

auction



welcome

Welcome to Strakers August Land & Property Auction. It has been a busy few months and I for one am looking forward to a short break later this month. I often get asked, 'is August a good time to sell?', aren't people on holiday and away. We have been holding auctions over August ever since we increased to 7 a year about a decade ago and I have never found any reason to suggest it is not a good time to sell. In this day and age of internet reliance, any interested parties can still bid, read the legal pack or even virtually view from their sun bed if needed. My advice is always, if you are ready to sell, then now is as good a time as any.

Whilst writing this welcome note, I must admit to having the Olympics on in the background. I always love the 'Games' and look forward to being inspired every 4 years. I have just watched our mountain biker Tom Pidcock recover from a puncture, which would have ruined the race for most, come back and win in the last few metres. Personally, I am a bit of a runner and when our catalogue designer sent over the front cover picture, it instantly reminded me of all the times I have run up and down the White Horse at Cherhill and that it was high time I laced up my trainers and ran up it again!

Charlie Doel MNAVA
Director and Auctioneer

17 October
Closing for entry 13 September

05 December
Closing for entry 01 November

2025

13 February
Closing for entry 10 January

03 April
Closing for entry 28 February

22 May
Closing for entry 18 April

10 July
Closing for entry 06 June



lots of interest

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 5 minutes after Lot 01 and all subsequent Lots will follow this timescale. Further information on how to bid online is available from the Auctioneers.

					
01	10 Poston Way Winsley, Bradford-on-Avon BA15 2NJ	£195,000+	14	Land opposite Laura Place Box Hill, Corsham SN13 8HL	£20,000+
02	Land adjoining 8 Stevens Lane Frome BA11 4AY	£8,000+	15	11 Cherry Orchard Codford, Warminster BA12 0PN	£135,000+
03	The Old Forge Broad Well, Market Lavington SN10 4DZ	£225,000+	16	Garages at Moor View Close Meare, Glastonbury BA6 9TB	£68,000+
04	10 Cherry Orchard Codford, Warminster BA12 0PN	£135,000+	17	66 Haydon Street Swindon SN1 1DT	£150,000+
05	55 Hill Rise Chippenham SN15 1AY	£110,000+	18	Sunny Holm 34 Westwells, Neston, Corsham SN13 9RJ	£265,000+
06	Old Chapel Farm 5 Marsh Lane, Cherhill, Calne SN11 8XT	£650,000+	19	6 Budbury Place Bradford-on-Avon BA15 1QF	£435,000+
07	44 Bouverie Avenue Salisbury SP2 8DT	£475,000+	20	Meadow View 1 Cuttle Lane, Biddestone SN14 7DF	£250,000+
08	1 Cherry Orchard Codford, Warminster BA12 0PN	£155,000+	21	11 Bath Road Chapmanslade, Westbury BA13 4AF	£165,000+
09	Paddock off Kings Road Easterton, Devizes SN10 4PX	£46,000+	22	11 Thackeray Crescent Melksham SN12 7NH	£105,000+
10	86-87 Kington St. Michael Chippenham SN14 6HX	£185,000+	23	40 Martins Croft Colerne, Chippenham SN14 8DT	£150,000+
11	1 Savernake Manor Savernake, Marlborough SN8 3AY	£495,000+	24	Land rear of 17 Highfield Bromham, Chippenham SN15 2HN	£8,000+
12	45 Awdry Avenue Melksham SN12 7AG	£140,000+	25	14 Keyford Terrace Frome BA11 1JL	£195,000+
13	292 Sandridge Common Melksham SN12 7QS	£95,000+	26	11 Harris Road Ashton Keynes, Swindon SN6 6PQ	£205,000+

🕒 July results

Our July auction was our biggest catalogue in years and proved to be a busy month. The general election was a concern being held only a week prior but this proved unfounded as we sold 24 properties, many of which achieved well in excess of reserve. Whilst the catalogue was residential heavy, I was delighted we sold all of the development, land and commercial opportunities. As always the speculative parcels of land never cease to amaze and both made fantastic prices.

Charlie Doel MNAVA
Director and Auctioneer

🔑	Total sales £4,870,500	Property type	%
🕒	Percentage sold 88%	Residential	79
📄	Legal pack registrations 593	Commercial	3
		Development	9
		Amenity	9
👤	Registered bidders 132	Vendor	%
👉	Lot with most bids 27 (Lot 19)	Private	37
		Probate	20
		Corporate	43

🔑	📍	📄	🕒
01	Land at Patney Bridge Woodland Rd, Patney, Devizes SN10 3RG	£5,000+ £19,000	
02	20A Dover Street Swindon SN1 3JP	£150,000+ £150,000	
03	2 Spinney Close Chippenham SN14 0PQ	£105,000+ £122,000	
04	10 Cherry Orchard Codford, Warminster BA12 0PN	£150,000+ Postponed	
05	86-87 Kington St. Michael Chippenham SN14 6HX	£225,000+ Postponed	
06	67A Eastleigh Road Devizes SN10 3EH	£70,000+ Sold After	
07	Development Site at Saxon Rise Collingbourne Ducis SN8 3HQ	£130,000+ £135,000	
08	195 London Road Chippenham SN15 3AW	£160,000+ £167,000	
09	Building Plot adjoining 11 Winkins Lane Great Somerford, Chippenham SN15 5HY	£90,000+ £95,000	
10	Little Thatch 1 Oak Lane, Easterton, Devizes SN10 4PD	£100,000+ Sold After	
11	1 Mount View Terrace Urchfont, Devizes SN10 4SE	£160,000+ £176,000	
12	10 Canterbury Street Chippenham SN14 0EB	£150,000+ £168,000	
13	10 Burnham Court Thomas Wyatt Road, Devizes SN10 5FE	£135,000+ £145,000	
14	40 The Crescent Westbury BA13 3HE	£135,000+ £172,000	
15	44 Bouverie Avenue Salisbury SP2 8DT	£475,000+ Postponed	
16	70 Commercial Road Swindon SN1 5NX	£75,000+ £80,000	
17	1 Cherry Orchard Codford, Warminster BA12 0PN	£170,000+ Postponed	
18	51 Charles Street Trowbridge BA14 8ND	£125,000+ £165,000	

🔑	📍	📄	🕒
19	33 Spa Road Melksham SN12 7NP	£170,000+ £217,000	
20	7 Marlborough Street Bath BA1 2TX	£425,000+ £425,000	
21	83 Ridgemoor Calne SN11 9EP	£150,000+ £160,000	
22	9 The Peak Purton, Swindon SN5 4AT	£180,000+ £242,000	
23	44 High Street Market Lavington, Devizes SN10 4AG	£195,000+ £275,000	
24	11 Cherry Orchard Codford, Warminster BA12 0PN	£155,000+ Postponed	
25	Land opposite Savernake Manor Savernake, Marlborough SN8 3AY	£50,000+ £97,000	
26	Freehold of The Works The Butts, Chippenham SN15 3JT	£1,000+ £1,000	
27	18 Barley Close Malmesbury SN16 0EF	£185,000+ £211,000	
28	Yew Tree Cottage 9 Wilcot, Pewsey SN9 5NN	£575,000+ £632,000	
29	15 Showfield Royal Wootton Bassett SN4 7HY	£105,000+ £138,000	
30	7A Pickwick Corsham SN13 0JD	£450,000+ Available	
31	Bakery Cottage High Street, Seend, Melksham SN12 6NU	£250,000+ £276,000	
32	15 Mintys Top Bromham, Chippenham SN15 2HB	£140,000+ £154,000	
33	41 Newcroft Road Calne SN11 9EQ	£125,000+ £130,000	
34	Flat 3 12 Newbridge Road, Bath BA1 3JX	£95,000+ Unsold	
35	2 Habrels Close Chippenham SN15 3LF	£145,000+ £157,000	



five stars

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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.

strakers

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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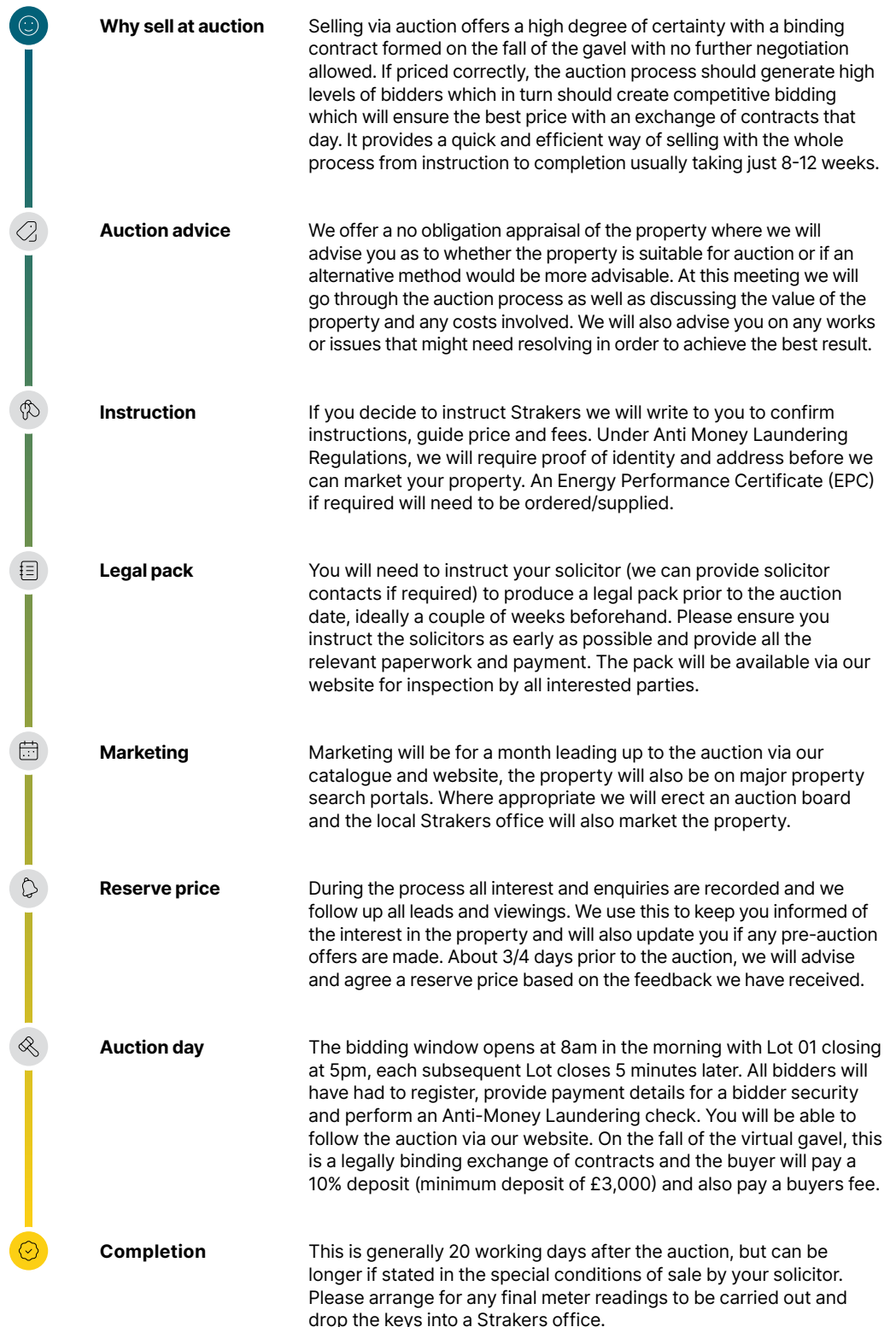


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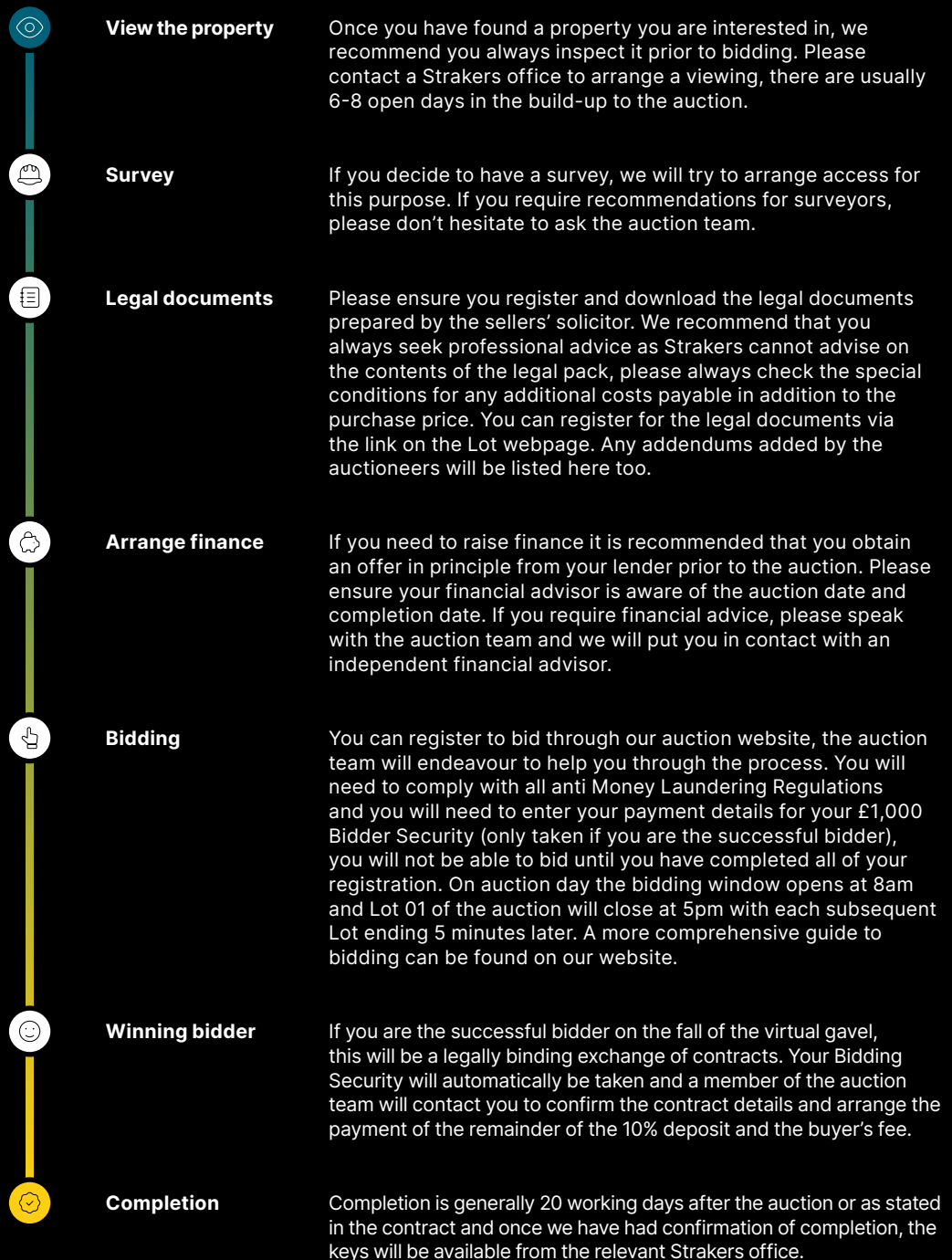


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instruct us



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

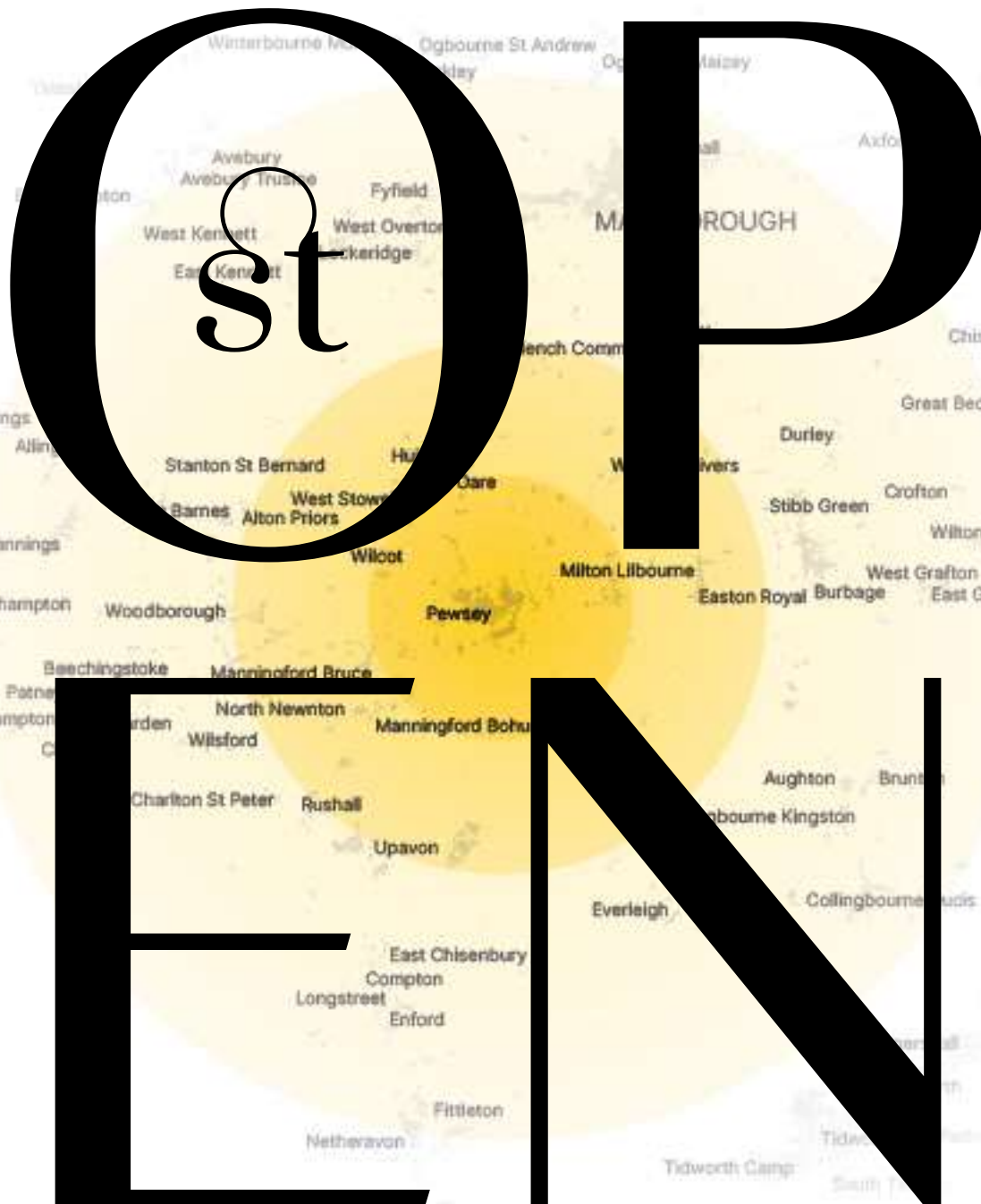
In order to comply with recent legislation, any person bidding at auction must complete all AML requirements. If you are bidding on someone's behalf we will require their ID along with a letter of authority allowing you to bid on their behalf.

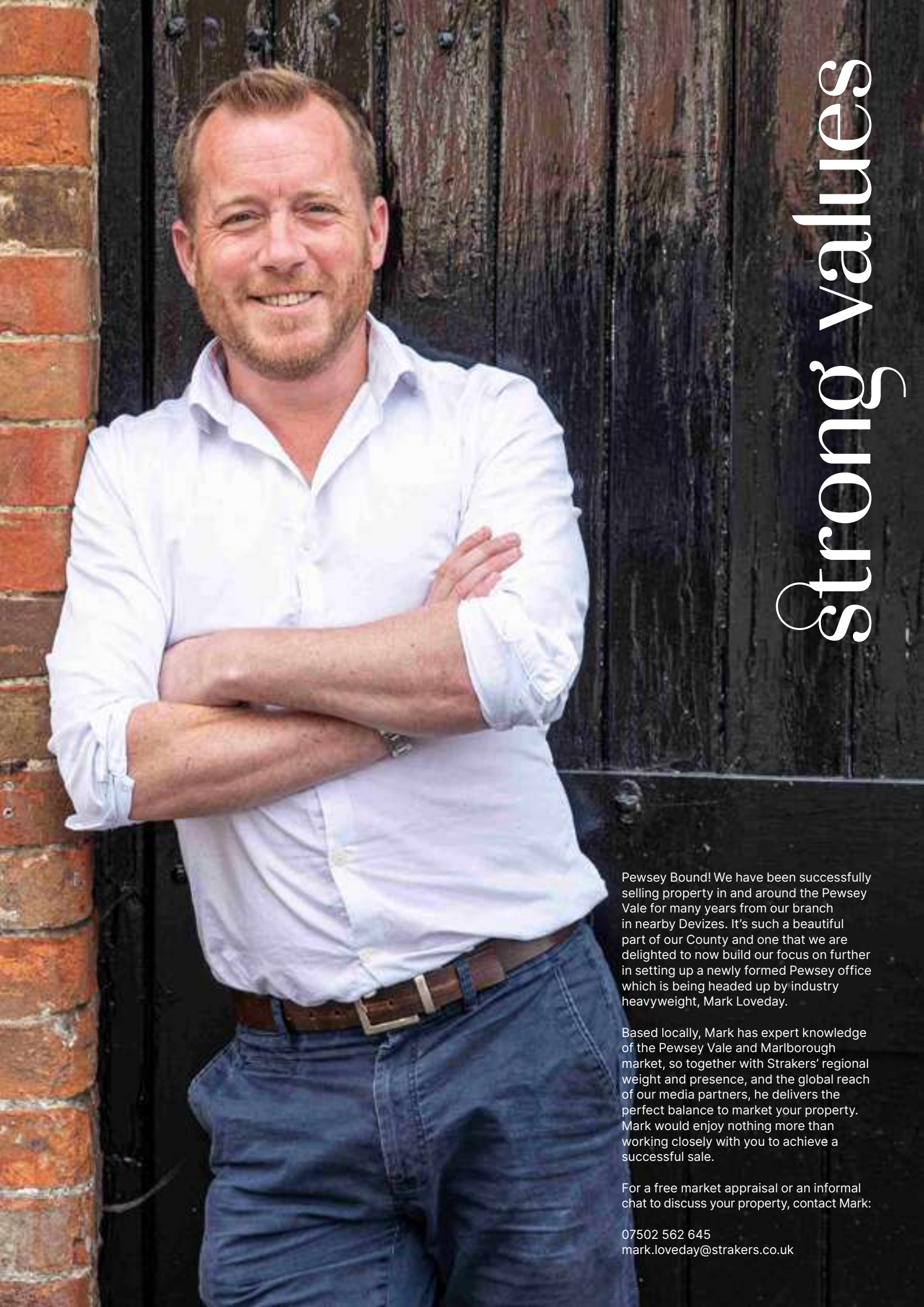
The contract

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.





Strong values

Pewsey Bound! We have been successfully selling property in and around the Pewsey Vale for many years from our branch in nearby Devizes. It's such a beautiful part of our County and one that we are delighted to now build our focus on further in setting up a newly formed Pewsey office which is being headed up by industry heavyweight, Mark Loveday.

Based locally, Mark has expert knowledge of the Pewsey Vale and Marlborough market, so together with Strakers' regional weight and presence, and the global reach of our media partners, he delivers the perfect balance to market your property. Mark would enjoy nothing more than working closely with you to achieve a successful sale.

For a free market appraisal or an informal chat to discuss your property, contact Mark:

07502 562 645
mark.loveday@strakers.co.uk

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



3 Bedroom semi-detached house in need of modernisation and situated in a popular village. Large plot with ample scope for an extension to the side and/or rear (subject to planning).

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

Large garden to the front, side and rear, currently overgrown and measuring about 0.17 acre. On-street parking with pedestrian access.

01 

10 Poston Way 

Winsley, Bradford-on-Avon, Wiltshire BA15 2NJ

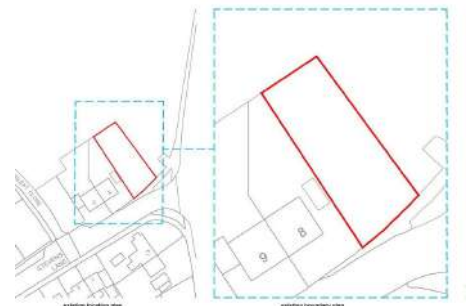
£195,000+ 

Guide Price (Plus Fees*)

 Energy Performance Certificate
Band D

 For further details visit
strakers.co.uk or call 01249 712 039

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



02

Land adjoining 8 Stevens Lane
Frome, Somerset BA11 4AY

£8,000+
Guide Price (Plus Fees*)

Parcel of enclosed garden land situated in a residential area.

The land which was formally part of the garden to No.8 is shown edged red on the plan for identification purposes. The land has a frontage to Stevens Road of about 11.5m with a depth of about 28m. There is a stone wall to the front and interested parties will need to make their own enquiries to creating an access.

The land will be sold with restrictive covenants with regards to development and these will be available to inspect in the legal pack. Pre-app advice has been sought in the past from the Council with a fairly negative response.

Energy Performance Certificate
N/A

For further details visit
strakers.co.uk or call 01249 765 200

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



3 Bedroom detached house situated in a secluded position only a short walk from the High Street. In need of modernisation with potential to alter the internal layout.

The accommodation comprises on the ground floor; entrance porch, hall, sitting room, dining room, reception room, kitchen, cloakroom and two utility rooms. On the first floor; landing, 3 bedrooms and bathroom. There is double glazing and oil heating.

There is a driveway leading to a garage. Garden to all four sides with patio areas and an abundance of mature shrubs and trees. At the rear, the property is approached by crossing a small stream.

03

The Old Forge Broad Well
Market Lavington, Devizes, Wiltshire SN10 4DZ

£225,000+
Guide Price (Plus Fees*)

Energy Performance Certificate
TBC

For further details visit
strakers.co.uk or call 01380 723 451

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



04



10 Cherry Orchard

Codford, Warminster, Wiltshire BA12 0PN



£135,000+

Guide Price (Plus Fees*)

2 Bedroom semi-detached house in need of modernisation with scope for extension (subject to consents).

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

Garden to the front, side and rear mainly laid to lawn with space to create off road parking (subject to consents).

Ideal investment opportunity or suitable for first time buyer.



Energy Performance Certificate
Band E



For further details visit
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 of non-standard 'Reema' construction. In need of modernisation with potential for extension to the side and/or rear (subject to planning).

The accommodation comprises on the ground floor; entrance hall, living room, study, kitchen, cloakroom and store room. On the first floor; landing, 3 bedrooms and a bathroom. There is double glazing and electric heating.

Outside there is a lawned garden to the front with side access to a good-sized enclosed rear garden. There is on-street parking to the road in front.

05 

55 Hill Rise 
Chippenham, Wiltshire SN15 1AY

£110,000+ 
Guide Price (Plus Fees*)

 Energy Performance Certificate
TBC

 For further details visit
strakers.co.uk or call 01249 652 717

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



Old Chapel Farm is a modest, but attractive period farmhouse which sits within about 3.3 acres of gardens and paddocks with a range of outbuildings, double garage, stabling and a tennis court. Peacefully located down a rural lane, the property is bounded by farmland all around with few neighbouring homes. The land is level and ideally suited to equestrian use or for those seeking the 'Good life'.

The property is located on the outskirts of the village of Cherhill, situated between Calne and Marlborough, and is best known for the 17th century White Horse and Obelisk situated on the Cherhill Downs which is an AONB. The area is popular with walkers who enjoy the beautiful countryside and farmland which surround this thriving village.

The village boasts an eclectic mix of property including 14th Century thatched cottages, contemporary new build and individual self-built residences. With a church, village pub, primary school and village hall delivers a strong community feeling and is a great place to live.

Shopping and leisure facilities can be found at nearby Calne, Devizes, Marlborough and Swindon with mainline railway station to Paddington and M4 Motorway junctions 15 and 16. There is private schooling in the area with St Margaret's Prep and St Mary's in Calne, Marlborough College and Dauntsey's.

The farmhouse, which has character features, offers accommodation extending to around 2,075ft² over two floors to include a large living room, separate dining room (possibly even the 'old chapel' boasting a high vaulted timber ceiling), conservatory and kitchen with Aga. Plus, a further ground floor reception room/bedroom 4 with nearby bathroom. On the first floor there are three bedrooms and a bathroom. The house offers scope to extend (subject to planning).

The gardens and paddock are overgrown but offer great scope to be restored to good use. The tennis court is a relatively modern hard surface court. A range of useful modern outbuildings comprise; double garage, open fronted sheds and stores plus two stables.



06 

Old Chapel Farm 5 Marsh Lane 
Cherhill, Calne, Wiltshire SN11 8XT

£650,000+ 
Guide Price (Plus Fees*)

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



07

44 Bouverie Avenue
Salisbury, Wiltshire SP2 8DT

£475,000+
Guide Price (Plus Fees*)

Substantial and extended 6 bedroom former care home with scope for conversion back to a residential dwelling (subject to consents).

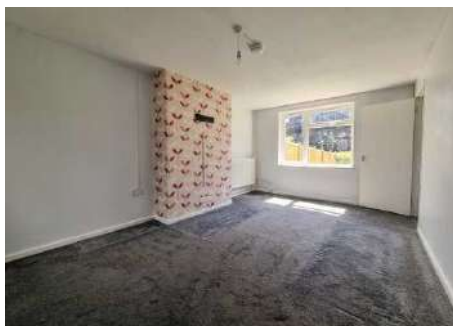
Accommodation comprises on the ground floor; entrance hall, lounge, dining room, garden room, kitchen/breakfast room, inner hall, utility room and bathroom. On the first floor; landing, 6 bedrooms and 2 bathrooms. Double glazing and gas heating.

Small courtyard garden to the front with side driveway with space for 3/4 cars. Large rear garden mainly laid to lawn with patio and mature shrubs and trees. The property extends in total to about 0.17 acre.

Energy Performance Certificate
TBC

For further details visit
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 modernisation with scope for extension (subject to consents).

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

Garden to the front, side and rear mainly laid to lawn with off road parking for a couple of cars.

Ideal investment opportunity or suitable for first time buyer.

08

1 Cherry Orchard
Codford, Warminster, Wiltshire BA12 0PN

£155,000+
Guide Price (Plus Fees*)

Energy Performance Certificate
Band D

For further details visit
strakers.co.uk or call 01249 765 200

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



09



Paddock off Kings Road
Easterton, Devizes, Wiltshire SN10 4PX



£46,000+
Guide Price (Plus Fees*)

Level paddock situated in a semi rural position with residential properties nearby and within walking distance of the village of Easterton.

The paddock which is shown edged red on the aerial photograph for identification purposes extends to about 2 acres. There is gated access off the track at the north-eastern corner with potential to create a further access from the south-western boundary.

The land has been held in Stewardship with a local farmer and we understand this will pass to the new buyer.

There will be an overage provision in the legal pack with regards to any future development on the land.



Energy Performance Certificate
N/A



For further details visit
strakers.co.uk or call 01380 723 451

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



Attractive 3 bedroom end-terrace Grade II listed cottage situated in the heart of this popular village and close to local amenities. In need of renovation throughout with signs of movement.

The accommodation comprises on the ground floor: entrance hall, living room, dining room, galley kitchen and bathroom. On the first floor; landing and 3 bedrooms. There is electric heating. Potential to extend at the rear (subject to planning).

There is a courtyard garden to the front and side and at the rear the garden opens up into a good sized lawn area, mature shrubs and trees and former vegetable garden. At the far end is a large garage off Stubbs Lane.

10

86-87 Kington St. Michael
Chippenham, Wiltshire SN14 6HX

£185,000+
Guide Price (Plus Fees*)

Energy Performance Certificate
N/A

For further details visit
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 recently 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.

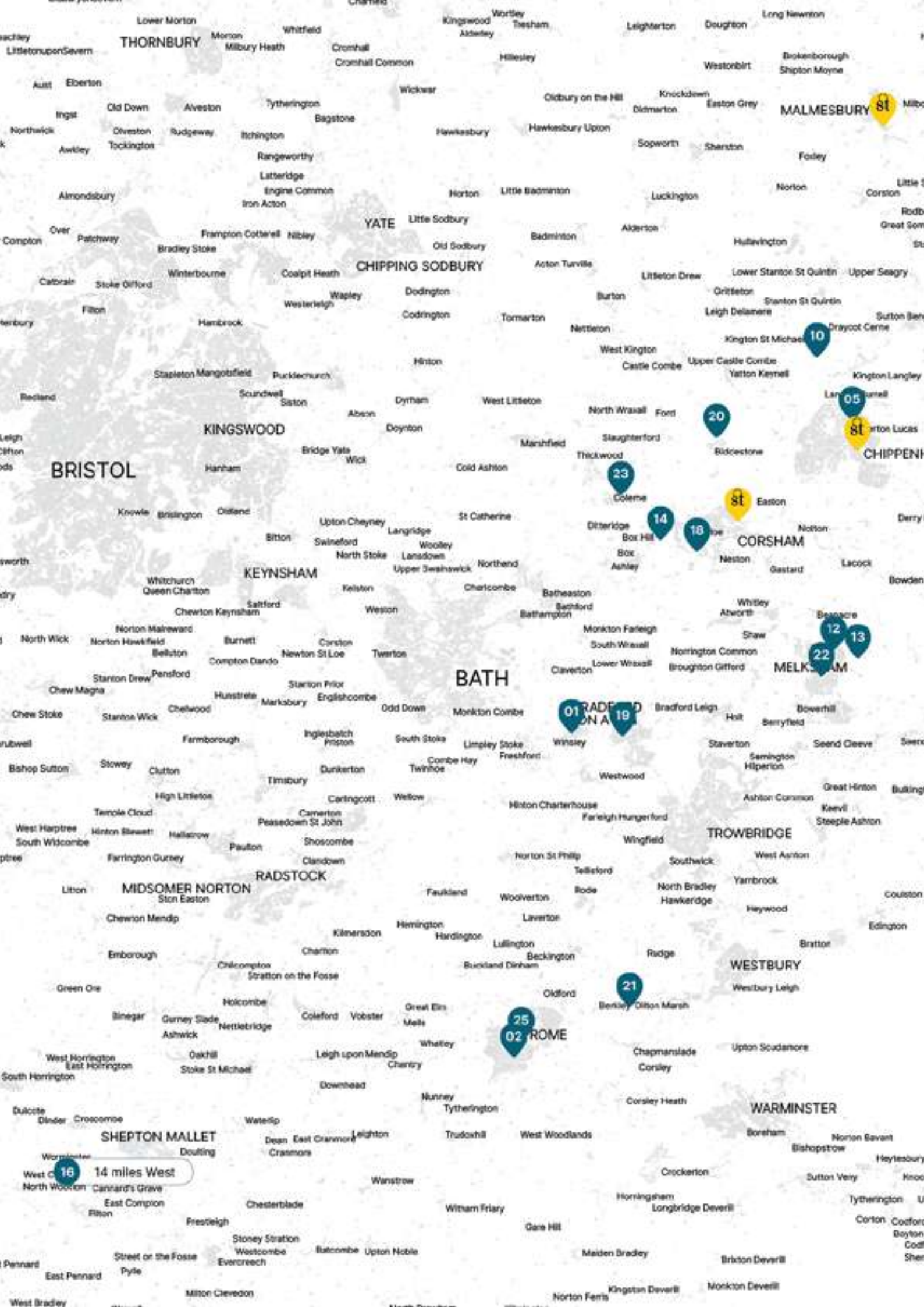


11 

1 Savernake Manor 
Savernake, Marlborough, Wiltshire SN8 3AY

£495,000+ 
Guide Price (Plus Fees*)

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





26 4 miles North

SWINDON 17

ROYAL WOOTTON BASSETT

CALNE 00

MARLBOROUGH

HUNGERFORD

DEVIZES

11

09
03

07 8 miles South

04
08
15



12



45 Awdry Avenue
Melksham, Wiltshire SN12 7AG



£140,000+
Guide Price (Plus Fees*)

3 Bedroom mid-terrace house in need of modernisation with potential for extension to the rear (subject to planning).

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

Outside there is ample driveway parking for a couple of cars at the front. At the rear is a good-sized enclosed garden with sheds and decking area.



Energy Performance Certificate
Band C



For further details visit
strakers.co.uk or call 01249 712 039

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



2/3 Bedroom semi-detached cottage in need of modernisation with scope to extend to the side and /or rear. (subject to planning).

The accommodation comprises on the ground floor; living room, kitchen, sun room, cloakroom and store. On the first floor; landing, 2 bedrooms and bathroom with a further useful loft room above.

Outside there are garden areas to the front and rear. There is a legal right of way for vehicular and pedestrian access over the neighbouring drive which is currently blocked by a shed.

13

292 Sandridge Common
Melksham, Wiltshire SN12 7QS

£95,000+
Guide Price (Plus Fees*)

Energy Performance Certificate
Band F

For further details visit
strakers.co.uk or call 01249 712 039

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



 **14**

 **Land opposite Laura Place**
Box Hill, Corsham, Wiltshire SN13 8HL

 **£20,000+**
Guide Price (Plus Fees*)

Parcel of land situated at the end of a cul-de-sac and adjoining residential properties. Future development potential (subject to planning).

The land which is shown edged red for identification purposes on the aerial photo has vehicular access over the road. It measures about 0.2 acre and is mainly level with a large cleared area which drops down and narrows to a wooded area.

It is only a short distance from open countryside and also The Quarrymans Arms. Box, Corsham and Bath are all only a short drive way.

 Energy Performance Certificate
N/A

 For further details visit
strakers.co.uk or call 01249 712 039

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



2 Bedroom end-terrace house in need of modernisation with scope for extension (subject to consents).

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

Garden to the front and rear mainly laid to lawn with space to create off road parking (subject to consents). Store room to the side.

Ideal investment opportunity or suitable for first time buyer.

15

11 Cherry Orchard
Codford, Warminster, Wiltshire BA12 0PN

£135,000+
Guide Price (Plus Fees*)

Energy Performance Certificate
Band E

For further details visit
strakers.co.uk or call 01249 765 200

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



16



13 Garages at Moor View Close
Meare, Glastonbury, Somerset BA6 9TB



£68,000+
Guide Price (Plus Fees*)

13 Garages and forecourt situated at the end of a cul-de-sac in a residential area.

An application for demolition of the garages and replacement with 2 detached houses was refused by Mendip Council under Application No 2019/0318/FUL. A later planning application ref 2019/3024/FUL was withdrawn in February 2024.

The site is shown edged red on the aerial photograph for identification purposes and extends in total to about 0.16 acre.

The garages are in 2 ranks facing each other and could produce an income of about £13,500 based on a rental of £20 per week.



Energy Performance Certificate
N/A



For further details visit
strakers.co.uk or call 01249 765 200

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



Town centre terraced house currently divided into 2 x 1 bedroom flats producing an income of £17,400pa with potential to increase. Within walking distance of both the town centre and railway station.

The property was converted in 2012 but no planning consent was sought at the time.

The current accommodation comprises a communal entrance hall with doors to Ground floor flat with lounge, bedroom, kitchen and shower room. First floor flat with landing, kitchen/diner, bedroom and shower room.

At the rear is an enclosed courtyard garden. There is double glazing, electric wet heating and the property is internally insulated with 75mm PIR on all external walls.

17

66 Haydon Street
Swindon, Wiltshire SN1 1DT

£150,000+
Guide Price (Plus Fees*)

Energy Performance Certificate
FLAT 1: E / FLAT 2: D

For further details visit
strakers.co.uk or call 01249 765 200

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



18



Sunny Holm, 34 Westwells
Neston, Corsham, Wiltshire SN13 9RJ



£265,000+

Guide Price (Plus Fees*)

Attractive 2 bedroom detached bungalow in a sought after village location. In need of modernisation with scope for extension (subject to planning).

The accommodation comprises entrance hall, sitting room, kitchen/breakfast room, 2 bedrooms, bathroom and store rooms. There is double glazing and oil heating.

Sunny Holm sits in a large corner plot with stone walling to the front and overgrown gardens with mature shrubs and trees. There is a garage at the rear.



Energy Performance Certificate
Band F



For further details visit
strakers.co.uk or call 01249 712 039

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



Spacious 4 bedroom family home on a corner plot and in need of modernisation. Close to local amenities.

The accommodation comprises on the ground floor; entrance porch, hallway, 4 bedrooms, shower room and cloakroom. On the first floor; landing, kitchen/diner, lounge leading to a flat roof/balcony with lovely views over Bradford on Avon, utility room, study and cloakroom. There is double glazing and gas heating.

There is garden to 3 sides with mature trees and shrubs. A driveway leads to garage/workshop.

19

6 Budbury Place

Bradford-on-Avon, Wiltshire BA15 1QF

£435,000+

Guide Price (Plus Fees*)

Energy Performance Certificate Band D

For further details visit strakers.co.uk or call 01249 712 039

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



20

Meadow View, 1 Cuttle Lane
Biddestone, Chippenham, Wiltshire SN14 7DF

£250,000+
Guide Price (Plus Fees*)

Attractive stone built 2 bedroom end-terrace house situated in an idyllic location overlooking the cricket ground to the front. In need of modernisation.

The accommodation comprises on the ground floor; sitting room, kitchen, vaulted breakfast room and bathroom. On the first floor; landing and 2 bedrooms. There are many period features including fireplaces and exposed beams.

There is a parking area to the side and an enclosed courtyard garden at the rear.

Would be a lovely village retreat or a possibly holiday let.

Energy Performance Certificate
Band E

For further details visit
strakers.co.uk or call 01249 712 039

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



2 Bedroom detached cottage in need of modernisation in a rural position surrounded by woodland.

The accommodation comprises on the ground floor; entrance hall, living room, dining room, kitchen and bathroom. On the first floor; landing and 2 bedrooms. There are period features to include fireplaces and exposed beams. Double glazing, gas heating and drainage via a septic tank.

The property is bordered by woodland to 3 sides and the A36 Bath Road to the other. There is a vehicular right of way to 2 parking spaces. Outside is a decking area with good sized garden laid to a mix of lawn and shrubs and wooded area.

21

11 Bath Road

Chapmanslade, Westbury, Wiltshire BA13 4AF

£165,000+

Guide Price (Plus Fees*)

Energy Performance Certificate
Band E

For further details visit
strakers.co.uk or call 01249 765 200

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



22

11 Thackeray Crescent
Melksham, Wiltshire SN12 7NH

£105,000+
Guide Price (Plus Fees*)

3 Bedroom mid-terrace house in need of modernisation with potential for extension to the rear (subject to planning).

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

Outside there is a garden at the front which could provide future parking. A covered passage leads to a large enclosed garden mainly laid to lawn with useful outside store.

Energy Performance Certificate
Band C

For further details visit
strakers.co.uk or call 01249 712 039

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



3 Bedroom semi-detached house of non-standard PRC Unity construction situated towards the outskirts of this large and popular village. It is in need of modernisation.

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

There is ample parking to the front with further front garden. Side access leads to a good sized rear garden mainly laid to lawn with mature shrubs and trees. Scope and space to extend at the side and/or rear (subject to planning).

23

40 Martins Croft

Colerne, Chippenham, Wiltshire SN14 8DT

£150,000+

Guide Price (Plus Fees*)

 Energy Performance Certificate Band D

 For further details visit strakers.co.uk or call 01249 712 039

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



24

Land rear of 17 Highfield
Bromham, Chippenham, Wiltshire SN15 2HN

£8,000+
Guide Price (Plus Fees*)

Parcel of enclosed garden land situated in a residential area.

The land which was formally part of the garden to No.17 is shown edged red on the plan for identification purposes. The land has a frontage to Highfield of about 16m with a depth of about 14m.

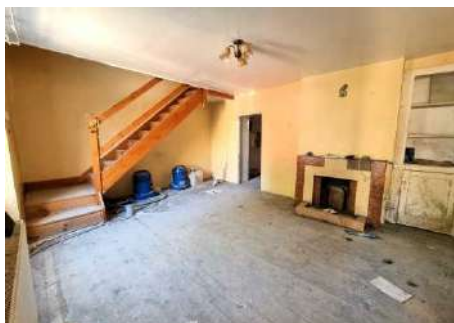
An application for the erection of a 3 bedroom house under Application No PL/2023/05728 was withdrawn last year.

The land will be sold with restrictive covenants with regards to development and these will be available to inspect in the legal pack.

Energy Performance Certificate
N/A

For further details visit
strakers.co.uk or call 01380 723 451

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



Delightful 3 storey, 3 bedroom Grade II listed Weavers cottage situated at the end of a cul-de-sac in one of the most sought after streets in Frome. In need of renovation.

Consent for altering the interior and exterior was granted by Mendip Council under App No 2023/1232/LBC on the 7th March 2024. The proposed plans provide on the ground floor; new larger porch, sitting room, kitchen and dining room. On the first floor; landing, bedroom and large bathroom and on the second floor; bedroom with shower room. It has an internal floor area of about 1,100ft² (102m²).

There is a small courtyard at the rear and a good-sized parking area to the front with potential to provide a garden/seating area.

25

14 Keyford Terrace

Frome, Somerset BA11 1JL

£195,000+

Guide Price (Plus Fees*)

Energy Performance Certificate
N/A

For further details visit
strakers.co.uk or call 01249 765 200

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



26

11 Harris Road
Ashton Keynes, Swindon, Wiltshire SN6 6PQ

£205,000+
Guide Price (Plus Fees*)

3 Bedroom end-terrace house in need of modernisation. Situated in a popular and sought after village. Ideal first time or investment buy.

The accommodation comprises on the ground floor; entrance porch, hallway, lounge/diner, kitchen and w.c. On the first floor; landing, 3 bedrooms and bathroom. There is double glazing and electric heating.

Front garden mainly laid to lawn with side access to an enclosed rear garden with a mix of lawn and patio and outside store. On-street parking available nearby.

Energy Performance Certificate
Band E

For further details visit
strakers.co.uk or call 01666 829 292

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



Aubreys Yard is a collection of nine beautifully crafted homes occupying a wonderful rural setting in the village of Poulshot, near Devizes. The development offers a range of house types from two to four bedroom houses and a four bedroom bungalow, presenting the finest quality of finish. Prices from £795,000.

For all enquiries 01380 723 451
devizes@strakers.co.uk

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HOMES**
[SOUTH WESTERN] LIMITED

Crafting beautiful homes

a taste of...

Nestled on the banks of the River Avon and a little over an hour's journey from London, the historic market town of Chippenham offers an ideal centre for relaxation and exploration of rural Wiltshire, Bath and the Cotswolds.

Chippenham enjoys a reputation as a flourishing market town, with a compact centre and thriving commercial life. Chippenham's booming street markets are held on Fridays and Saturdays in the High Street and offer a variety of traditional and modern stalls.

Chippenham has a wealth of beautifully maintained parks, play areas and open spaces, notably John Coles Park with its Victorian Bandstand and Monkton Park which sits on the banks of the River Avon.

To discover the local history of the area, visit the Wiltshire & Swindon History Centre and the accredited Chippenham Museum, which are both located in the town.

Surrounding Chippenham are a number of stone-built villages and the film makers' favourites of Lacock (National Trust), Biddestone and Castle Combe that have featured in such film and TV dramas such as; Harry Potter, Pride & Prejudice, War Horse, Larkrise to Candleford, and Poirot.

The great houses and art treasures of Longleat, Bowood, Corsham Court, Lacock Abbey and Dyrham Park are within easy reach, as is Castle Combe Racing Circuit.

The combination of the ancient and the new, the historic architectural gems, excellent communication links, beautifully maintained parks, modern shopping centres and with some of the country's greatest houses and historic villages on the doorstep, makes Chippenham an idyllic location for living, working and visiting.

The above extract is taken from
visitwiltshire.co.uk



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standout team

We are enormously proud to be sponsoring Calne Cricket Club's Ladies teams. Being involved in our community is important to us and supporting local sports and events is our little way of helping where we can. Go girls!

strakers

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.

The RICS owns the copyright in all editions of the Common Auction Conditions (CAC), but permits the free use of Edition 4.0 if the user:

- relies on its own legal advice as to whether the CAC are suitable;
- agrees that the Royal Institution of Chartered Surveyors and those who advised it have no liability to anyone who uses or relies on the CAC;
- reproduces the compulsory sections of the CAC without any changes, except as stated in the text;
- acknowledges that the CAC are reproduced with the consent of the RICS; and
- refers to the Conditions as the Common Auction Conditions (Edition 4.0).

The RICS reserves the right to withdraw its licence to use this and any previous edition of the Common Auction Conditions.

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 disapplied 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) outgoings 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 is 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		
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Auction Date						
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Property Address	

Agreement Date						
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Completion Date						
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Sale Price	£						
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Deposit	£						
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Balance	£						
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Seller's Name(s)	

Seller's Address	

Buyer's Name(s)	

Buyer's Address	

Buyer's Phone Number									
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Buyer's Solicitors Firm	

Buyer's Solicitors Contact Name	

Buyer's Solicitors Address	

Buyer's Solicitors Phone Number									
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Buyer's Administration Fee (Office use only)	☒
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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)	
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Signed by the Buyer (or, on behalf of the buyer)	
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ID Checklist (Office use only)	Photographic ☒	Address ☒	Negotiator
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high street



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