the SELLER'S conveyancer to have on loan the counterpart of any TENANCY against an undertaking to hold it to the BUYER'S order;

(e) not without the consent of the SELLER release any tenant or surety from liability to pay ARREARS or accept a surrender of or forfeit any TENANCY under which ARREARS are due; and

(f) if the BUYER disposes of the LOT prior to recovery of all ARREARS obtain from the BUYER'S successor in title a covenant in favour of the SELLER in similar form to part 3 of this CONDITION G11.

**G11.9** Where the SELLER has the right to recover ARREARS it must not without the BUYER'S written consent bring insolvency proceedings against a tenant or seek the removal of goods from the LOT.

**G12. Management**

**G12.1** This CONDITION G12 applies where the LOT is sold subject to TENANCIES.

**G12.2** The SELLER is to manage the LOT in accordance with its standard management policies pending COMPLETION.

**G12.3** The SELLER must consult the BUYER on all management issues that would affect the BUYER after COMPLETION (such as, but not limited to, an application for licence; a rent review; a variation, surrender, agreement to surrender or proposed forfeiture of a TENANCY; or a new tenancy or agreement to grant a new tenancy) and:

(a) the SELLER must comply with the BUYER'S reasonable requirements unless to do so would (but for the indemnity in paragraph (c)) expose the SELLER to a liability that the SELLER would not otherwise have, in which case the SELLER may act reasonably in such a way as to avoid that liability;

(b) if the SELLER gives the BUYER notice of the SELLER'S intended act and the BUYER does not object within five BUSINESS DAYS giving reasons for the objection the SELLER may act as the SELLER intends; and

(c) the BUYER is to indemnify the SELLER against all loss or liability the SELLER incurs through acting as the BUYER requires, or by reason of delay caused by the BUYER.

**G13. Rent deposits**

**G13.1** Where any TENANCY is an assured shorthold tenancy, the SELLER and the BUYER are to comply with their respective statutory duties in relation to the protection of tenants' deposits, and to demonstrate in writing to the other (before COMPLETION, so far as practicable) that they have complied.

**G13.2** The remainder of this CONDITION G13 applies where the SELLER is holding or otherwise entitled to money by way of rent deposit in respect of a TENANCY. In this CONDITION G13 "rent deposit deed" means the deed or other document under which the rent deposit is held.

**G13.3** If the rent deposit is not assignable the SELLER must on COMPLETION hold the rent deposit on trust for the BUYER and, subject to the terms of the rent deposit deed, comply at the cost of the BUYER with the BUYER'S lawful instructions.

**G13.4** Otherwise the SELLER must on COMPLETION pay and assign its interest in the rent deposit to the BUYER under an assignment in which the BUYER covenants with the SELLER to:

(a) observe and perform the SELLER'S covenants and conditions in the rent deposit deed and indemnify the SELLER in respect of any breach;

(b) give notice of assignment to the tenant; and

(c) give such direct covenant to the tenant as may be required by the rent deposit deed.

**G14. VAT**

**G14.1** Where a SALE CONDITION requires money to be paid or other consideration to be given, the payer must also pay any VAT that is chargeable on that money or consideration, but only if given a valid VAT invoice.

**G14.2** Where the SPECIAL CONDITIONS state that no VAT OPTION has been made the SELLER confirms that none has been made by it or by any company in the same VAT group nor will be prior to COMPLETION.

**G15. Transfer as a going concern**

**G15.1** Where the SPECIAL CONDITIONS so state: (a) the SELLER and the BUYER intend, and will take all practicable steps (short of an appeal) to procure, that the sale is treated as a transfer of a going concern; and

(b) this CONDITION G15 applies.

**G15.2** The SELLER confirms that the SELLER:

- (a) is registered for VAT, either in the SELLER'S name or as a member of the same VAT group; and
- (b) has (unless the sale is a standard-rated supply) made in relation to the LOT a VAT OPTION that remains valid and will not be revoked before COMPLETION.

**G15.3** The BUYER confirms that

- (a) it is registered for VAT, either in the BUYER'S name or as a member of a VAT group;
- (b) it has made, or will make before COMPLETION, a VAT OPTION in relation to the LOT and will not revoke it before or within three months after COMPLETION;
- (c) article 5(2B) of the Value Added Tax (Special Provisions) Order 1995 does not apply to it; and
- (d) it is not buying the LOT as a nominee for another person.

**G15.4** The BUYER is to give to the SELLER as early as possible before the AGREED COMPLETION DATE evidence

- (a) of the BUYER'S VAT registration;
  - (b) that the BUYER has made a VAT OPTION; and
  - (c) that the VAT OPTION has been notified in writing to HM Revenue and Customs;
- and if it does not produce the relevant evidence at least two BUSINESS DAYS before the AGREED COMPLETION DATE, CONDITION G14.1 applies at COMPLETION.

**G15.5** The BUYER confirms that after COMPLETION the BUYER intends to

- (a) retain and manage the LOT for the BUYER'S own benefit as a continuing business as a going concern subject to and with the benefit of the TENANCIES; and
- (b) collect the rents payable under the TENANCIES and charge VAT on them.

**G15.6** If, after COMPLETION, it is found that the sale of the LOT is not a transfer of a going concern then:

- (a) the SELLER's conveyancer is to notify the BUYER's conveyancer of that finding and provide a VAT invoice in respect of the sale of the LOT;
- (b) the BUYER must within five BUSINESS DAYS of receipt of the VAT invoice pay to the SELLER the VAT due; and
- (c) if VAT is payable because the BUYER has not complied with this CONDITION G15, the BUYER must pay and indemnify the SELLER against all costs, interest, penalties or surcharges that the SELLER incurs as a result.

**G16. Capital allowances**

**G16.1** This CONDITION G16 applies where the SPECIAL CONDITIONS state that there are capital allowances available in respect of the LOT.

**G16.2** The SELLER is promptly to supply to the BUYER all information reasonably required by the BUYER in connection with the BUYER's claim for capital allowances.

**G16.3** The value to be attributed to those items on which capital allowances may be claimed is set out in the SPECIAL CONDITIONS.

**G16.4** The SELLER and BUYER agree:

- (a) to make an election on COMPLETION under Section 198 of the Capital Allowances Act 2001 to give effect to this CONDITION G16; and
- (b) to submit the value specified in the SPECIAL CONDITIONS to HM Revenue and Customs for the purposes of their respective capital allowance computations.

**G17. Maintenance agreements**

**G17.1** The SELLER agrees to use reasonable endeavours to transfer to the BUYER, at the BUYER's cost, the benefit of the maintenance agreements specified in the SPECIAL CONDITIONS.

**G17.2** The BUYER must assume, and indemnify the SELLER in respect of, all liability under such agreements from the ACTUAL COMPLETION DATE.

**G18. Landlord and Tenant Act 1987**

**G18.1** This CONDITION G18 applies where the sale is a relevant disposal for the purposes of part I of the Landlord and Tenant Act 1987

**G18.2** The SELLER warrants that the SELLER has complied with sections 5B and 7 of that Act and that the requisite majority of qualifying tenants has not accepted the offer.

**G19. Sale by PRACTITIONER**

**G19.1** This CONDITION G19 applies where the sale is by a PRACTITIONER either as SELLER or as agent of the SELLER.

**G19.2** The PRACTITIONER has been duly appointed and is empowered to sell the LOT.

**G19.3** Neither the PRACTITIONER nor the firm or any member of the firm to which the PRACTITIONER belongs has any personal liability in connection with the sale or the performance of the SELLER's obligations. The TRANSFER is to include a declaration excluding that personal liability.

**G19.4** The LOT is sold

- (a) in its condition at COMPLETION;
  - (b) for such title as the SELLER may have; and
  - (c) with no title guarantee;
- and the BUYER has no right to terminate the CONTRACT or any other remedy if information provided about the LOT is inaccurate, incomplete or missing.

**G19.5** Where relevant:

- (a) the DOCUMENTS must include certified copies of those under which the PRACTITIONER is appointed, the document of appointment and the PRACTITIONER'S acceptance of appointment; and
- (b) the SELLER may require the TRANSFER to be by the lender exercising its power of sale under the Law of Property Act 1925.

**G19.6** The BUYER understands this CONDITION G19 and agrees that it is fair in the circumstances of a sale by a PRACTITIONER.

**G20. TUPE**

**G20.1** If the SPECIAL CONDITIONS state "there are no employees to which TUPE applies", this is a warranty by the SELLER to this effect.

**G20.2** If the SPECIAL CONDITIONS do not state "there are no employees to which TUPE applies" the following paragraphs apply:

- (a) The SELLER must notify the BUYER of those employees whose contracts of employment will transfer to the BUYER on COMPLETION (the "Transferring Employees"). This notification must be given to the BUYER not less than 14 days before COMPLETION.
- (b) The BUYER confirms that it will comply with its obligations under TUPE and any SPECIAL CONDITIONS in respect of the Transferring Employees.
- (c) The BUYER and the SELLER acknowledge that pursuant and subject to TUPE, the contracts of employment between the Transferring Employees and the SELLER will transfer to the BUYER on COMPLETION.
- (d) The BUYER is to keep the SELLER indemnified against all liability for the Transferring Employees after COMPLETION.

**G21. Environmental**

**G21.1** This CONDITION G21 only applies where the SPECIAL CONDITIONS so provide.

**G21.2** The SELLER has made available such reports as the SELLER has as to the environmental condition of the LOT and has given the BUYER the opportunity to carry out investigations (whether or not the BUYER has read those reports or carried out any investigation) and the BUYER admits that the PRICE takes into account the environmental condition of the LOT

**G21.3** The BUYER agrees to indemnify the SELLER in respect of all liability for or resulting from the environmental condition of the LOT.

**G22. Service Charge**

**G22.1** This CONDITION G22 applies where the LOT is sold subject to TENANCIES that include service charge provisions.

**G22.2** No apportionment is to be made at COMPLETION in respect of service charges.

**G22.3** Within two months after COMPLETION the SELLER must provide to the BUYER a detailed service charge account for the service charge year current on COMPLETION showing:

- (a) service charge expenditure attributable to each TENANCY;
- (b) payments on account of service charge received from each tenant;
- (c) any amounts due from a tenant that have not been received;
- (d) any service charge expenditure that is not attributable to any TENANCY and is for that reason irrecoverable.

**G22.4** In respect of each TENANCY, if the service charge account shows:

- (a) that payments that the tenant has made on account exceed attributable service charge expenditure, the SELLER must pay to the BUYER an amount equal to that excess when it provides the service charge account; or
  - (b) that attributable service charge expenditure exceeds payments made on account, the BUYER must use all reasonable endeavours to recover the shortfall from the tenant as soon as practicable and promptly pay the amount so recovered to the SELLER;
- but in respect of payments on account that are still due from a tenant CONDITION G11 (ARREARS) applies.

**G22.5** In respect of service charge expenditure that is not attributable to any TENANCY the SELLER must pay the expenditure incurred in respect of the period before 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.

**G22.6** If the SELLER holds any reserve or sinking fund on account of future service charge expenditure or a depreciation fund:

- (a) the SELLER must pay it (including any interest earned on it) to the BUYER on COMPLETION; and
- (b) the BUYER must covenant with the SELLER to hold it in accordance with the terms of the TENANCIES and to indemnify the SELLER if it does not do so.

**G23. Rent reviews**

**G23.1** This CONDITION G23 applies where the LOT is sold subject to a TENANCY under which a rent review due on or before the ACTUAL COMPLETION DATE has not been agreed or determined.

**G23.2** The SELLER may continue negotiations or rent review proceedings up to the ACTUAL COMPLETION DATE but may not agree the level of the revised rent or commence rent review proceedings without the written consent of the BUYER, such consent not to be unreasonably withheld or delayed.

**G23.3** Following COMPLETION the BUYER must complete rent review negotiations or proceedings as soon as the reasonably practicable but may not agree the level of the revised rent without the written consent of the SELLER, such consent not to be unreasonably withheld or delayed.

**G23.4** The SELLER must promptly:

- (a) give to the BUYER full details of all rent review negotiations and proceedings, including copies of all correspondence and other papers; and
- (b) use all reasonable endeavours to substitute the BUYER for the SELLER in any rent review proceedings.

**G23.5** The SELLER and the BUYER are to keep each other informed of the progress of the rent review and have regard to any proposals the other makes in relation to it.

**G23.6** When the rent review has been agreed or determined the BUYER must account to the SELLER for any increased rent and interest recovered from the tenant that relates to the SELLER'S period of ownership within five BUSINESS DAYS of receipt of cleared funds.

**G23.7** If a rent review is agreed or determined before COMPLETION but the increased rent and any interest recoverable from the tenant has not been received

by COMPLETION the increased rent and any interest recoverable is to be treated as ARREARS.

**G23.8** The SELLER and the BUYER are to bear their own costs in relation to rent review negotiations and proceedings.

**G24. Tenancy renewals**

**G24.1** This CONDITION G24 applies where the tenant under a TENANCY has the right to remain in occupation under part II of the Landlord and Tenant Act 1954 (as amended) and references to notices and proceedings are to notices and proceedings under that Act.

**G24.2** Where practicable, without exposing the SELLER to liability or penalty, the SELLER must not without the written consent of the BUYER (which the BUYER must not unreasonably withhold or delay) serve or respond to any notice or begin or continue any proceedings.

**G24.3** If the SELLER receives a notice the SELLER must send a copy to the BUYER within five BUSINESS DAYS and act as the BUYER reasonably directs in relation to it.

**G24.4** Following COMPLETION the BUYER must:

- (a) with the co-operation of the SELLER take immediate steps to substitute itself as a party to any proceedings;
- (b) use all reasonable endeavours to conclude any proceedings or negotiations for the renewal of the TENANCY and the determination of any interim rent as soon as reasonably practicable at the best rent or rents reasonably obtainable; and
- (c) if any increased rent is recovered from the tenant (whether as interim rent or under the renewed TENANCY) account to the SELLER for the part of that increase that relates to the SELLER'S period of ownership of the LOT within five BUSINESS DAYS of receipt of cleared funds.

**G24.5** The SELLER and the BUYER are to bear their own costs in relation to the renewal of the TENANCY and any proceedings relating to this.

**G25. Warranties**

**G25.1** Available warranties are listed in the SPECIAL CONDITIONS.

**G25.2** Where a warranty is assignable the SELLER must: (a) on COMPLETION assign it to the BUYER and give notice of assignment to the person who gave the warranty; and (b) apply for (and the SELLER and the BUYER must use all reasonable endeavours to obtain) any consent to assign that is required. If consent has not been obtained by COMPLETION the warranty must be assigned within five BUSINESS DAYS after the consent has been obtained.

**G25.3** If a warranty is not assignable the SELLER must after COMPLETION:

- (a) hold the warranty on trust for the BUYER; and
- (b) at the BUYER'S cost comply with such of the lawful instructions of the BUYER in relation to the warranty as do not place the SELLER in breach of its terms or expose the SELLER to any liability or penalty.

**G26. No assignment**

The BUYER must not assign, mortgage or otherwise transfer or part with the whole or any part of the BUYER'S interest under this CONTRACT.

**G27. Registration at the Land Registry**

**G27.1** This CONDITION G27.1 applies where the LOT is leasehold and its sale either triggers first registration or is a registrable disposition. The BUYER must at its own expense and as soon as practicable:

- (a) procure that it becomes registered at the Land Registry as proprietor of the LOT;
- (b) procure that all rights granted and reserved by the lease under which the LOT is held are properly noted against the affected titles; and
- (c) provide the SELLER with an official copy of the register relating to such lease showing itself registered as proprietor.

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

- (a) apply for registration of the TRANSFER;
- (b) provide the SELLER with an official copy and title plan for the BUYER'S new title; and
- (c) join in any representations the SELLER may properly make to the Land Registry relating to the application.

**G28. Notices and other communications**

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

**G28.2** A communication may be relied on if:

- (a) delivered by hand; or
- (b) made electronically and personally acknowledged (automatic acknowledgement does not count); or
- (c) there is proof that it was sent to the address of the person to whom it is to be given (as specified in the SALE MEMORANDUM) by a postal service that offers normally to deliver mail the next following BUSINESS DAY.

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

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

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

**G29. Contracts (Rights of Third Parties) Act 1999**

No one is intended to have any benefit under the CONTRACT pursuant to the Contracts (Rights of Third Parties) Act 1999.

Lot Number	<input type="text"/>	<input type="text"/>
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Auction Date	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
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Property Address	<input type="text"/>
<input type="text"/>	
<input type="text"/>	
<input type="text"/>	<input type="text"/>

Agreement Date	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
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Completion Date	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
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Sale Price	£	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
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Deposit	£	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
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Balance	£	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
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Seller's Name(s)	<input type="text"/>
<input type="text"/>	
<input type="text"/>	

Seller's Address	<input type="text"/>
<input type="text"/>	
<input type="text"/>	
<input type="text"/>	<input type="text"/>

Buyer's Name(s)	<input type="text"/>
<input type="text"/>	
<input type="text"/>	

Buyer's Address	<input type="text"/>
<input type="text"/>	
<input type="text"/>	
<input type="text"/>	<input type="text"/>

Buyer's Phone Number	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
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Buyer's Solicitors Firm	<input type="text"/>
<input type="text"/>	

Buyer's Solicitors Contact Name	<input type="text"/>
<input type="text"/>	

Buyer's Solicitors Address	<input type="text"/>
<input type="text"/>	
<input type="text"/>	
<input type="text"/>	<input type="text"/>

Buyer's Solicitors Phone Number	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
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Buyer's Administration Fee (Office use only)	<input checked="" type="checkbox"/>
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The Seller acknowledges that he has agreed to sell and the Buyer acknowledges that he has agreed to buy the property mentioned above at the purchase price, subject to the Standard, General and Special Conditions of Sale.

Signed as Agent (for the seller)	<input type="text"/>
----------------------------------	----------------------

Signed by the Buyer (or, on behalf of the buyer)	<input type="text"/>
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ID Checklist (Office use only)	Photographic <input checked="" type="checkbox"/>	Address <input checked="" type="checkbox"/>	Negotiator <input type="text"/>
--------------------------------	--	---	---------------------------------

# high street



## Branches

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