

auktion



lots of interest

So here we go again, 2026 has arrived and our February catalogue is ready for you. I hope you all had lovely festive breaks and I have no doubt buying and selling property has popped up in conversation and I'm confident the fact you are reading this means an auction purchase is a distinct possibility this year. One question on many people's tongues will be 'what the property market looks like in 2026', personally, I see very little changing from last year, which, aside from the budget build-up in November, was a busy and successful year. Later on in the catalogue, we have a 'Year in Numbers' where we look at some of the important and interesting numbers. Highlights for me include; at over £32m, the highest total sales figure we have ever had along with a sales rate of 87% which is well above the national average.

With 47 Lots in the catalogue, I hope there is one of interest to you and as always if you have any questions, please don't hesitate to drop me a line.

Charlie Doel MNAVA
Director and Auctioneer

Please note: The bidding process will open at 08:00 on the day of the auction. Bidding will close for Lot 01 at 17:00, with Lot 02 closing a minimum of 4 minutes after Lot 01 and all subsequent Lots will follow this timescale. Further information on how to bid online is available from the Auctioneers.

02 April
Closing for entry 27 February

21 May
Closing for entry 17 April

09 July
Closing for entry 05 June

27 August
Closing for entry 24 July

15 October
Closing for entry 11 September

03 December
Closing for entry 30 October



01	Newtown Cottages 1 Lower Road, Erlestoke, Devizes SN10 5UF	£125,000+	25	105 Parklands Malmesbury SN16 0QL	£105,000+
02	3 The Street Brinkworth, Chippenham SN15 5AB	£140,000+	26	35 Frome Road Southwick, Trowbridge BA14 9QG	£160,000+
03	2 Icknield House River Way, Andover SP10 5HB	£65,000+	27	11 Leylands Road Corsham SN13 0NL	£70,000+
04	39 Hilperton Road Trowbridge BA14 7JG	£275,000+	28	1 & 1A High Street Pewsey SN9 5AA	£220,000+
05	Garage at Gartons Mead Evercreech, Shepton Mallet BA4 6JH	£5,000+	29	2 & 2A High Street Pewsey SN9 5AA	£170,000+
06	5 Garages at Short Street Ludgershall SP11 9RB	£25,000+	30	3 Medgbury Place Swindon SN1 2AR	£140,000+
07	New Testament of God Church Lowden, Chippenham SN14 0DS	£120,000+	31	34 Austin Close Frome BA11 5AY	£65,000+
08	15-17 St. Johns Street Malmesbury SN16 9BW	£135,000+	32	The Old Chapel Brokenborough, Malmesbury SN16 0HY	£50,000+
09	25 St. Johns Street Malmesbury SN16 9BW	£125,000+	33	147 Mayenne Place Devizes SN10 1QS	£95,000+
10	27 St. Johns Street Malmesbury SN16 9BW	£130,000+	34	5 Garages at Liddiards Green Ogbourne St George, Marlborough SN8 1SP	£25,000+
11	1 St. Johns Bridge Malmesbury SN16 9BL	£150,000+	35	11 Garages at Hill Top Avenue Tidworth SP9 7JQ	£35,000+
12	22 Redland Chippenham SN14 0JA	£90,000+	36	Building Plot at High Street Rowde, Devizes SN10 2PN	£135,000+
13	1 Bailey House Forman Street, Calne SN11 8PG	£65,000+	37	Building Plot rear of The Cross Keys High Street, Rowde, Devizes SN10 2PN	£90,000+
14	39 St Johns Road Frome BA11 2BA	£90,000+	38	126 Reids Piece Purton SN5 4AY	£90,000+
15	32 Phelps Parade Calne SN11 0HA	£85,000+	39	12 Southway Trowbridge BA14 7AJ	£125,000+
16	40 Saxon Close Cricklade SN6 6LZ	£140,000+	40	The Old Post Office High Street, Potterne SN10 5NA	£180,000+
17	92 Lime Kiln Royal Wootton Bassett SN4 7HG	£110,000+	41	55 Mayenne Place Devizes SN10 1QW	£70,000+
18	22 Westwood Road Corsham SN13 0NJ	£70,000+	42	20 Redland Chippenham SN14 0JA	£85,000+
19	3 Coburgh Square Melksham SN12 7EP	£80,000+	43	41 Heathfield Chippenham SN15 1BQ	£130,000+
20	23 Whitegates Castle Combe, Chippenham SN14 7HQ	£195,000+	44	1 Bargates Box, Corsham SN13 8LS	£145,000+
21	25 Whitegates Castle Combe, Chippenham SN14 7HQ	£170,000+	45	4 Webbs Close Melksham SN12 7PA	£235,000+
22	60 Reids Piece Purton, Swindon SN5 4AZ	£100,000+	46	15 Oate Hill Chippenham SN15 3LE	£130,000+
23	11 Garages off Feltham Drive Frome BA11 5AW	£30,000+	47	19 Saxon Street Chippenham SN14 0LP	£85,000+
24	4 Garages at Feltham Drive Frome BA11 5AF	£15,000+			

📅 December results

So the final sale of 2025 is all wrapped up and we certainly finished on a high. I must admit in the weeks leading up to the November budget, I was a little nervous. Despite having 42 Lots, I can't remember the last time the phones and viewing levels were so quiet! Thankfully, the budget was not as disruptive to the property market as many thought it would be and the final week of marketing picked up with a lot of positive noise.

The auction itself produced some competitive bidding throughout the evening. The garage blocks were popular and across the 6 Lots, they averaged just under £7,000 per garage. We also had more flats than usual and I am delighted that we sold all of them which is encouraging signs for the investment market. The star Lot was a detached bungalow in the heart of Bath which sold for £646,000 from a guide of £550,000+.

Charlie Doel MNAVA
Director and Auctioneer

📊	Total sales £4,431,250	Property type	%
📊	Percentage sold 97%	Residential	76
📊	Legal pack registrations 541	Commercial	5
👤	Registered bidders 238	Development	2
👉	Lot with most bids Lot 01 (76 bids)	Amenity	17
		Vendor	%
		Private	14
		Probate	17
		Corporate	69

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.



		 			 
01	60 Studley Rise Trowbridge BA14 0PH	£115,000+ £197,000	22	107 High Street Cricklade SN6 6AE	£170,000+ £175,000
02	16 Northcroft Road Corsham SN13 0LS	£130,000+ £137,750	23	22 Westwood Road Corsham SN13 0NJ	£70,000+ Postponed
03	14 Westwood Road Corsham SN13 0NJ	£70,000+ £90,000	24	9 Chapel Court Thomas Wyatt Road, Devizes SN10 5FD	£110,000+ £115,000
04	Garages at Armines Marten, Marlborough SN8 3SJ	£25,000+ £32,000	25	23 Whitegates Castle Combe, Chippenham SN14 7HQ	£185,000+ Postponed
05	Garages at Friary Close Witham Friary, Frome BA11 5HG	£25,000+ £31,000	26	25 Whitegates Castle Combe, Chippenham SN14 7HQ	£165,000+ Postponed
06	The Old Post Office 5 Point Road, Avening, Tetbury GL8 8LY	£200,000+ £201,000	27	2 Henrietta Gardens Bath BA2 6LZ	£550,000+ £646,000
07	Land at Haybrook Rise Pewsey SN9 5FF	£25,000+ Sold After	28	24 Neeld Crescent Chippenham SN14 0HT	£55,000+ £67,000
08	34 Westwood Road Corsham SN13 0NJ	£70,000+ £91,000	29	1 St. Johns Bridge Malmesbury SN16 9BL	£295,000+ Postponed
09	175 London Road Chippenham SN15 3AW	£125,000+ £125,000	30	56 North End Calne SN11 9DJ	£105,000+ £110,500
10	4 Westwood Road Corsham SN13 0NJ	£90,000+ £98,000	31	43 Newcroft Road Calne SN11 9EQ	£120,000+ £152,000
11	1 Hobbes Close Malmesbury SN16 0DA	£115,000+ £136,000	32	9 Anthony Close Sherston, Malmesbury SN16 0NR	£140,000+ £150,000
12	33 Ashe Crescent Chippenham SN15 1RN	£115,000+ £166,000	33	New Testament of God Church Lowden, Chippenham SN14 0DS	£120,000+ Postponed
13	47 Dicketts Road Corsham SN13 9JR	£80,000+ £89,000	34	3 Talbot Apartments Market Place, Tetbury GL8 8DD	£165,000+ Postponed
14	Garages at Weylands Frome BA11 3AQ	£40,000+ £88,000	35	57 Whitegates Castle Combe, Chippenham SN14 7HQ	£150,000+ £171,000
15	Garages at Sandy View Beckington, Frome BA11 6TR	£65,000+ £136,000	36	51 Martins Croft Colerne, Chippenham SN14 8DT	£105,000+ Sold After
16	16 Bendy Bow Oaksey, Malmesbury SN16 9TN	£110,000+ £125,000	37	6 Festival Close Devizes SN10 5AU	£175,000+ Withdrawn
17	19 Broomfield Chippenham SN15 1DZ	£140,000+ £176,000	38	Building Plot at Waiblingen Way Devizes SN10 2BW	£90,000+ Available
18	Garages at Wesley Close Wanstrow, Shepton Mallet BA4 4TA	£25,000+ £45,000	39	51 Woodlands Road Chippenham SN14 0HQ	£115,000+ Sold After
19	Garages at Austin Close Frome BA11 5AY	£80,000+ £91,000	40	161 London Road Chippenham SN15 3AW	£140,000+ Sold After
20	15 Parklands Malmesbury SN16 0QH	£110,000+ £119,000	41	128 Woodlands Road Chippenham SN14 0HH	£140,000+ Sold After
21	39 Hilperton Road Trowbridge BA14 7JG	£275,000+ Postponed	42	76 Darcy Close Chippenham SN15 3QL	£140,000+ £164,000

stats

Auctions held

7

Total sales

£32,686,251

Lots offered

207

Lots sold

87%

Total bids

3,998

Lowest sale

£1

Highest sale

£780,000

Residential property

80%

Commercial property

06%

Development / amenity land

14%

Private instructions

30%

Probate instructions

20%

Corporate instructions

50%

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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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instruct us



Why sell at auction

Selling via auction offers a high degree of certainty with a binding contract formed on the fall of the gavel with no further negotiation allowed. If priced correctly, the auction process should generate high levels of bidders which in turn should create competitive bidding which will ensure the best price with an exchange of contracts that day. It provides a quick and efficient way of selling with the whole process from instruction to completion usually taking just 8-12 weeks.



Auction advice

We offer a no obligation appraisal of the property where we will advise you as to whether the property is suitable for auction or if an alternative method would be more advisable. At this meeting we will go through the auction process as well as discussing the value of the property and any costs involved. We will also advise you on any works or issues that might need resolving in order to achieve the best result.



Instruction

If you decide to instruct Strakers we will write to you to confirm instructions, guide price and fees. Under Anti Money Laundering Regulations, we will require proof of identity and address before we can market your property. An Energy Performance Certificate (EPC) if required will need to be ordered/supplied.



Legal pack

You will need to instruct your solicitor (we can provide solicitor contacts if required) to produce a legal pack prior to the auction date, ideally a couple of weeks beforehand. Please ensure you instruct the solicitors as early as possible and provide all the relevant paperwork and payment. The pack will be available via our website for inspection by all interested parties.



Marketing

Marketing will be for a month leading up to the auction via our catalogue and website, the property will also be on major property search portals. Where appropriate we will erect an auction board and the local Strakers office will also market the property.



Reserve price

During the process all interest and enquiries are recorded and we follow up all leads and viewings. We use this to keep you informed of the interest in the property and will also update you if any pre-auction offers are made. About 3/4 days prior to the auction, we will advise and agree a reserve price based on the feedback we have received.



Auction day

The bidding window opens at 8am in the morning with Lot 01 closing at 5pm, each subsequent Lot closes 5 minutes later. All bidders will have had to register, provide payment details for a bidder security and perform an Anti-Money Laundering check. You will be able to follow the auction via our website. On the fall of the virtual gavel, this is a legally binding exchange of contracts and the buyer will pay a 10% deposit (minimum deposit of £3,000) and also pay a buyers fee.



Completion

This is generally 20 working days after the auction, but can be longer if stated in the special conditions of sale by your solicitor. Please arrange for any final meter readings to be carried out and drop the keys into a Strakers office.

buyers steps



View the property

Once you have found a property you are interested in, we recommend you always inspect it prior to bidding. Please contact a Strakers office to arrange a viewing, there are usually 6-8 open days in the build-up to the auction.



Survey

If you decide to have a survey, we will try to arrange access for this purpose. If you require recommendations for surveyors, please don't hesitate to ask the auction team.



Legal documents

Please ensure you register and download the legal documents prepared by the sellers' solicitor. We recommend that you always seek professional advice as Strakers cannot advise on the contents of the legal pack, please always check the special conditions for any additional costs payable in addition to the purchase price. You can register for the legal documents via the link on the Lot webpage. Any addendums added by the auctioneers will be listed here too.



Arrange finance

If you need to raise finance it is recommended that you obtain an offer in principle from your lender prior to the auction. Please ensure your financial advisor is aware of the auction date and completion date. If you require financial advice, please speak with the auction team and we will put you in contact with an independent financial advisor.



Bidding

You can register to bid through our auction website, the auction team will endeavour to help you through the process. You will need to comply with all anti Money Laundering Regulations and you will need to enter your payment details for your £1,000 Bidder Security (only taken if you are the successful bidder), you will not be able to bid until you have completed all of your registration. On auction day the bidding window opens at 8am and Lot 01 of the auction will close at 5pm with each subsequent Lot ending 4 minutes later. A more comprehensive guide to bidding can be found on our website.



Winning bidder

If you are the successful bidder on the fall of the virtual gavel, this will be a legally binding exchange of contracts. Your Bidding Security will automatically be taken and a member of the auction team will contact you to confirm the contract details and arrange the payment of the remainder of the 10% deposit and the buyer's fee.



Completion

Completion is generally 20 working days after the auction or as stated in the contract and once we have had confirmation of completion, the keys will be available from the relevant Strakers office.

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.

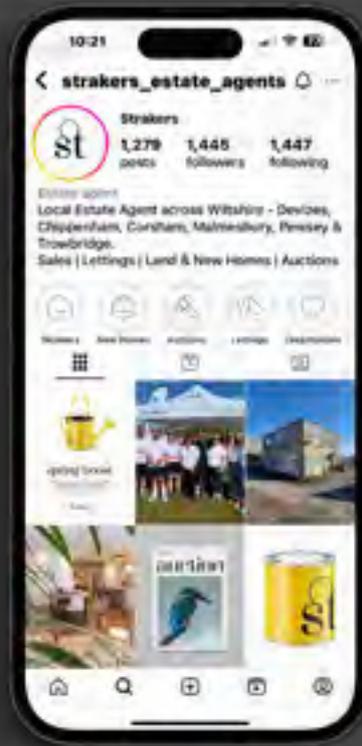
The contract

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.

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without the need for hours of reading.

strakers



Attractive 3 bedroom semi-detached red brick cottage for modernisation with potential to extend to side/rear subject to consents. Lovely rural situation.

The accommodation comprises on the ground floor; entrance hall, living room, kitchen/dining room, rear hall and bathroom. On the first floor; landing and 3 bedrooms. The property has double glazing but no central heating.

There are good size gardens to the front, side and rear with lawns and mature shrubs and hedging. A driveway provides off road parking for about 2/3 vehicles.

01

Newtown Cottages, 1 Lower Road
Erlestoke, Devizes, Wiltshire SN10 5UF

£125,000+
Guide Price (Plus Fees*)

Energy Performance Certificate
Band E

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.



02

3 The Street
Brinkworth, Chippenham, Wiltshire SN15 5AB

£140,000+
Guide Price (Plus Fees*)

3 Bedroom semi-detached house in a semi-rural location on a good size plot backing on to open countryside. The property is in need of updating. Potential to extend to the rear (subject to planning).

The accommodation comprises on the ground floor; entrance hall, living room, kitchen/dining room with door to the garden and a bathroom. On the first floor; landing and 3 bedrooms. The property has double glazing and electric heating.

To the front is a large gravelled driveway with parking for multiple vehicles. A gated side access leads to the long enclosed rear garden which is laid mainly to lawn with greenhouse.

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.



1 Bedroom purpose built ground floor apartment in need of updating in the popular town of Andover with its mainline railway station and easy access to the A303.

The accommodation comprises; entrance hall with 2 storage cupboards, living/dining room with door to private garden, kitchen, bedroom and shower room. The property has double glazing and gas central heating. A new 125 year lease with peppercorn ground rent will be created.

Externally there is a private garden laid mainly to lawn. On street parking available nearby on a 'first come first served' basis.

In good order the property could achieve a rental income in the region of £9,600pa.

 Energy Performance Certificate Band C

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

03 
2 Icknield House, River Way 
 Andover, Hampshire SP10 5HB

£65,000+ 
 Guide Price (Plus Fees*)

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



An attractive, Grade II Listed, end of terrace, 4 bedroom Georgian townhouse with long, private rear garden and ample off street parking, which is conveniently located within walking distance of the train station and town centre amenities.

Trowbridge is the County town of Wiltshire and thus provides a wide range of amenities including various supermarkets and retail outlets, swimming pool and sports centres, library, doctors and dental surgeries, cinema complex with various bars and restaurants and a mainline railway station providing direct access to the cities of Bath, Bristol and London Waterloo. There are also numerous primary schools and three secondary schools.

This spacious home offers flexible accommodation arranged over four floors comprising; entrance hall, living room with feature fireplace and floor to ceiling window, dining room with French doors opening onto terraced seating area, kitchen, three bedrooms and a bathroom with four piece suite on the first floor and a bedroom on the top floor with eaves storage.

The lower ground floor offers scope to create further accommodation and currently comprises of four rooms including a utility and shower room.

Externally there is a courtyard & raised terrace immediately behind the house garden and a long, predominately lawned garden with trees & hedged borders. The garden enjoys a south-east facing aspect. There is off street parking to the front and rear of the property for numerous vehicles.

Listed Building Consent was granted July 2015 under 15/01448/LBC to incorporate the basement into the living accommodation and changing the configuration of the layout on the ground floor. Building Regulation approval has been granted for work carried out in the basement to remove internal partitions and install structural steel. (BR/19/006945/BN). Although work has started it is believed that the Listed Building consent has lapsed and interested parties must rely on their own enquiries.

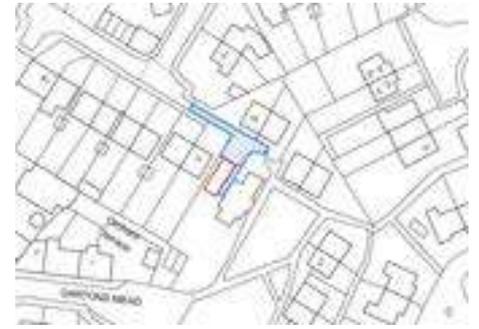


04 

39 Hilperton Road 
Trowbridge, Wiltshire BA14 7JG

£275,000+ 
Guide Price (Plus Fees*)

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



05

Garage at Gartons Mead
Evercreech, Shepton Mallet, Somerset BA4 6JH

£5,000+
Guide Price (Plus Fees*)

Large garage situated in a residential area towards the end of a cul-de-sac. The garage has an up and over door and includes a storage cupboard. There is a small window to the side. Rights of access are granted over the road and frontage but no external parking.

The extent of the garage is shown edged red for identification purposes only on the plan.

Evercreech is a thriving village providing a good range of amenities such as a Co-op mini-supermarket, bakery, pharmacy, doctors surgery and a primary school. Close to Castle Cary and Bruton mainline stations with links to London, Taunton and Weymouth

Energy Performance Certificate
N/A

For further details visit
strakers.co.uk or call 01225 617030

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



06

5 Garages at Short Street
Ludgershall, Wiltshire SP11 9RB

£25,000+
Guide Price (Plus Fees*)

Single block of 5 garages in a residential area only a short distance from the village centre. The garages have up and over doors and a forecourt area to the front for further parking.

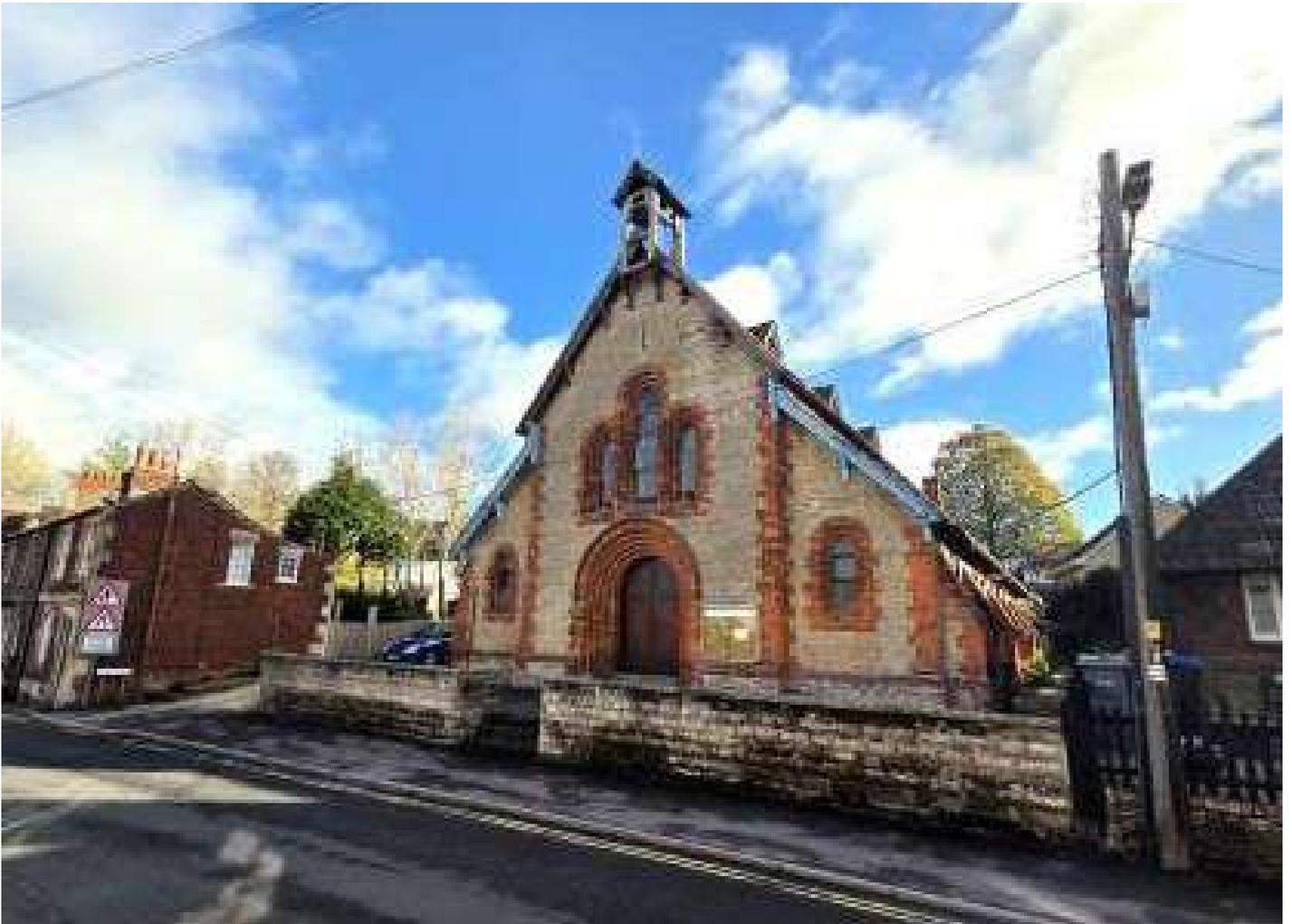
The extent of the garages is shown edged red for identification purposes only on the plan.

Ludgershall offers a range of amenities including primary and secondary schools, a doctor's surgery, two public houses and a post office. Nearby Andover provides a further choice of shopping and leisure facilities and also has a mainline railway station.

Energy Performance Certificate
N/A

For further details visit
strakers.co.uk or call 01672 551 154

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



Attractive brick built detached church for modernisation. Potential for a variety of uses including conversion to residential (subject to consents).

The Church has large double doors into an entrance hall with kitchen and male/female toilets off. Further doors lead into the large nave with ample seating area and steps leading up to the chancel. There is a study and store room off. Mezzanine floor space above the front rooms. Overall internal measurement of 11m x 21.7m (max). Gas heating and a side access door.

There is a courtyard to the front which is raised from the road but could provide future parking (subject to consents). A pathway leads around the whole of the building.

🏠 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.

07 📍

New Testament of God Church, Lowden 📍
Chippenham, Wiltshire SN14 0DS

£120,000+ 🏠
Guide Price (Plus Fees*)

listed feature

On behalf of The Warden and Freeman of Malmesbury we are delighted to offer four attractive Grade II listed cottages for sale by public auction.

The cottages are conveniently located in the heart of this historic town, yet within a short distance of country walks and the picturesque River Avon. The old and new blend perfectly in Malmesbury, where narrow medieval streets, ancient monuments and historic gems are complimented by modern shopping and quaint boutiques. This thriving pretty market town offers a wealth of buildings of architectural interest including its ancient Abbey, whilst also having a wide range of shops, including a Waitrose, award winning schools and leisure facilities. Early tributaries of The River Avon pass around the town with pretty walks and the countryside close at hand. The town is also the perfect base from which to explore some of the South West's finest rural areas. As well as the Cotswolds - itself a fascinating blend of limestone villages and rolling countryside - families can explore Conygre Mead Nature Reserve, Westonbirt Arboretum and the Cotswold Water Park. A few miles from Malmesbury is Kemble, another truly hidden gem, and where you can find - and follow - the source of the River Thames.

There are public transport services and good road access to the larger towns of Cirencester, Chippenham, Swindon, Bath and Bristol whilst the M4 junction 17 is only five miles south. Trains from Chippenham (10 miles) and Kemble (5 miles) link with London Paddington within approximately an hour.





08

15-17 St. Johns Street
Malmesbury, Wiltshire SN16 9BW

£135,000+
Guide Price (Plus Fees*)

Attractive 3 bedroom Grade II Listed mid-terrace cottage in excellent condition, located in the historic heart of Malmesbury with an option to rent a nearby car parking space under licence for £60 a month.

The ground floor has been completely renovated to a high standard incorporating improved flood defences and impact mitigation features and comprises a stunning kitchen and lounge. On the first floor; landing, 2 bedrooms and a bathroom. A staircase leads to a large landing/study area and a further bedroom with exposed beams. The property has electric heating.

At the rear is a courtyard garden enclosed by a low stone wall.

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.



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The ground floor has been completely renovated to a high standard incorporating improved flood defences and impact mitigation features and comprises a stunning kitchen and lounge. On the first floor; landing, 2 double bedrooms and a shower room. A staircase leads to a further bedroom. The property has gas heating.

At the rear is a courtyard garden enclosed by a low stone wall.

09 

25 St. Johns Street 
Malmesbury, Wiltshire SN16 9BW

£125,000+ 
Guide Price (Plus Fees*)

 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.



🏠 **10**

📍 **27 St. Johns Street**
Malmesbury, Wiltshire SN16 9BW

🏷️ **£130,000+**
Guide Price (Plus Fees*)

Attractive 2 bedroom Grade II Listed end-terrace cottage in excellent condition, located in the historic heart of Malmesbury with garage.

The ground floor has been completely renovated to a high standard incorporating improved flood defences and impact mitigation features and comprises a stunning kitchen, lounge and cloakroom. On the first floor; landing, bedroom and a bathroom. A staircase leads to a further bedroom. The property has gas heating.

At the rear is a lovely fully enclosed garden with lawn and patio areas.

🌞 Energy Performance Certificate
N/A

📄 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.



Attractive 3 bedroom Grade II Listed end-terrace cottage in excellent condition, located in the historic heart of Malmesbury with an option to rent a nearby car parking space under licence for £60 a month.

The ground floor has been completely renovated to a high standard incorporating improved flood defences and impact mitigation features and comprises a stunning kitchen, lounge and snug. On the first floor; landing, 2 bedrooms and a bathroom. A staircase leads to a large further bedroom with exposed beams. The property has gas heating.

Access to the generously sized rear garden is from a road side gate or through rear patio doors. There is a lawn, a patio area with river frontage and mature fruit tree.

11 

1 St. Johns Bridge 
Malmesbury, Wiltshire SN16 9BL

£150,000+ 
Guide Price (Plus Fees*)

 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.



 **12**

 **22 Redland**
Chippenham, Wiltshire SN14 0JA

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

1 Bedroom mid-terrace bungalow for modernisation situated in a mature residential area of Chippenham on the favoured west side of town. Ideal investment or downsize.

The accommodation comprises; entrance hall, living/dining room, kitchen, double bedroom with built in wardrobes, study with door to garden and a bathroom. The property has double glazing and gas central heating.

The front garden is laid to lawn with potential to create off road parking (subject to consent). The rear garden has a gated access and is fully enclosed and laid to gravel.

 Energy Performance Certificate
Band C

 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.



2 Bedroom lower ground floor flat in need of modernisation.

The accommodation comprises communal entrance hall with staircase down to the flat. Entrance hall, lounge, kitchen, 2 bedrooms and bathroom. It measures about 63m². It has double glazing and electric heating.

There is an enclosed garden area off the lounge which overlooks the communal grounds. There is no allocated parking but on street parking is available in the vicinity.

The property is leasehold and a new 125 year lease will be created on completion.

13 

1 Bailey House, Forman Street 
Calne, Wiltshire SN11 8PG

£65,000+ 
Guide Price (Plus Fees*)

 Energy Performance Certificate
Band C

 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.



 **14**

 **39 St. Johns Road**
Frome, Somerset BA11 2BA

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

2 Bedroom ground floor flat in need of some updating. Situated in an established residential area and within easy reach of Frome town centre. Ideal investment or first time buy.

The accommodation comprises; entrance hall, living/dining room, kitchen, 2 double bedrooms and a bathroom. The property has double glazing and gas central heating. A new 125 year lease with peppercorn ground rent will be created.

Externally there is communal gardens. On street parking is available nearby on a 'first come first served' basis

In good order the flat should achieve a rental income in the region of £12,000 per annum.

 Energy Performance Certificate
Band D

 For further details visit
strakers.co.uk or call 01225 617030

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



1 Bedroom maisonette in need of minor modernisation situated in Calne town centre. Ideal investment or first time buy.

The accommodation comprises on the first floor; entrance hall, bedroom and bathroom. On the second floor; living/dining room and kitchen. The property has double glazing and electric heating. There is no allocated parking with the property but ample on-street parking in the area.

The property should achieve a rental income in the region of £9000 per annum.

A new 999 lease will be created and further details will be available prior to the auction.

15

32 Phelps Parade
Calne, Wiltshire SN11 0HA

£85,000+
Guide Price (Plus Fees*)

Energy Performance Certificate
Band D

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.



 **16**

 **40 Saxon Close**
Cricklade, Wiltshire SN6 6LZ

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

3 Bedroom end-terrace house for modernisation and situated in the popular town of Cricklade with its numerous amenities. Ideal investment or first time buy.

The accommodation comprises on the ground floor; entrance hall, living room, study, kitchen/dining room and WC. On the first floor; landing, 2 double bedrooms, 3rd bedroom and a bathroom. The property has double glazing and gas central heating.

There is a rear garden mainly laid to lawn with small patio area. The front garden is laid to lawn with pathway to front door.

On street parking is available nearby on a 'first come first served' basis.

 Energy Performance Certificate
Band C

 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.



2 Bedroom end-terrace bungalow in need of minor updating and situated within easy reach of Royal Wootton Bassett town centre with its numerous amenities.

The accommodation comprises; entrance hall, kitchen, dual aspect living room, 2 bedrooms and a shower room. The property has double glazing and gas heating.

The front garden is mainly laid to gravel with pathway to front door and a useful store. At the rear is a small area of lawn. On street parking is available nearby on a 'first come first served' basis.

17

92 Lime Kiln

Royal Wootton Bassett, Wiltshire SN4 7HG

£110,000+

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.



 **18**

 **22 Westwood Road**
Corsham, Wiltshire SN13 0NJ

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

Purpose built 1 bedroom first floor maisonette situated in an established residential area. Ideal investment or first time buy.

The accommodation comprises on the ground floor; entrance door and stairs to first floor. On the first floor; hallway, good size living/dining room, kitchen, double bedroom, bathroom and useful store room. The property has double glazing and gas central heating .

Externally there is a green area to the front and on street parking available on a 'first come first served' basis.

Leasehold - a new 999 lease will be created and further details will be available prior to the auction.

 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 Bedroom semi-detached house in need of renovation within a short level walk of the town centre with its numerous amenities.

The accommodation comprises on the ground floor; entrance porch, living room, shower room, inner hall, kitchen, 2 outbuildings and a store. On the first floor; landing and 2 bedrooms. There is scope to alter the internal layout to provide better and more flexible accommodation. There is double glazing and partial central heating.

The property has an enclosed rear garden laid mainly to lawn and a small courtyard area to the front. Whilst adjoining the town carpark, the property currently has pedestrian access only. Interested parties will need to make their own enquiries as to creating a vehicular access.

19

3 Coburgh Square
Melksham, Wiltshire SN12 7EP

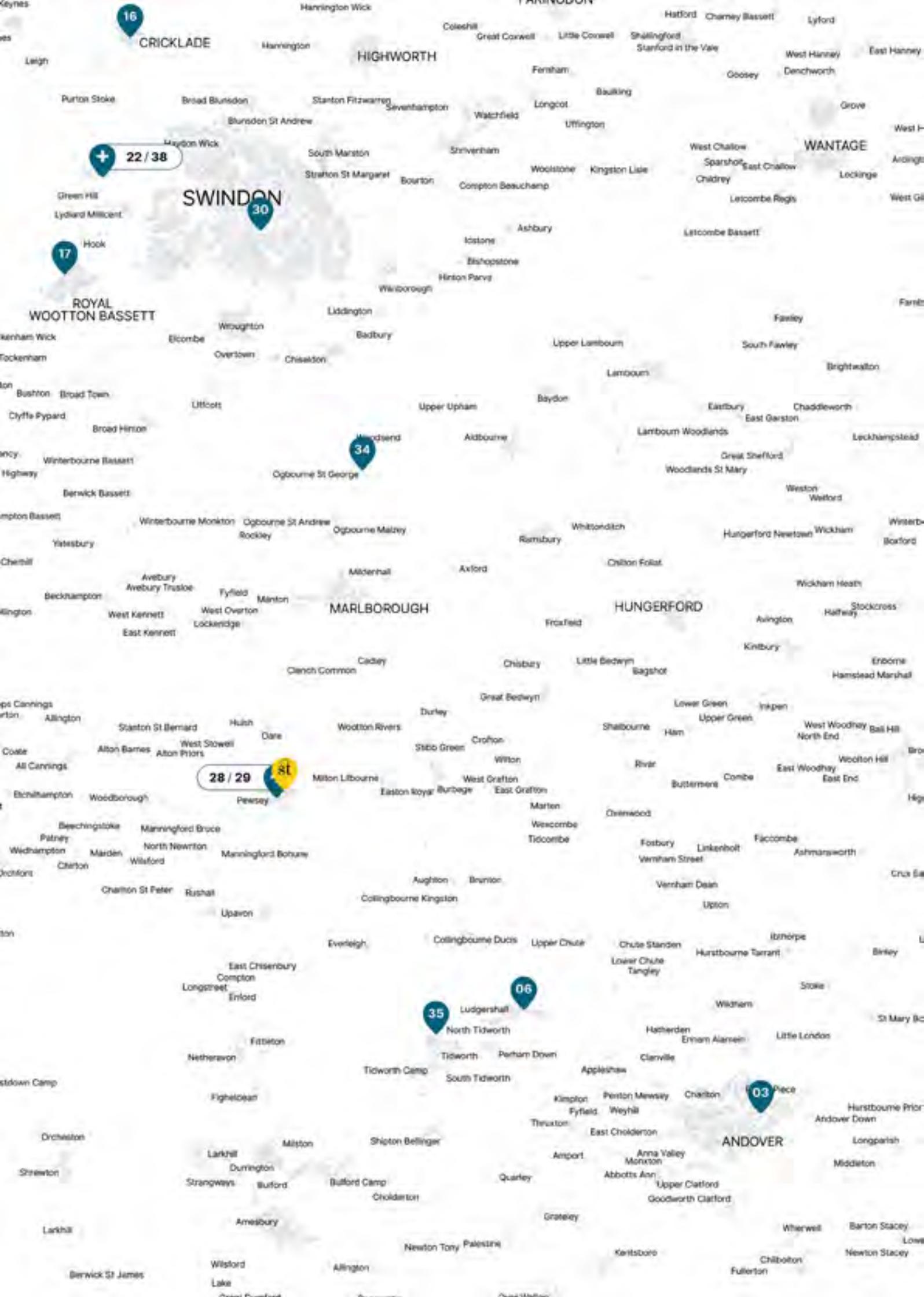
£80,000+
Guide Price (Plus Fees*)

Energy Performance Certificate
Band D

For further details visit
strakers.co.uk or call 01225 617030

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







 **20**

 **23 Whitegates**
Castle Combe, Chippenham, Wiltshire SN14 7HQ

 **£195,000+**
Guide Price (Plus Fees*)

3 Bedroom end-terrace house for modernisation. Situated in the desirable village of Castle Combe.

The accommodation comprises on the ground floor; storm porch, entrance hall, living room, dining room, kitchen, rear hall and WC. On the first floor; landing, 2 double bedrooms, 3rd bedroom and bathroom. The property has double glazing and oil fired heating.

Externally there is a small area of lawn to the front with path to front door. Gated side access leads you to the rear garden which is laid to lawn and shrubs.

 Energy Performance Certificate
Band D

 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 mid-terrace house for modernisation. Situated in the desirable village of Castle Combe.

The accommodation comprises on the ground floor; storm porch, entrance hall, living room, dining room, kitchen, rear hall and WC. On the first floor; landing, 2 double bedrooms, 3rd bedroom and bathroom. The property has double glazing and oil fired heating.

Externally there is a small area of lawn to the front with path to front door. The rear garden is laid to lawn and shrubs.

21

25 Whitegates
Castle Combe, Chippenham, Wiltshire SN14 7HQ

£170,000+
Guide Price (Plus Fees*)

Energy Performance Certificate
Band C

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.



🏠 **22**

📍 **60 Reids Piece**
Purton, Swindon, Wiltshire SN5 4AZ

🏷️ **£100,000+**
Guide Price (Plus Fees*)

3 Bedroom semi-detached house of non-standard construction situated at the end of a cul de sac within the popular village of Purton. Ideal investment.

The accommodation comprises on the ground floor; entrance hall, living room and kitchen/dining room with door to the garden. On the first floor; landing, 2 double bedrooms, 3rd bedroom and shower room. The property has double glazing and gas central heating.

The rear garden is mainly laid to lawn with a gated side access. The front garden is laid to lawn with pathway to front door. On street parking is available nearby on a 'first come first served' basis.

🏠 Energy Performance Certificate
Band D

📄 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.



11 Garages in four blocks and located in a large residential estate. The garages have 'up and over' doors and are located to the rear of properties. Excellent investment potential.

The extent of the garages is shown edged red for identification purposes only on the plan with access right shown hatched blue.

Frome is a historic market town, just under 13 miles from Bath and surrounded by beautiful countryside. The town has many amenities, including good schools, two theatres, a cinema, and a station with rail links to Bath, Bristol and London Paddington.

23

11 Garages off Feltham Drive
Frome, Somerset BA11 5AW

£30,000+
Guide Price (Plus Fees*)

Energy Performance Certificate
N/A

For further details visit
strakers.co.uk or call 01225 617030

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



Block of 4 garages situated in a single block and located in a large residential estate and close to blocks of flats. The garages have 'up and over' doors and a forecourt to the front. A retained right of access exists for the benefit of the adjoining properties. Excellent investment potential.

The extent of the garages is shown edged red for identification purposes only on the plan.

Frome is a historic market town, just under 13 miles from Bath and surrounded by beautiful countryside. The town has many amenities, including good schools, two theatres, a cinema, and a station with rail links to Bath, Bristol and London Paddington.

24

4 Garages at Feltham Drive
Frome, Somerset BA11 5AF

£15,000+
Guide Price (Plus Fees*)

Energy Performance Certificate
N/A

For further details visit
strakers.co.uk or call 01225 617030

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



 **25**

 **105 Parklands**
Malmesbury, Wiltshire SN16 0QL

 **£105,000+**
Guide Price (Plus Fees*)

2 Bedroom semi-detached bungalow of non standard construction situated in an established residential area within easy reach of Malmesbury town centre with its numerous amenities. Ideal investment.

The accommodation comprises; entrance hall with storage cupboard, living/dining room, kitchen, rear hall, store, 2 bedrooms and a shower room. The property has electric heating and double glazing.

There is an enclosed rear garden mainly laid to lawn. The front garden has a driveway providing off road parking behind double gates and pathway to front door.

 Energy Performance Certificate
Band D

 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.



3 Bedroom semi-detached house with a large rear garden offering potential for extension (subject to consents) in the popular village of Southwick. Ideal first time buy or investment.

The accommodation comprises on the ground floor; entrance hall, living room, dining room, kitchen, rear lobby and WC. On the first floor; 3 good-sized bedrooms and a family bathroom. The property has double glazing and gas heating.

There is a front garden, laid mainly to lawn with path to front door. At the rear is a large enclosed garden laid mainly to lawn offering scope for extension (subject to consents). On street parking is available nearby on a 'first come first served' basis.

26 

35 Frome Road 
Southwick, Trowbridge, Wiltshire BA14 9QG

£160,000+ 
Guide Price (Plus Fees*)

 Energy Performance Certificate
Band D

 For further details visit
strakers.co.uk or call 01225 617030

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



 **27**

 **11 Leylands Road**
Corsham, Wiltshire SN13 0NL

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

A well proportioned 2 bedroom first floor purpose built maisonette situated in an established residential area in need of updating. Ideal investment or first time buy.

The accommodation comprises; entrance door with stairs to first floor, entrance hall, living/dining room, kitchen/breakfast room, 2 bedrooms, bathroom and walk in storage cupboard. The property has double glazing and gas central heating.

There is on street parking nearby and grassed areas to the front and rear.

A new 999 lease will be created and further details will be available prior to the auction.

 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.



Mixed-use investment situated in the heart of Pewsey and comprising a retail unit on the ground floor with 2 bedroom flat over. Grade II listed.

The ground floor retail shop is currently let as a dog grooming parlour on a 5 year lease commencing 1st August 2024 at £9,000 per annum (+vat). It has an internal floor area of about 53m².

The maisonette above is vacant and comprises on the first floor; landing, lounge, kitchen, bedroom and bathroom. On the second floor; large landing/study area and bedroom. There is electric heating. Potential income of about £10,800 per annum.

At the rear is an enclosed garden mainly laid to lawn with a useful outbuilding.

28 

1 & 1A Market Place 
Pewsey, Wiltshire SN9 5AA

£220,000+ 
Guide Price (Plus Fees*)

 Energy Performance Certificate
1: Band B / 1a: Band E

 For further details visit
strakers.co.uk or call 01672 551 154

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



📍 **29**

📍 **2 & 2A Market Place**
Pewsey, Wiltshire SN9 5AA

🏠 **£170,000+**
Guide Price (Plus Fees*)

Mixed-use investment situated in the heart of Pewsey and comprising a retail unit on the ground floor with 2 bedroom flat over. Grade II listed.

The ground floor retail shop is currently let as a gallery £6,600 per annum (+vat), but will be vacant on completion. It has an internal floor area of about 45m².

The maisonette above is tenanted at £7,200 per annum and comprises on the first floor; landing, lounge, dining room, kitchen and bathroom. On the second floor; landing and 2 bedrooms. There is electric heating.

At the rear is an enclosed garden mainly laid to lawn.

🏠 Energy Performance Certificate
2: CEPC Band B / 2a: Band E

📄 For further details visit
strakers.co.uk or call 01672 551 154

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



Older style 2 bedroom mid-terrace house in need of updating in this well established area of Swindon. Ideal first time buy or investment.

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

The rear garden is laid to patio and shrubs with potential to create off road parking (subject to consent), there is resident permit parking on the surrounding roads.

In good order the property should achieve rental income of about £11,500 per annum.

30 

3 Medgbury Place 
Swindon, Wiltshire SN1 2AR

£140,000+ 
Guide Price (Plus Fees*)

 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.



🏠 **31**

📍 **34 Austin Close**
Frome, Somerset BA11 5AY

🏷️ **£65,000+**
Guide Price (Plus Fees*)

1 Bedroom ground floor flat in need of modernisation and situated in a mature residential area. Ideal investment or first time buy.

The accommodation comprises; entrance hall, lounge, kitchen, bedroom and bathroom. The property has double glazing and gas central heating. A new 125 year lease with peppercorn ground rent will be created.

Externally there are communal gardens to the front and rear. On street parking is available on a 'first come first served' basis.

In good order the property could achieve a rental income in the region of £10,000 per annum.

🏠 Energy Performance Certificate
Band C

📄 For further details visit
strakers.co.uk or call 01225 617030

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



Derelict former chapel situated in a rural village location with potential for future development (subject to planning).

The chapel has in the past been used as a store but in recent times has fallen into disrepair. It has external measurements of about 5.7m x 8.3m which equates to 47.3m² (510ft²).

The chapel fronts on to the village road with land to either side and backs onto a field at the rear. It is shown edged red for identification purposes only on the aerial photo.

Brokenborough is a small village only a short distance from the historic town of Malmesbury.

32 

The Old Chapel, Brokenborough 
Malmesbury, Wiltshire SN16 0HY

£50,000+ 
Guide Price (Plus Fees*)

 Energy Performance Certificate
N/A

 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.



 **33**

 **147 Mayenne Place**
Devizes, Wiltshire SN10 1QS

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

2 Bedroom second floor flat for modernisation in a residential area towards the outskirts of Devizes. Ideal investment or first time buy.

The accommodation comprises entrance hall, living/dining room, kitchen, 2 double bedrooms and a bathroom. The property has double glazing and gas central heating. A new 125 year lease with peppercorn ground rent will be created.

Externally there is a communal garden and on street parking nearby on a 'first come first served' basis.

In good order the property could achieve a rental income in the region of £9,600 per annum.

 Energy Performance Certificate
Band C

 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.



Single block of 5 garages in a residential area only a short distance from the village centre. The garages have up and over doors and a forecourt area to the front for further parking.

The extent of the garages is shown edged red for identification purposes only on the plan.

Ogbourne St George is a popular village close to Marlborough with a thriving community and good local facilities. The village is surrounded by fabulous rolling countryside providing wonderful walking, riding and cycling opportunities.

34

5 Garages at Liddiards Green
Ogbourne St George, Marlborough, Wiltshire SN8 1SP

£25,000+
Guide Price (Plus Fees*)

Energy Performance Certificate
N/A

For further details visit
strakers.co.uk or call 01672 551 154

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



11 Garages in two blocks and located in a large residential estate. The garages have 'up and over' doors and are located to the rear of properties. Also included in the sale is the forecourt area, pathway and verge. Some adjoining and adjacent properties have access rights over the land. Excellent investment potential.

The extent of the garages is shown edged red for identification purposes only on the aerial photo.

Tidworth is located on the Eastern edge of Salisbury Plain and provides a range of shopping and leisure facilities and junior schools. The larger centres of Salisbury and Andover are a short distance away with mainline railway stations and easy access to the A303/M3.

35

11 Garages at Hill Top Avenue
Tidworth, Wiltshire SP9 7JQ

£35,000+
Guide Price (Plus Fees*)

Energy Performance Certificate
N/A

For further details visit
strakers.co.uk or call 01672 551 154

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



36

Building Plot off High Street
Rowde, Devizes, Wiltshire SN10 2PN

£135,000+
Guide Price (Plus Fees*)

Village building plot with consent for a 4 bedroom detached house with GIA about 172m² (1,850ft²). Popular village location.

Planning consent was granted by Wiltshire Council under Application No PL/2025/02032 on the 4th September 2025. All pre-commencement conditions have been discharged.

The approved plans comprise on the ground floor; entrance hall, living/dining room, kitchen, utility room and cloakroom. On the first floor; landing, 2 bedrooms with en-suites, 2 further bedrooms and a bathroom. Integral garage, driveway parking and garden.

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.



Village building plot with consent for a 3 bedroom detached house with GIA about 119m² (1,280ft²). Popular village location adjoining new convenience store.

Planning consent was granted by Wiltshire Council under Application No PL/2025/02032 on the 4th September 2025. All pre-commencement conditions have been discharged. The site has been cleared with live water and electrical connections available.

The approved plans comprise on the ground floor; entrance hall, living room, kitchen/dining room, utility room and cloakroom. On the first floor; landing, principle bedroom with en-suite, 2 further bedrooms and a bathroom. Parking for 2 cars and a garden.

37

Building Plot off Marsh Lane
Rowde, Devizes, Wiltshire SN10 2NP

£90,000+
Guide Price (Plus Fees*)

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.



 **38**

 **126 Reids Piece**
Purton, Wiltshire SN5 4AY

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

1 Bedroom semi-detached bungalow for modernisation. Situated in a residential area on the outskirts of the popular village of Purton. Ideal investment or downsize.

The accommodation comprises; entrance porch with useful store, hallway, living room, kitchen, bedroom and shower room. There is electric heating and double glazing.

The property has a good size front garden laid to lawn with potential to create off road parking (subject to consent). Gated access to the rear garden which is laid mainly to lawn with a patio area.

 Energy Performance Certificate
Band D

 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.



3 Bedroom semi-detached house situated in an established residential area close to numerous amenities and within easy reach of the town centre. Ideal first time buy or investment purchase.

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

To the front is an area laid to lawn with potential to create off road parking (subject to consents), side access leads to a brick built garden store and good-sized rear garden.

39 

12 Southway 
Trowbridge, Wiltshire BA14 7AJ

£125,000+ 
Guide Price (Plus Fees*)

 Energy Performance Certificate
Band D

 For further details visit
strakers.co.uk or call 01225 617030

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



🏠 **40**

📍 **The Old Post Office, High Street**
Potterne, Wiltshire SN10 5NA

🏷️ **£180,000+**
Guide Price (Plus Fees*)

3/4 Bedroom end-terrace cottage believed to date from the 1600's and requiring renovation. Situated in the heart of the village the attractive cottage still retains many period features including fireplaces, exposed walls and panelling.

The Grade II listed thatched cottage comprises on the ground floor; entrance hall, living room, dining room, kitchen/breakfast room, utility and cloakroom. On the first floor; landing, 2 bedrooms with en-suites, further bedroom, study/bedroom 4 and family bathroom. There is a staircase to 2 useful attic rooms.

There is a paved courtyard garden to the rear, at the front is a cobbled area which provides parking.

🏠 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.



1 Bedroom second floor flat in need of updating in a residential area towards the outskirts of Devizes. Ideal investment or first time buy.

The accommodation comprises; entrance hall, living/dining room, kitchen, double bedroom and bathroom. The property has double glazing and gas central heating. A new 125 year lease with peppercorn ground rent will be created.

Externally there is a communal garden and on street parking nearby on a 'first come first served' basis.

In good order the property could achieve a rental income in the region of £9,000 per annum.

41

55 Mayenne Place
Devizes, Wiltshire SN10 1QW

£70,000+
Guide Price (Plus Fees*)

Energy Performance Certificate
Band C

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.



 **42**

 **20 Redland**
Chippenham, Wiltshire SN14 0JA

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

1 Bedroom mid-terrace bungalow for modernisation situated in a mature residential area of Chippenham on the favoured west side of town. Ideal investment or downsize.

The accommodation comprises; entrance hall, living/dining room, kitchen, double bedroom with built in wardrobes, study with door to garden and a bathroom. The property has double glazing and gas central heating.

The front garden is laid to lawn with potential to create off road parking (subject to consent). The rear garden has a gated access and is fully enclosed and laid to gravel.

 Energy Performance Certificate Band C

 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.



2 Bedroom semi-detached house of non-standard Woolaway construction. 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, kitchen and store room. On the first floor; landing, 2 double bedrooms and a bathroom. There is double glazing and gas heating.

Outside there is a gravel driveway at the front with space for a couple of cars. At the rear is a good-sized enclosed garden mainly laid to lawn with a patio area.

43 

41 Heathfield 
Chippenham, Wiltshire SN15 1BQ

£130,000+ 
Guide Price (Plus Fees*)

 Energy Performance Certificate
Band D

 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.



 **44**

 **1 Bargates**
Box, Corsham, Wiltshire SN13 8LS

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

2 Bedroom end-terrace bungalow for modernisation and situated in a mature residential area of this the popular village. Close to local amenities. Ideal investment or downsizer.

The accommodation comprises; entrance hall, living/dining room, kitchen, rear porch/utility, store, 2 bedrooms and a shower room. The property has double glazing and gas central heating.

There is a gravel driveway to the front with pathway to front door, side access leads to the rear garden with a range of shrubs.

 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.



4 Bedroom detached house situated in a small development in the centre of Melksham backing onto King George park. The property is in need of minor updating. Ideal investment or family home.

The accommodation comprises on the ground floor; entrance hall, dual aspect living room, dining room, kitchen, WC and utility room with door to the garden. On the first floor; landing, principle bedroom with ensuite, 3 further bedrooms and a bathroom. The property has double glazing and gas central heating.

To the front is a garden mainly laid to lawn with path to front door, garage and driveway. To the rear is a large raised deck (which requires attention) and large enclosed lawn.

45 

4 Webbs Close 
Melksham, Wiltshire SN12 7PA

£235,000+ 
Guide Price (Plus Fees*)

 Energy Performance Certificate
TBC

 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.



 **46**

 **15 Oate Hill**
Chippenham, Wiltshire SN15 3LE

 **£130,000+**
Guide Price (Plus Fees*)

3 Bedroom semi-detached house of non-standard construction. Situated on a good-sized plot within easy reach of Chippenham town centre. Ideal investment.

The accommodation comprises on the ground floor; entrance hall, lounge, kitchen, side porch and brick store. On the first floor; landing, 3 bedrooms and a bathroom. The property has double glazing and electric heating.

Externally the front garden is laid to gravel and concrete providing off road parking for 2 cars. There is a large enclosed rear garden, mainly laid to lawn. Potential for extension (subject to consent).

 Energy Performance Certificate
Band D

 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.



1 Bedroom mid-terrace bungalow for modernisation situated in a mature residential area of Chippenham on the favoured west side of town. Ideal investment or downsize.

The accommodation comprises; entrance hall, living/dining room, kitchen, double bedroom with built in wardrobes, study with door to garden and a shower room. The property has double glazing and gas central heating.

The front garden is laid to lawn with pathway to front door. The rear garden has a gated access and is fully enclosed and laid to grass. On street parking available nearby on a 'first come first served' basis.

47

19 Saxon Street
Chippenham, Wiltshire SN14 0LP

£85,000+
Guide Price (Plus Fees*)

Energy Performance Certificate
Band C

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.



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first class

Recognised by the judges for their outstanding levels of customer service, our Lettings team have won Best Agent in Devizes at The British Property Awards (for a third successive year).

strakers



A charming collection of just four beautiful 3 and 4 bed eco homes nestled in the picturesque village of Chirton. Each home offers a thoughtful blend of modern living and timeless craftsmanship by award-winning developer Calibre Homes. Anticipated completion Winter 2026 - register now for priority launch updates.

DOUBLE HEDGES

01380 723 451
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CALIBRE HOMES
S W LTD



A vibrant new community of 14 high-quality, net-zero homes in the village of Poulshot. Designed with sustainability and modern living in mind, the development offers a range of 2-5 bedroom properties all finished to a high specification. Prices from £370,000.

GAIGER

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GLOSSARY

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

Wherever it makes sense:

- 'month' means calendar month
- singular words can be read as plurals, and plurals as singular words
- a 'person' includes a corporate body
- references to legislation and regulations are to that legislation and those regulations as modified or re-enacted by the date of the auction or the contract date (as applicable)
- references to official guidance and procedures and to the recommendations of a supervisory body are to that guidance and those procedures and recommendations as at the date of the auction or the contract date (as applicable) and
- where the following words appear in small capitals, they have the specified meanings.

ACTUAL COMPLETION DATE

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

ADDENDUM

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

AGREED COMPLETION DATE

Subject to CONDITION G9.3:

(a) the date specified in the SPECIAL CONDITIONS; or (b) if no date is specified, 20 BUSINESS DAYS after the CONTRACT DATE; but if that date is not a BUSINESS DAY the first subsequent BUSINESS DAY.

AML

Anti-money laundering, an expression that includes all laws, regulations and procedures designed to check that money and assets are not the proceeds of crime nor to be used in terrorism.

AML INFORMATION

Information about YOUR identity, that of the BUYER (if not you), the source of funds and otherwise sufficient to satisfy us that there is unlikely to be any breach of AML REGULATIONS if you bid at the AUCTION, or the BUYER pays a DEPOSIT, or the BUYER buys a LOT.

AML REGULATIONS

AML regulations at the date of the AUCTION (whether legal requirements, official guidance or recommendations of a supervisory body) to the extent that they must or should be complied with by the AUCTIONEER or (in addition) apply to AUCTIONS and transactions governed by the CAC.

APPROVED FINANCIAL INSTITUTION

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

ARREARS

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

ARREARS SCHEDULE

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

AUCTION

The auction advertised in the CATALOGUE or on the WEBSITE.

AUCTION CONDUCT CONDITIONS

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

AUCTIONEERS

The auctioneers at the AUCTION.

BUSINESS DAY

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

BUYER

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

CATALOGUE

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

COMPLETION

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

CONDITION

One of the AUCTION CONDUCT CONDITIONS or SALE CONDITIONS.

CONTRACT

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

CONTRACT DATE

The date of the AUCTION or, if the LOT is sold before or after the AUCTION: (a) the date of the SALE MEMORANDUM signed by both the SELLER and BUYER; or (b) if CONTRACTS are exchanged, the date of exchange. If exchange is not effected in person or by an irrevocable agreement to exchange made by telephone, fax or email the date of exchange is the date on which both parts have been signed and posted or otherwise placed beyond normal retrieval.

DOCUMENTS

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

EXTRA GENERAL CONDITIONS

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

FINANCIAL CHARGE

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

GENERAL CONDITIONS

The SALE CONDITIONS, headed 'General conditions of sale', including any EXTRA GENERAL CONDITIONS.

INTEREST RATE

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

LOT

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

OLD ARREARS

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

PARTICULARS

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

PRACTITIONER

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

PRICE

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

READY TO COMPLETE

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

SALE CONDITIONS

The GENERAL CONDITIONS as varied by any SPECIAL CONDITIONS or ADDENDUM, but no condition is a SALE CONDITION to the extent that it purports to vary, exclude or replace any AUCTION CONDUCT CONDITION (or all of them) unless that condition has been specifically agreed in writing with the AUCTIONEERS before the date of the AUCTION.

SALE MEMORANDUM

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

SELLER

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

SPECIAL CONDITIONS

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

TENANCIES

Tenancies, leases, licences to occupy and agreements for lease and any documents varying or supplemental to them.

TENANCY SCHEDULE

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

TRANSFER

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

TUPE

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

VAT

Value added tax or other tax of a similar nature.

VAT OPTION

An option to tax.

WE (and US and OUR)

The AUCTIONEERS.

WEBSITE

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

YOU (and YOUR)

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

Additions to the Glossary**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.

AUCTION CONDUCT CONDITIONS

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

A1 Introduction

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

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

A2 OUR role

A2.1 As agents for each SELLER WE have authority to

- (a) prepare the CATALOGUE and particulars from information supplied by or on behalf of each SELLER
- (b) offer each LOT for sale
- (c) sell each LOT
- (d) receive and hold DEPOSITS
- (e) sign each SALE MEMORANDUM and
- (f) treat a CONTRACT as repudiated if the BUYER fails to sign a SALE MEMORANDUM or pay a DEPOSIT as required by these AUCTION CONDUCT CONDITIONS or fails to provide AML INFORMATION.

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

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

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

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

A2.6 WE reserve the right to refuse YOUR bid unless YOU have previously complied with OUR registration formalities as set out on OUR WEBSITE or in the CATALOGUE.

A3 Bidding and reserve prices

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

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

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

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

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

A4 The PARTICULARS and other information

A4.1 WE have taken reasonable care to prepare PARTICULARS that correctly describe each LOT. The PARTICULARS are based on information supplied by or on behalf of the SELLER. YOU need to check that the information in the PARTICULARS is correct.

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

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

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

A5 The CONTRACT

A5.1 A successful bid is one WE accept as such. This CONDITION (A5) applies to the BUYER but only to YOU if YOU are the successful bidder on behalf of the BUYER.

A5.2 The buyer:

- (a) must buy the lot on the terms of the SALE MEMORANDUM at the PRICE YOU bid (plus VAT, if applicable)
- (b) is not obliged to pay any other money, expenses, charges or consideration to the SELLER, the SELLER'S agent, or to anyone else, unless the amount is either specifically stated in the SPECIAL CONDITIONS or is:

i - a contribution to insurance costs as provided by CONDITION G3.2

ii - apportionments and/or interest pursuant to CONDITION G10

iii - ARREARS as provided by CONDITION G11 or

iv - a payment to US if specified in CONDITION A6.

A5.3 YOU must:

- (a) provide all information WE need from YOU to enable US to complete the SALE MEMORANDUM
- (b) sign the completed SALE MEMORANDUM as BUYER (or as agent for the BUYER), failing which WE are authorised to sign it on the BUYER'S behalf and
- (c) pay the DEPOSIT

and if you do not, we may as agent for the seller treat that failure as your repudiation of the contract and offer the lot for sale again; the seller may then have a claim against you for breach of contract.

A5.4 The DEPOSIT:

- (a) must be paid in pounds sterling in the manner stipulated in CONDITION A6
- (b) may be declined by US unless drawn on YOUR account, or that of the BUYER, or of another person who would not expose US to a breach of AML REGULATIONS
- (c) is to be held by US (or, at OUR option, the SELLER'S conveyancer) and
- (d) is to be held as stakeholder where VAT would be chargeable on the DEPOSIT were it to be held as agent for the SELLER, but otherwise is to be held as stakeholder unless the SALE CONDITIONS require it to be held as agent for the SELLER.

A5.5 WE may retain the SALE MEMORANDUM signed by or on behalf of the SELLER until the DEPOSIT has been received in cleared funds.

A5.6 Where WE hold the DEPOSIT as stakeholder, WE are authorised to release it (and interest on it if applicable) to the SELLER on COMPLETION or, if COMPLETION does not take place, to the person entitled to it under the SALE CONDITIONS.

A5.7 If the BUYER does not comply with their obligations under the CONTRACT, then:

- (a) YOU are personally liable to buy the LOT even if you are acting as an agent and
- (b) YOU must indemnify the SELLER in respect of any loss the SELLER incurs as a result of the BUYER'S default.

A5.8 Where the BUYER is a company, YOU warrant that the BUYER is properly constituted and able to buy the LOT.

Amendments and Additions to the Auction Conduct Conditions

Amendments to section A5

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.

A5.3 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.

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.

A5.9 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.

A5.10 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.

General Conditions of Sale

G1 The LOT

G1.1 The LOT (including any rights to be granted or reserved, and any exclusions from it) is described in the SPECIAL CONDITIONS, or, if not so described, is that referred to in the SALE MEMORANDUM.

G1.2 The LOT is sold subject to any TENANCIES disclosed by the SPECIAL CONDITIONS, but otherwise with vacant possession on COMPLETION.

G1.3 The LOT is sold subject to all matters contained or referred to in the documents. The SELLER must discharge FINANCIAL CHARGES on or before COMPLETION.

G1.4 The LOT is also sold subject to such of the following as may affect it, whether they arise before or after the CONTRACT DATE and whether or not they are disclosed by the SELLER or are apparent from inspection of the LOT or from the DOCUMENTS:

- (a) matters registered or capable of registration as local land charges
- (b) matters registered or capable of registration by any competent authority or under the provisions of any statute
- (c) notices, orders, demands, proposals and requirements of any competent authority
- (d) charges, notices, orders, restrictions, agreements and other matters relating to town and country planning, highways or public health
- (e) rights, easements, quasi-easements, and wayleaves
- (f) outgoing and other liabilities
- (g) any interest which overrides, under the *Land Registration Act 2002*
- (h) matters that ought to be disclosed by the searches and enquiries a prudent buyer would make, whether or not the buyer has made them and
- (i) anything the seller does not and could not reasonably know about.

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

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

G1.7 The LOT does not include any tenant's or trade fixtures or fittings. The SPECIAL CONDITIONS state whether any chattels are included in the LOT, but if they are:

- (a) the BUYER takes them as they are at COMPLETION and the SELLER is not liable if they are not fit for use and
- (b) the SELLER is to leave them at the LOT.

G1.8 The BUYER buys with full knowledge of:

- (a) the DOCUMENTS, whether or not the BUYER has read them and

(b) the physical condition of the LOT and what could reasonably be discovered on inspection of it, whether or not the BUYER has inspected it.

G1.9 The BUYER admits that they are not relying on the information contained in the PARTICULARS or on any representations made by or on behalf of the SELLER, but the BUYER may rely on the SELLER'S conveyancer's written replies to written enquiries to the extent stated in those replies.

G2 Deposit

G2.1 The amount of the DEPOSIT is the greater of:

- (a) any minimum DEPOSIT stated in the AUCTION CONDUCT CONDITIONS (or the total PRICE, if this is less than that minimum) and
- (b) 10% of the PRICE (exclusive of any VAT on the PRICE).

G2.2 If the DEPOSIT is not paid in full by the time stated in the AUCTIONEER'S terms and conditions (time is of the essence for the CONTRACT), or if a cheque for all or part of the DEPOSIT is not cleared on first presentation, the SELLER may treat the CONTRACT as at an end and bring a claim against the BUYER for breach of CONTRACT.

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

G3 Between contract and completion

G3.1 From the CONTRACT DATE, the SELLER has no obligation to insure the LOT and the BUYER bears all risks of loss or damage unless:

- (a) the LOT is sold subject to a TENANCY that requires the SELLER to insure the LOT or
- (b) the SPECIAL CONDITIONS require the SELLER to insure the LOT.

G3.2 If the SELLER is required to insure the LOT, then the SELLER:

- (a) must produce to the BUYER on request all relevant insurance details
- (b) must use reasonable endeavours to maintain that or equivalent insurance and pay the premiums when due
- (c) gives no warranty as to the adequacy of the insurance
- (d) must at the request of the BUYER use reasonable endeavours to have the BUYER'S interest noted on the policy if it does not cover a contracting purchaser
- (e) must, unless otherwise agreed, cancel the insurance at COMPLETION, apply for a refund of the premium and (subject to the rights of any tenant or other third party) pay that refund to the BUYER and
- (f) (subject to the rights of any tenant or other third party) hold on trust for the BUYER any insurance payments that the SELLER receives in respect of loss or damage arising after the contract date, or assign to the buyer the benefit of any claim

and the buyer must on completion reimburse to the seller the cost of that insurance as from the contract date (to the extent not already paid by the buyer or a tenant or other third party).

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

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

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

G4 Title and identity

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

G4.2 The following provisions apply only to any of the following DOCUMENTS that are not made available before the AUCTION:

- (a) if the lot is registered land, the SELLER is to give to the BUYER within five BUSINESS DAYS of the CONTRACT DATE an official copy of the entries on the register and title plan and, where noted on the register, an official copy of all DOCUMENTS subject to which the LOT is being sold.
- (b) if the LOT is not registered land, the SELLER is to give to the BUYER within five BUSINESS DAYS of the CONTRACT DATE an abstract or epitome of title starting from the root of title mentioned in the SPECIAL CONDITIONS (or, if none is mentioned, a good root of title more than 15 years old) and must produce to the BUYER the original or an examined copy of every relevant DOCUMENT.
- (c) if title is in the course of registration, title is to consist of:
 - i - certified copies of the application for registration of title made to the Land Registry and of the DOCUMENTS accompanying that application
 - ii - evidence that all applicable stamp duty land tax relating to that application has been paid and
 - iii - a letter under which the SELLER or their conveyancer agrees to use all reasonable endeavours to answer any requisitions raised by the Land Registry and to instruct the Land Registry to send the completed registration DOCUMENTS to the BUYER.
- (d) The BUYER has no right to object to or make requisitions on any title information after COMPLETION or, if earlier, more than seven BUSINESS DAYS after that information has been given to the BUYER.

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

- (a) the covenant set out in section 3 of the *Law of Property (Miscellaneous Provisions) Act 1994* shall not extend to matters recorded in registers open to public inspection; these are to be treated as within the actual knowledge of the BUYER, and
- (b) the covenant set out in section 4(1)(b) of the *Law of Property (Miscellaneous Provisions) Act 1994* shall not extend to any condition or tenant's obligation relating to the state or condition of the LOT where the LOT is leasehold property.

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

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

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

G5 TRANSFER

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

- 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
- 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:

- 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
- the form of new lease is that described by the SPECIAL CONDITIONS and
- 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 (plus VAT if applicable) adjusted to take account of apportionments and interest under CONDITION G10
- any amounts payable under CONDITIONS G3.2 and G11 but no other amounts unless stated in the special conditions.

G6.3 Payment is to be made in pounds sterling and only by:

- direct transfer from the BUYER'S conveyancer to the SELLER'S conveyancer and
- 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:

- terminate the CONTRACT;
- claim the DEPOSIT and any interest on it if held by a stakeholder
- forfeit the DEPOSIT and any interest on it
- resell the LOT and
- 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:

- terminate the CONTRACT and
- recover the DEPOSIT and any interest on it from the SELLER or, if applicable, a stakeholder.

G8 If the CONTRACT is brought to an end

G8.1 If the CONTRACT is lawfully brought to an end:

- the BUYER must return all papers to the SELLER and appoints the SELLER their agent to cancel any registration of the CONTRACT and
- 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

- use all reasonable endeavours to obtain the licence at the SELLER'S expense and
- enter into any authorised guarantee agreement (AGA) properly required (procuring a guarantee of that AGA if lawfully required by the landlord).

G9.5 The BUYER must promptly

- provide references and other relevant information and
- comply with the landlord's lawful requirements.

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

G10 Interest and apportionments

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

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

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

- the BUYER is liable to pay interest and
- 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:

- the SELLER receives income and is liable for outgoings for the whole of the day on which apportionment is to be made
- annual income and expenditure accrue at an equal daily rate assuming 365 days in a year (or 366 in a leap year), and income and expenditure relating to some other period accrue at an equal daily rate during the period to which they relate and
- where the amount to be apportioned is not known at COMPLETION apportionment is to be made by reference to a reasonable estimate and further payment is to be made by the SELLER or BUYER as appropriate within five BUSINESS DAYS of the date when the amount is known.

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

G11 ARREARS

Part 1 – Current rent

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

G11.2 If on COMPLETION there are any ARREARS of current rent the BUYER must pay them, whether or not details of those ARREARS are given in the SPECIAL CONDITIONS.

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

Part 2 - BUYER to pay ARREARS

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

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

G11.6 If those ARREARS are not OLD ARREARS, the BUYER'S obligation under CONDITION G11.5 is conditional on the SELLER assigning to the BUYER all rights that the SELLER has to recover those ARREARS.

Part 3 – BUYER not to pay ARREARS

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

- so state or
- give no details of any ARREARS.

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

- try to collect them in the ordinary course of management but need not take legal proceedings or forfeit the TENANCY
- pay them to the SELLER within five BUSINESS DAYS of receipt in cleared funds (plus interest at the INTEREST RATE calculated on a daily basis for each subsequent day's delay in payment)
- on request, at the cost of the SELLER, assign to the SELLER

or as the SELLER may direct the right to demand and sue for OLD ARREARS, such assignment to be in such form as the SELLER'S conveyancer may reasonably require

- if reasonably required, allow the SELLER'S conveyancer to have on loan the counterpart of any TENANCY against an undertaking to hold it to the BUYER'S order
- not without the consent of the SELLER, release any tenant or surety from liability to pay ARREARS or accept a surrender of or forfeit any TENANCY under which ARREARS are due and
- if the BUYER disposes of the LOT prior to recovery of all ARREARS, obtain from the BUYER'S successor in title a covenant in favour of the SELLER in similar form to part 3 of this CONDITION (G11).

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

G12 Management

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

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

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

- the SELLER must comply with the BUYER'S reasonable requirements unless to do so would (but for the indemnity in bullet (c) below) expose the SELLER to a liability that the SELLER would not otherwise have, in which case the SELLER may act reasonably in such a way as to avoid that liability;
- if the SELLER gives the BUYER notice of the SELLER'S intended act and the BUYER does not object within five BUSINESS DAYS, giving reasons for the objection, the SELLER may act as the SELLER intends; and
- the BUYER is to indemnify the SELLER against all loss or liability the SELLER incurs through acting as the BUYER requires, or by reason of delay caused by the BUYER.

G13 Rent deposits

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

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

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

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

- observe and perform the SELLER'S covenants and conditions in the rent deposit deed and indemnify the SELLER in respect of any breach
- give notice of assignment to the tenant and
- give such direct covenant to the tenant as may be required by the rent deposit deed.

G14 VAT

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

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

G15 Transfer as a going concern

G15.1 Where the SPECIAL CONDITIONS so state:

- the SELLER and the BUYER intend, and will take all practicable steps (short of an appeal) to procure, that the sale is treated as a transfer of a going concern and
- this CONDITION G15 applies.

G15.2 The SELLER confirms that:

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

G15.3 The BUYER confirms that:

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

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

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

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

- (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) make an election on COMPLETION under section 198 of the *Capital Allowances Act 2001* to give effect to this CONDITION (G16) and
- (b) 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 they will comply with their 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 they provide 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 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 cooperation of the SELLER, take immediate steps to substitute himself 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 their own expense and as soon as practicable:

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

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

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

G28 Notices and other communications

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

G28.2 A communication may be relied on if:

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

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

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

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

G29 Contracts (Rights of Third Parties) Act 1999

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

Should you wish to discuss the auction process or have a query about the auction conditions, please do not hesitate to contact the auction team:



01249 765 200
auctions@strakers.co.uk

Lot Number

Auction Date

Property Address

Agreement Date

Completion Date

Sale Price £

Deposit £

Balance £

Seller's Name(s)

Seller's Address

Buyer's Name(s)

Buyer's Address

Buyer's Phone Number

Buyer's Solicitors Firm

Buyer's Solicitors Contact Name

Buyer's Solicitors Address

Buyer's Solicitors Phone Number

Buyer's Administration Fee (Office use only)

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)

Signed by the Buyer (or, on behalf of the buyer)

ID Checklist (Office use only) Photographic Address Negotiator

high street

 Branches

Chippenham

01249 652 717
chippenham@strakers.co.uk
33/34 Market Place
Chippenham SN15 3HP

Corsham

01249 712 039
corsham@strakers.co.uk
6 High Street
Corsham SN13 0HB

Devizes

01380 723 451
devizes@strakers.co.uk
6/7 Market Place
Devizes SN10 1HT

Malmesbury

01666 829 292
malmesbury@strakers.co.uk
53 High Street
Malmesbury SN16 9AG

Pewsey and Marlborough

01672 551 154
pewsey@strakers.co.uk
c/o Charlton Baker
130 High Street
Marlborough SN8 1LZ

Trowbridge

01225 617 030
trowbridge@strakers.co.uk
44 Castle Street
Trowbridge BA14 8AY

 Departments

Auctions

01249 765 200
auctions@strakers.co.uk
33/34 Market Place
Chippenham SN15 3HP

Lettings Head Office

01380 722 995
lettings@strakers.co.uk
First Floor, 6/7 Market Place
Devizes SN10 1HT

Property Management

01380 721 368
propertymanagement@strakers.co.uk
First Floor, 6/7 Market Place
Devizes SN10 1HT

Land and New Homes

01249 652 717
landandnewhomes@strakers.co.uk
33/34 Market Place
Chippenham SN15 3HP

Formal Valuations and Advice

01380 723 451
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Devizes SN10 1HT

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