



# IN-ROOM & LIVESTREAM AUCTION

**Wednesday**  
**14th October 2026**  
**12.00pm**

The Woughton House Hotel  
Newport Road, Woughton-on-the-Green  
Milton Keynes MK6 3LR



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## Ways To Bid



**Online**  
Bidding



**In-Room**  
Bidding



**Telephone**  
Bidding



**Proxy**  
Bidding

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# Meet the Team



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# GUIDE TO AUCTION

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

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

## Pre-Auction

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

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

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

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

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

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

### 3. Instruct a solicitor

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

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

### 4. Familiarise yourself with the Lot

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

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

### 5. Arrange your funding

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

- Buyers administration fee £1,500 (£1,250 + VAT)
- 10% deposit (or £4,000 if this is the greater amount)

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

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

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

### 7. Read the Common Auction Conditions

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

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

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

### 9. Option to make an offer

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



- Complete and sign the Memorandum of Sale, including providing your solicitor's details
- Provide proof of identity
- Pay the buyers administration fee £1,500 (£1,250 + VAT)
- Pay 10% deposit (or £4,000 if this is the greater amount).

## Auction Day

### Attending in Person

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

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

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

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

For Individuals:-

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

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

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

For Companies:-

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

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

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

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

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

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

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

- Complete and sign the Memorandum of Sale, including providing your solicitor's details
- Provide proof of identity
- Pay the buyers administration fee £1,500 (£1,250 + VAT)
- Pay 10% deposit (or £4,000 if this is the greater amount). Deposits can only be paid by bankers draft, building society cheque or debit or credit card payments. Personal cheques will only be accepted with prior approval. Cash payments will not be accepted. Please note that should the cheque have to be re-presented, a processing charge of £120 (£100 + VAT) will be charged by deduction from the deposit.

#### 5. The Contract

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

### Unable to attend in person

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

### Unsold Lots at Auction

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



# ORDER OF SALE

Wednesday 14th October 2026 12.00pm

In-Room & Livestream Online Auction

| LOT | ADDRESS                                                                            | *GUIDE PRICE | LOT TYPE                    |
|-----|------------------------------------------------------------------------------------|--------------|-----------------------------|
| 1   | Town Club Band, 104 Victoria Street, Irthlingborough, Northamptonshire NN9 5RG     | £150,000+    | Mixed Use                   |
| 2   | Flat 1 Stratford Court, 59 Shakespeare Road, Bedford, Bedfordshire MK40 2DU        | £100,000+    | Residential for Improvement |
| 3   | 85 Millwright Way, Flitwick, Bedfordshire MK45 1BQ                                 | £165,000+    | Residential                 |
| 4   | 105 Bedford Road, Cranfield, Bedfordshire MK43 0HA                                 | £190,000+    | Residential for Improvement |
| 5   | 78B Moor Road, Rushden, Northamptonshire NN10 9TP                                  | £70,000+     | Residential                 |
| 6   | Land to the rear of 95-97B Plantation Road, Leighton Buzzard, Bedfordshire LU7 3HJ | £10,000+     | Plots/Building Land         |
| 7   | The Old Chapel, Station Road, Alvescot, Oxfordshire OX18 2PU                       | £450,000     | Residential                 |
| 8   | 7 Thrift Street, Irchester, Northamptonshire NN29 7DU                              | £120,000+    | Residential for Improvement |
| 9   | Bridge Meadow, Leighton Road, Leighton Buzzard, Bedfordshire LU7 1LB               | £30,000+     | Plots/Building Land         |
| 10  | 29, Flats 1&2 29A & 29B Portfields Road, Newport Pagnell MK16 8BL                  | £350,000+    | Commercial Investment       |
| 11  | Flat 6 Optima House, 43A High Street South, Dunstable, Bedfordshire LU6 3RZ        | £55,000+     | Residential Investment      |
| 12  | 275A London Road, Bedford, Bedfordshire MK42 0PX                                   | £200,000+    | Residential for Improvement |
| 13  | 17 Oakhill Place, High View, Bedford, Bedfordshire MK41 8FB                        | £50,000+     | Residential                 |
| 14  | 29 Harlington Road, Sundon, Bedfordshire LU3 3PE                                   | £160,000+    | Residential for Improvement |
| 15  | 7 Ashlar House, Reed Court, Swindon, Wiltshire SN3 4GA                             | £140,000+    | Residential Investment      |
| 16  | 80 & 80A Firgrove Crescent, Yate, Bristol, Avon BS37 7AG                           | £220,000+    | Mixed Use                   |
| 17  | 1 Ashlar House, Reed Court, Swindon, Wiltshire SN3 4GA                             | £140,000+    | Residential Investment      |
| 18  | Plot 3, Land East side of Sharnbrook Road, Souldrop, Bedfordshire MK44 1EX         | £40,000+     | Agricultural/Amenity Land   |
| 19  | 9 Ashlar House, Reed Court, Swindon, Wiltshire SN3 4GA                             | £130,000+    | Residential Investment      |
| 20  | Plot 4, Land East side of Sharnbrook Road, Souldrop, Bedfordshire MK44 1EX         | £30,000+     | Agricultural/Amenity Land   |
| 21  | 2 Ashlar House, Reed Court, Swindon, Wiltshire SN3 4GA                             | £120,000+    | Residential Investment      |
| 22  | 5 Lymage Road, Perry, Cambridgeshire PE28 0DE                                      | £280,000+    | Residential for Improvement |
| 23  | 8 Ashlar House, Reed Court, Swindon, Wiltshire SN3 4GA                             | £120,000+    | Residential Investment      |
| 24  | 53 Wolverton Road, Stony Stratford, Buckinghamshire MK11 1ED                       | £210,000+    | Residential Investment      |
| 25  | 81, 81A & 81B Moor Road, Rushden, Northamptonshire NN10 9TP                        | £165,000+    | Mixed Use                   |
| 26  | Flat E, 74 Cardigan Street, Luton, Bedfordshire LU1 1RR                            | £90,000+     | Residential                 |
| 27  | 25 Loring Road, Sharnbrook, Bedfordshire MK44 1JZ                                  | £210,000+    | Residential for Improvement |
| 28  | Cornfield Cottage, 3 Buckingham Road, Newton Purcell, Oxfordshire MK18 4AZ         | £225,000+    | Residential                 |
| 29  | Paddock at Church End Farm, Church End, Thurleigh, Bedfordshire MK44 2DA           | £10,000+     | Agricultural/Amenity Land   |
| 30  | 3 Chapel Lane, Ravensden, Bedfordshire MK44 2RB                                    | £60,000+     | Residential for Improvement |
| 31  | Hill House, Water Stratford Road, Tingewick, Buckinghamshire MK18 4NU              | £350,000+    | Residential                 |
| 32  | 1 Empress Road, Luton, Bedfordshire LU3 2RE                                        | £90,000+     | Residential for Improvement |
| 33  | 42 Dimmock Close, Leighton Buzzard, Bedfordshire LU7 4RY                           | £110,000+    | Residential                 |
| 34  | 5 & 5A London Road, Wellingborough, Northamptonshire NN8 2BT                       | £120,000+    | Residential Investment      |
| 35  | 33 Ashdale Avenue, Kempston, Bedfordshire MK42 8NT                                 | £190,000+    | Residential for Improvement |
| 36  | 35 High Street, Silsoe, Bedfordshire MK45 4EP                                      | £350,000+    | Residential                 |
| 37  | Plot 1, Land East side of Sharnbrook Road, Souldrop, Bedfordshire MK44 1EX         | £120,000+    | Plots/Building Land         |

\*Description on Auction Information page

# AUCTION INFORMATION



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



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



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



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



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



**Deposit** When you sign the Memorandum of Sale you will be asked to pay a deposit of 10% of the purchase price subject to a minimum deposit of £4,000. Deposits can only be paid by electronic bank transfer, bankers draft, credit and debit card or building society cheque. Cash payment will not be accepted. Please note, should the cheque have to be represented, a processing charge of £120.00 (£100.00 + VAT) will be charged by deduction from the deposit.



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



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



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



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



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



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



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



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

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



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



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



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



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



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



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



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



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

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

\*\*\*Please refer to the common auction conditions included on our website or at the back of our catalogue\*\*\*



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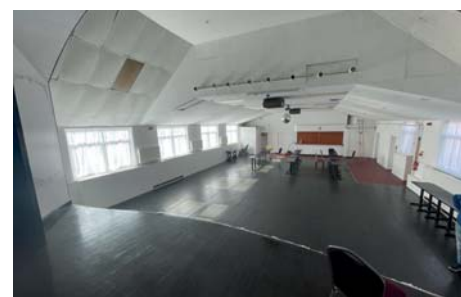
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# Irthlingborough Town Club Band, 104 Victoria Street, Irthlingborough NN9 5RG

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



**A large mixed-use property, centrally located and occupying a wide corner plot that offers approximately 4,500 sq. ft. of accommodation and good potential to convert or re-develop, subject to the necessary consents.**

This substantial building dates back to the late 19th/early 20th century and was a purpose-built social club, with a two-bedroom flat above. The building is slightly set back from the road with a small, low-maintenance covered patio garden. At the rear is an area of maintained garden, plus a separate unmaintained area.

Internally, the social club benefits from a double aspect ballroom with a stage and steps below to a stage changing room as well as dedicated stage entrance. There are two large lounge/bar areas with a central service bar, ladies' and gents' toilets and a beer cellar. With an independent access via a staircase at the rear, the first-floor flat offers good accommodation with two bedrooms, a living room, separate kitchen and a bathroom. All rooms benefit from windows, and at the rear of the building is a generous-size roof terrace.

## Tenancy:

The flat is subject to an Assured Shorthold Tenancy producing £750 per calendar month.

## VAT:

VAT is not applicable.

## Open House Viewings:

Wed 30 Sep 10:00-10:30

Sat 3 Oct 10:00-10:30

Thu 8 Oct 10:00-10:30

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

## Partner Agent



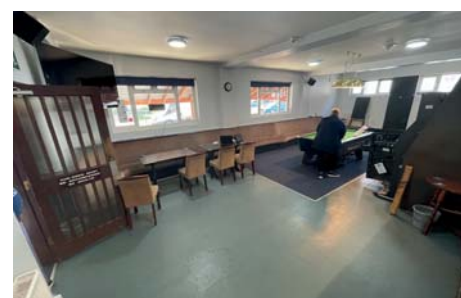
**Tenure:** Freehold

**Local Authority:** Northamptonshire County Council

**Solicitors:** Wilson Browne Solicitors, The Manor House, 12 Market Square, Higham Ferrers, Rushden NN10 8BT. Tel: 01933 410 000. Ref: Nina Wilson.

**Energy Performance Certificate (EPC):** Current Rating Flat: G & Clubhouse: D

**Services:** Interested parties are requested to make their own enquiries to the relevant authorities as to the availability of services.



## Additional Fees

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

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

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

### Flat 1 Stratford Court, 59 Shakespeare Road, Bedford, Bedfordshire MK40 2DU

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



**A ground-floor, two-bedroom apartment offered with a share of the freehold, benefitting from communal gardens and an allocated garage, well located in the Harpur Ward area of Bedford.**

This two-bedroom apartment, is one of just six properties within a small, purpose build development with off-street parking and an allocated garage, ideally located approximately 0.6 miles from Bedford's mainline train station, providing convenient Thameslink services for commuters travelling to London or heading north. The apartment is accessed via a secure communal entrance into a small hallway with stairs serving other floors, upon entering the apartment the hallway leads to all rooms, and an airing cupboard with additional storage. The dual-aspect fitted kitchen offers a range of wall and base units, while the bright and airy lounge again with dual-aspect has views to the front and side gardens.

The large master bedroom offers storage space, and the second bedroom offers flexible accommodation as a bedroom or office space. Further off the hallway is the shower room with W/C, and some aspects of the property would benefit from modernisation. Externally, within the gardens by the side of the allocated garages, is a communal washing line. Bedford Town Centre is also easily accessible and offers an excellent selection of shops, pubs, and restaurants. Nearby, Bedford Park provides additional leisure opportunities, including an indoor swimming pool, gym, and attractive green spaces.

#### Accommodation:

Entrance hallway, two bedrooms, shower-room, kitchen and living room.

#### Exterior:

Communal security entrance, communal gardens, and off-street parking within an allocated garage.

#### Lease:

199 years from 31/12/1977 (150 years remaining)

#### Ground Rent:

£20 per annum.

#### Service Charge:

£1,080 per annum.

#### VAT:

VAT is not applicable.

#### Open House Viewings:

Wed 30 Sep 11:30-12:00

Sat 3 Oct 12:15-12:45

Thu 8 Oct 11:30-12:00

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

**Tenure:** Share of Freehold

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

**Solicitors:** Solomon Solicitors, 6-8 Stuart Street, Luton LU1 2SJ. Tel: 01582 533 333. Ref: Kate Bukhrashvili.

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

**Council Tax Band:** B

**Services:** Interested parties are requested to make their own enquiries to the relevant authorities as to the availability of services.

#### Additional Fees

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

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

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

## 85 Millwright Way, Flitwick, Bedfordshire MK45 1BQ

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



### A well presented two-bedroom cluster house, that has the benefit of two allocated parking spaces

This two-bedroom property sits within a cluster of four houses within the Millwright Way development in the North End of the popular village of Flitwick. Situated less than a mile from Flitwick train station, with mainline commuter routes to London St Pancras in circa 40 minutes, as well as being just 1.6 miles from the historic market town of Ampthill and excellent connectivity to the M1 motorway.

The front door opens up to a hallway which has two storage cupboards, one of which has plumbing for white goods. From the hallway there are doors to the galley style kitchen to one side and a sizeable living room to the other. Within the living room are the stairs leading to the first floor landing, a contemporary bathroom suite and two bedrooms. The property benefits from ownership of two allocated parking spaces to the front, and an area of grass with a mature tree.

### Accommodation:

Ground Floor: Hallway, storage cupboards, kitchen, living room.  
First Floor: Landing, bathroom, two bedrooms.

### Exterior:

To the front of the property there are two allocated parking spaces, adjoining an area of lawn with a mature tree. A pathway leads from the allocated parking to the front door. There is an exterior storage unit which houses the boiler, attached to the main building.

### VAT:

VAT is not applicable.

### Open House Viewings:

Thu 1 Oct 14:00-14:30

Sat 3 Oct 14:00-14:30

Wed 7 Oct 14:00-14:30

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

**Tenure:** Freehold

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

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

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

**Council Tax Band:** B

**Services:** Interested parties are requested to make their own enquiries to the relevant authorities as to the availability of services.

### Additional Fees

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

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

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

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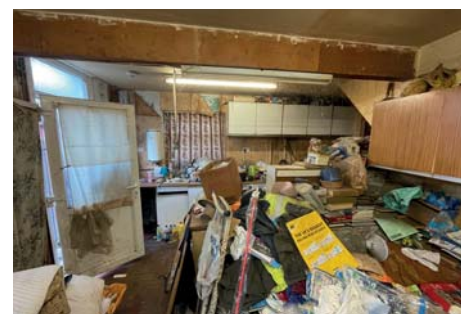


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## 105 Bedford Road, Cranfield, Bedfordshire MK43 0HA

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



**This bay-fronted semi-detached house sits on a large plot, and offers an excellent opportunity for refurbishment.**

This house is nicely positioned in a sought-after area towards the edge of the village, set well back from the road with a generous front garden that is sufficiently large enough to allow for additional off-road parking to the existing driveway. To the rear, the garden is over 160 ft in length and is overgrown, and there are multiple brick and timber garages and storage buildings within the boundary fence.

Internally, although the condition of the house is poor and in need of substantial refurbishment and clearing, there are some good-sized and well-proportioned rooms, and the house offers the potential to enlarge at both the side and to the rear due to the significant plot size, subject to the required consents. The property is equipped with an air source heat pump system and solar panels.

### VAT:

VAT is not applicable.

### Accommodation:

Ground Floor: Entrance hall, sitting room, and kitchen/dining room.  
First Floor: Landing, three bedrooms, and family bathroom.

### Exterior:

There is a low brick wall to the front boundary and hardstanding driveway leading to side of the house and garages, with an area containing some shrubs to the house frontage. At the rear is a large overgrown garden with fencing to the boundaries and some outbuildings.

### Auctioneer's Note:

We are advised that there is spray-foam insulation installed in the loft.

### Open House Viewings:

Thu 1 Oct 15:30–16:00

Sat 3 Oct 15:30–16:00

Wed 7 Oct 15:30–16:00

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

**Tenure:** Freehold

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

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

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

**Council Tax Band:** D

**Services:** Interested parties are requested to make their own enquiries to the relevant authorities as to the availability of services.

### Additional Fees

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

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

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

## 78B Moor Road, Rushden, Northamptonshire NN10 9TP

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



### A one-bedroom ground-floor maisonette, with off-street parking and offered with a share of the freehold.

This one-bedroom maisonette benefits from off-street parking to the rear and its own front and back door access, and offers accommodation of approximately 475 sq. ft. Converted from a terrace house in the 1980s and having been recently refurbished, the property offers an excellent opportunity for both investors and owner-occupiers. The accommodation comprises an entrance hall, living room, inner hall, re-fitted kitchen, a sizeable bathroom, and a large double bedroom. To the rear is a gravelled car park which is accessed off Midland Road.

The property is located close to the centre of Rushden which offers a range of amenities, schooling, and leisure facilities, including the nearby Rushden Lakes development. The area remains popular with both owner-occupiers and tenants due to its accessibility and local infrastructure.

#### Accommodation:

Entrance hallway, living/dining room, bathroom, kitchen, and bedroom.

#### Exterior:

Off-street parking to the rear.

#### Lease:

198 years from 25/03/1988 (159 years remaining)

#### Ground Rent:

Peppercorn

**Tenure:** Share of Freehold

**Local Authority:** North Northamptonshire Council

**Solicitors:** Neves Solicitors, 6-8 Stuart Street, Luton LU1 2SJ. Tel: 01582 725 311. Ref: Haqib Iqbal.

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

**Council Tax Band:** A

**Services:** Interested parties are requested to make their own enquiries to the relevant authorities as to the availability of services.

#### Service Charge:

No formal service charge currently levied, maintenance is on an ad hoc basis.

#### VAT:

VAT is not applicable.

#### Auctioneer's Note:

The Freeholders agree to transfer the share of the freehold to the new owner, although the Continuing Freeholders are not parties to this Contract and that Completion and registration of the Freehold Transfer will depend upon their cooperation. The Seller shall use reasonable endeavours both before and following Completion to arrange for the Freehold Transfer to be executed by the Seller and the Continuing Freeholders.

#### Open House Viewings:

Wed 30 Sep 12:00-12:30

Sat 3 Oct 12:00-12:30

Thu 8 Oct 12:00-12:30

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

#### Partner Agent



#### Additional Fees

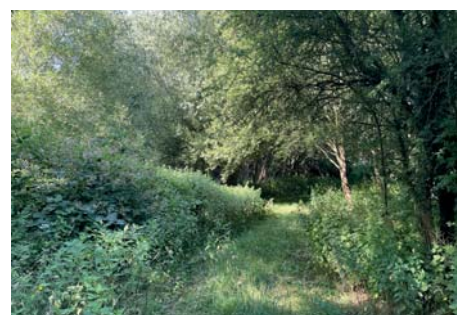
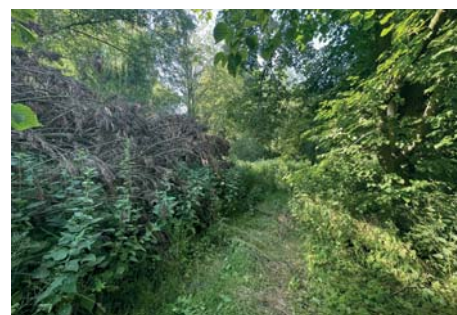
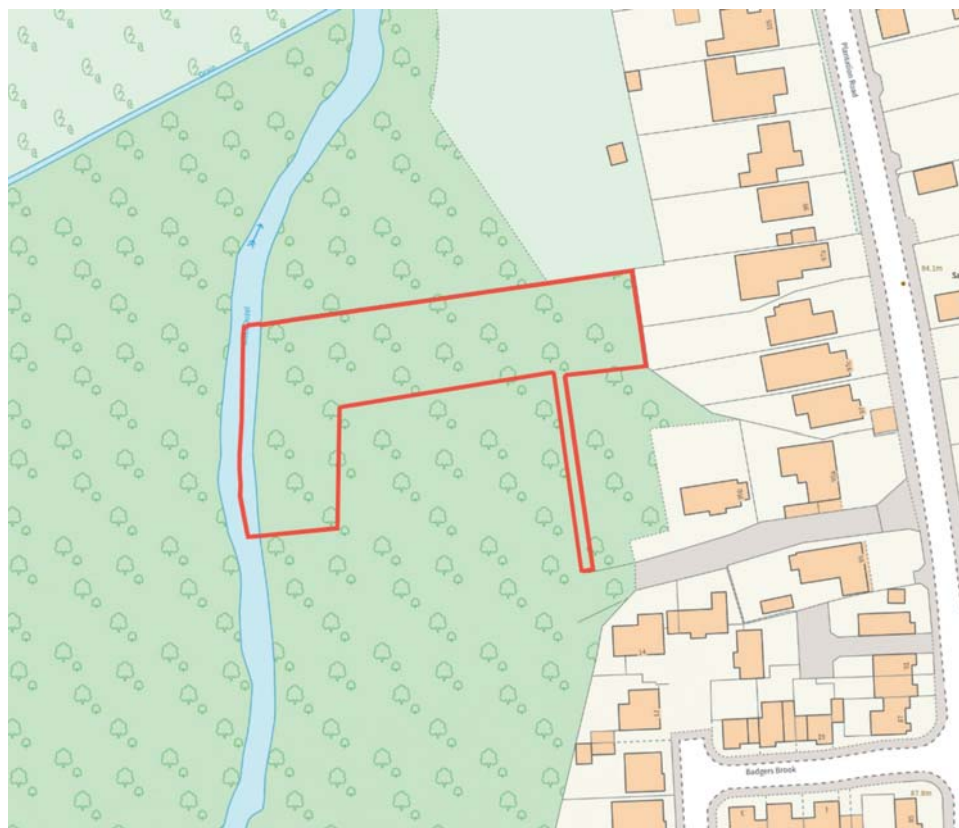
**Buyer's Premium:** There is no Buyer's Premium payable on this lot.

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

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

### Land to the rear of 95-97B Plantation Road, Leighton Buzzard, Bedfordshire LU7 3HJ

**\*GUIDE PRICE: £10,000+ (plus fees)**



**An irregular shaped parcel of land with frontage to the River Ouzel, measuring approximately three quarters of an acre, that is set to the rear of houses located along a sought-after road.**

A gated access at the end of a short no through road between numbers 95 and 95A Plantation Road, leads through to this irregular parcel of land which forms part of a greater area of green space where in places the boundary lines/fences have become obscured or lost, although there is a Palisade fence along a section of the eastern boundary and the western boundary extends to the mid-point of the river. Within the plot is a timber shed measuring 3.6m x 3.6m (12' x 12') and with little management, the plot has become overgrown with self-seeded scrub, saplings and trees, plus there are a number of mature broad leaf trees of differing species.

#### What3Words:

///papers.motion.idea

#### VAT:

VAT is not applicable.

#### Viewings:

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

**Tenure:** Freehold

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

**Solicitors:** Austin & Carnley Solicitors, Bridge House, Bridge Street, Leighton Buzzard LU7 1AH. Tel: 01525 372 140. Ref: Denise Garner.

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

**Services:** Interested parties are requested to make their own enquiries to the relevant authorities as to the availability of services.

#### Additional Fees

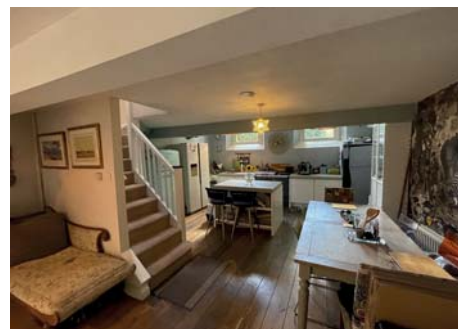
**Buyer's Premium:** There is no Buyer's Premium payable on this lot.

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

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

# The Old Chapel, Station Road, Alvescot, Oxfordshire OX18 2PU

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



**A detached period home with secluded gardens and off-road parking which is located within the heart of a very well-regarded Cotswold village, just 6 miles from Burford and 3.5 miles from Bampton.**

Built from local stone in circa 1824 as a Baptist chapel, this attractive period building was converted into a 4-bedroom, 1-bathroom family home and is now a 3 bedroom, 2 bathroom home. All the bedrooms and bathrooms are on the first floor, and on the ground floor is an open-plan kitchen/dining and living room where the double-aspect living area benefits from 2 pairs of French doors and a fireplace, and the kitchen/dining area also receives plenty of natural light from a pair of raised sash windows. Leading from the kitchen area is a study, which is another double-aspect room with a vaulted ceiling, plus a utility room and a W/C.

The building is set back from and end on to the road where a wide gated entrance between a low stone wall and tall hedges provides access into a sizeable, gravelled parking area sufficient to accommodate several vehicles. A pedestrian gate leads through to the principal garden which is in the foreground of the main elevation and is also nicely screened with tall hedges. At the rear is an enclosed patio with three sets of French doors leading into the living area and the study.

## Accommodation:

Ground Floor: Entrance hall, open-plan kitchen/dining/living room, study, utility room, and W/C.

First Floor: Landing, master bedroom with an ensuite bathroom, which was formerly the fourth bedroom, two further bedrooms, and a family bathroom.

## Exterior:

In addition to the tall hedges, there are several trees and a generous-size lawn with a pathway to a pedestrian entrance in the main garden. A wide walkway passes the end of the building leading to a paved seating area, and from the roadside the gated entrance leads into a parking area.

## Auctioneer's Note:

The property is Grade II listed.  
Listing No: 1198197.

## VAT:

VAT is not applicable.

## Open House Viewings:

Thu 1 Oct 10:45-11:15

Sat 3 Oct 12:00-12:30

Wed 7 Oct 10:45-11:15

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

## Partner Agent



**Tenure:** Freehold

**Local Authority:** West Oxfordshire District Council

**Solicitors:** Arnold Thomson Solicitors, 203-207 Watling Street West, Towcester NN12 6BX. Tel: 01327 350 266.

Ref: Rhiannon Beswick.

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

**Council Tax Band:** F

**Services:** Interested parties are requested to make their own enquiries to the relevant authorities as to the availability of services.

## Additional Fees

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

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

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

## 7 Thrift Street, Irchester, Northamptonshire NN29 7DU

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



**This three-bedroom semi-detached house offers an excellent opportunity to refurbish and boasts a generous-size garden.**

The house is centrally located within the village of Irchester, 250 ft from the recreation ground and 0.3 miles from the village hall, and is just 1 mile from the woodland of Irchester Country Park. The house is set nicely back from the road, with a modest front garden and a side access to the rear garden, which is wide enough for parking multiple vehicles. The rear garden is large and prepared for landscaping, with a raised terrace to the rear of the house and an area of hardstanding to the bottom of the garden where a garage formerly stood.

Inside, the condition of the house is poor and in need of refurbishment/modernisation throughout. The entrance hallway leads to a large lounge/diner, which has a modest kitchen to one end of the house with serving opening. Sliding rear doors to the rear lead to the patio terrace. The first floor comprises three well-proportioned bedrooms and a family bathroom.

### Accommodation:

Ground Floor: Entrance hall, lounge/diner, and kitchen.  
First Floor: Landing, three bedrooms, and bathroom.

**Tenure:** Freehold

**Local Authority:** North Northamptonshire Council

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

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

**Council Tax Band:** B

**Services:** Interested parties are requested to make their own enquiries to the relevant authorities as to the availability of services.

### Exterior:

There is a low brick wall to the front boundary with a gravelled area behind it. At the rear is a large garden that has been cleared of vegetation, and there is timber fencing to the boundaries.

### VAT:

VAT is not applicable.

### Open House Viewings:

Wed 30 Sep 13:15-13:45

Sat 3 Oct 13:15-13:45

Thu 8 Oct 13:15-13:45

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

### Partner Agent



### Additional Fees

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

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

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

## Bridge Meadow, Leighton Road, Leighton Buzzard, Bedfordshire LU7 1LB

\*GUIDE PRICE: **£30,000+** (plus fees)



**A parcel of land measuring in excess of two and a half acres, that sits between the River Ouzel and the Grand Union Canal with a vehicular right of way from the Leighton Road in the centre of the town.**

This overgrown parcel of land has the River Ouzel along its eastern boundary and there is a narrow strip between it and the Grand Union Canal along the Western Boundary. The site benefits from a 3 meter wide right of way from the Leighton Road to the property which starts two doors to the left of the Shell service station (see legal pack for full details). This right of way leads past a mobile home park to an entrance with a bridge over a small stream. The plot is level, has a notable number of mature trees and areas of grassland.

### What3Words:

///snap.livid.restored

### Auctioneer's Note:

An overage clause is to be applied which will demand 20% of the market value (not the selling price) of the land, will be paid to the Sellers, each time it is transacted within the next 21 years.

### VAT:

VAT is not applicable.

### Viewings:

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

**Tenure:** Freehold

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

**Solicitors:** Austin & Carnley Solicitors, Bridge House, Bridge Street, Leighton Buzzard LU7 1AH. Tel: 01525 372 140. Ref: Denise Garner.

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

**Services:** Interested parties are requested to make their own enquiries to the relevant authorities as to the availability of services.

### Additional Fees

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

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

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

**29, Flats 1&2 29A & 29B Portfields Road, Newport Pagnell, Buckinghamshire MK16 8BL**

**\*GUIDE PRICE: £350,000+ (plus fees)**



**A mixed-use property comprising a ground-floor retail unit and three one-bedroom apartments, with all units currently being let, producing an annual rental income of £41,100.**

This attractive mixed-use investment property comprises a ground-floor retail unit under Class E. To the rear, there is a one-bedroom ground-floor apartment, plus two additional one-bedroom apartments on the first floor. Externally, the property benefits from a small enclosed garden area, parking for a couple of vehicles, and a garage located within a shared block, adding practical value for tenants and enhancing the investment.

Newport Pagnell is a historic thriving market town in the north-east of Buckinghamshire, situated approximately 6 miles to the north of Milton Keynes. There is easy access to Junction 14 of the M1 motorway, and the property is a 20-minute drive from both Bedford and Northampton and within a 10-minute drive from the main railway station in Milton Keynes.

#### **Accommodation:**

Ground Floor: A retail unit, and a one-bedroom apartment with living room/kitchen, bedroom, and a shower room.

First Floor: Two x one-bedroom apartments with living room/kitchen, bedroom, and a shower room.

#### **Exterior:**

Externally, there a small enclosed rear garden area, parking for several vehicles, and a garage located within a shared block.

#### **Tenancy:**

Retail Unit: Let under a full-repairing 5 year commercial tenancy agreement from 27th July 2025, generating £9,600 per annum.

Flat 1, 29a: The property is subject to a Company Let Agreement with Sai Aryan Properties, guaranteeing rent for 2 years, producing £875 per calendar month.

Flat 2, 29a: The property is subject to a Company Let Agreement with Sai Aryan Properties, guaranteeing rent for 2 years, producing £875 per calendar month.

Flat 29b: The property is subject to a Company Let Agreement with Sai Aryan Properties, guaranteeing rent for 2 years, producing £875 per calendar month.

#### **VAT:**

VAT is not applicable.

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

Wed 30 Sep 10:00-10:30

Thu 8 Oct 10:00-10:30

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

**Partner Agent**





**Tenure:** Freehold

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

**Solicitors:** Solomon Solicitors, 6-8 Stuart Street, Luton LU1 2SJ. Tel: 01582 533 333. Ref: Kate Bukhrashvili.

**Energy Performance Certificate (EPC):** Current Rating Retail Unit: C, Flat 1, 29a: D, Flat 2, 29a: C, Flat 29b: D

**Services:** Interested parties are requested to make their own enquiries to the relevant authorities as to the availability of services.

#### Additional Fees

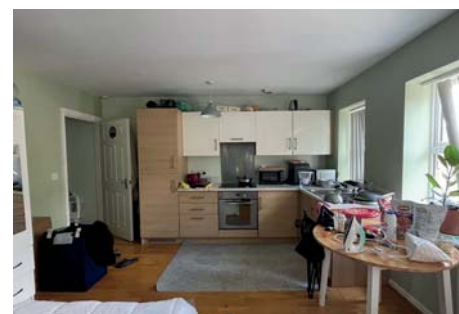
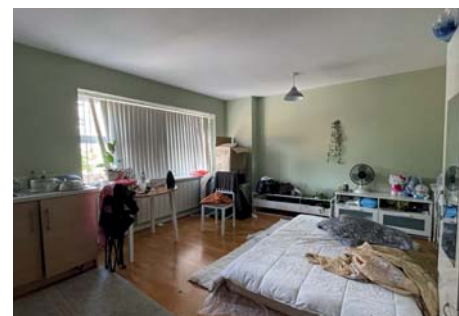
**Buyer's Premium:** There is no Buyer's Premium payable on this lot.

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

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

## Flat 6 Optima House, 43A High Street South, Dunstable, Bedfordshire LU6 3RZ

\*GUIDE PRICE: **£55,000+** (plus fees)



**A first-floor studio apartment, well located close to Dunstable town centre, which is currently let achieving £9,000 per annum.**

This well-located studio apartment is close to Dunstable town centre and its associated amenities and only 5.3 miles from junction 10 of the M1 motorway. The apartment was constructed in 2011 with the main entrance to the front of the building on the High Street with entry phone system. To the rear, the property has an outlook over the Priory church gardens.

### Accommodation:

Entrance hall, open-plan living/kitchen area, and shower room.

### Lease:

125 years from 25/03/2010 (108 years remaining)

### Ground Rent:

£150 per annum

### Service Charge:

£1,281.50 per annum

### Tenancy:

The property is subject to an Assured Periodic Tenancy (APT) agreement, producing £750 per calendar month.

### VAT:

VAT is not applicable.

### Open House Viewings:

Thu 1 Oct 11:15-11:45

Sat 3 Oct 11:15-11:45

Wed 7 Oct 11:15-11:45

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

### Tenure:

Leasehold

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

**Solicitors:** Solomon Solicitors, 6-8 Stuart Street, Luton LU1 2SJ. Tel: 01582 533 333. Ref: Kate Bukhrashvili.

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

**Council Tax Band:** A

**Services:** Interested parties are requested to make their own enquiries to the relevant authorities as to the availability of services.

### Additional Fees

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

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

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

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## 275A London Road, Bedford, Bedfordshire MK42 0PX

**\*GUIDE PRICE: £200,000+ (plus fees)**



**A mid-twentieth century three-bedroom house which is set back from the main road and benefits from a large single storey addition to the rear, a long garden and easy access to the A421, which is less than 1 mile distant.**

This mid-terraced house is well set back from a short no through section of the London Road road running parallel with the A600 (London Road). There is a deep front garden with a pathway to the front door and internally is a through sitting room and dining room, a kitchen, then at the rear is a large conservatory/sun room which extends some distance to link with an original outbuilding that has been converted into a utility room with plumbing for a washing machine and a toilet. On the first floor are two generous double bedrooms, a good size single, and a shower room with a contemporary suite. To the rear of the house is a long garden with several trees, fenced boundaries and a gate at the end.

### VAT:

VAT is not applicable.

### Accommodation:

Ground Floor: Entrance hall, through lounge-dining room (which was formerly two reception rooms), kitchen, large sun room/conservatory and a utility room.

First Floor: Landing, three bedrooms and a shower room fitted with a large shower pan.

### Exterior:

There is a low brick wall to the front and to one side boundary, with a fence to the other side. At the rear is an overgrown garden with a patio, a sheet steel clad garden shed, one or two small trees and fenced boundaries.

### Open House Viewings:

Thu 1 Oct 10:00-10:30

Sat 3 Oct 10:00-10:30

Wed 7 Oct 10:00-10:30

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

**Tenure:** Freehold

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

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

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

**Council Tax Band:** B

**Services:** Interested parties are requested to make their own enquiries to the relevant authorities as to the availability of services.

### Additional Fees

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

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

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

## 17 Oakhill Place, High View, Bedford, Bedfordshire MK41 8FB

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



**A one-bedroom 'independent living' retirement apartment for the over the 70s, situated in the popular High View area of Bedford.**

The apartment features a bright good-sized entrance hall leading to a large sitting/dining room, with a private balcony that overlooks the communal gardens. There is a fitted kitchen with ample storage and workspace, a good-sized bedroom, and a contemporary bathroom/wet room, and there is also a useful boiler room/storage area. The apartment is equipped with modern fixtures and fittings, energy efficient heating, and raised height electrical sockets, and there is a lift to all floors. The development is secure, with intruder alarms, a camera entry system, and fire detection equipment, and there is also a 24-hour emergency call system. The Estate Manager and team provide on-site cover 24 hours a day, 365 days a year.

The development has excellent communal facilities including a laundry room, a bistro, communal lounge, and landscaped gardens. It is conveniently located close to local shops, supermarkets, and everyday amenities. Bedford Town Centre is within easy reach with its wide range of retail, dining, and leisure facilities. The area benefits from excellent transport links, including Bedford railway station with direct services to London, as well as good road connections.

**Tenure:** Leasehold

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

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

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

**Council Tax Band:** B

**Services:** Interested parties are requested to make their own enquiries to the relevant authorities as to the availability of services.

### Accommodation:

Entrance hall, sitting/dining room with balcony, kitchen, bedroom, and a bathroom/wet room.

### Exterior:

Communal gardens.

### Lease:

999 years from 01/06/2019 (992 years remaining)

### Service Charge:

£11,009.88 per annum.

### Ground Rent:

£435 per annum.

### VAT:

VAT is not applicable.

### Viewings:

Please contact us on 01234 362 899 to arrange a viewing.

### Additional Fees

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

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

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

## 29 Harlington Road, Sundon, Bedfordshire LU3 3PE

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



### A charming two-bedroom semi-detached cottage requiring full refurbishment, ideally positioned in the highly sought-after village of Sundon.

Set back from the road, this character two-bedroom semi-detached cottage is ideally positioned in the highly sought-after village of Sundon. Internally, the condition is dated and poor, there are some good-sized and well-proportioned rooms, and the house offers the potential for modernisation, extension, or reconfiguration, subject to local planning authority consents.

The ground floor comprises the living room to the front leading into the dining room, and kitchen to the rear, with a storage shed and W/C. The first floor consists of two good-size bedrooms and a family bathroom. To the front of the house there is a driveway offering off-street parking, leading to the rear garden that consists of hardstanding and a collection of sheds.

#### VAT:

VAT is not applicable.

**Tenure:** Freehold

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

**Solicitors:** John Copland & Son, 77 High Street, Sheerness ME12 1TY. Tel: 01795 664 431. Ref: Daryle Games.

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

**Council Tax Band:** C

**Services:** Interested parties are requested to make their own enquiries to the relevant authorities as to the availability of services.

#### Accommodation:

Ground Floor: Entrance hall, living room, dining room, kitchen, and W/C.

First Floor: Two bedrooms and family bathroom.

#### Exterior:

To the front of the property is an enclosed garden and a driveway providing off-road parking. The driveway extends to the enclosed rear garden, which features a concrete hardstanding area and a variety of useful storage sheds.

#### Open House Viewings:

Thu 1 Oct 12:30-13:00

Sat 3 Oct 12:30-13:00

Wed 7 Oct 12:30-13:00

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

#### Additional Fees

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

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

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

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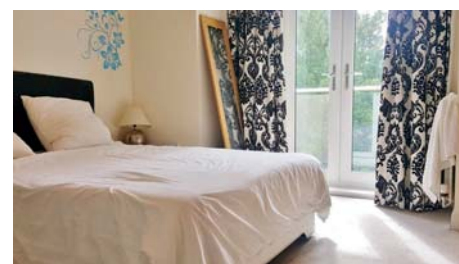
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**[www.palmers.co.uk](http://www.palmers.co.uk)**

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Hassett Street  
Bedford MK40 1HA  
Fax: 01234 268885  
Tel: 01234 211161**

## 7 Ashlar House, Reed Court, Swindon, Wiltshire SN3 4GA

**\*GUIDE PRICE: £140,000+ (plus fees)**



**A top-floor three-bedroom apartment with a large balcony and two allocated parking spaces, which is one of just nine luxury apartments within an attractive purpose built block that was built to a very high specification by a multi-award winning small independent housebuilder in 2009.**

This large apartment offers over 800 sq. ft. of accommodation and is one of three second-floor apartments. It benefits from external walls on all four sides, allowing for a very light and airy living space that includes a triple aspect kitchen/dining/living room that incorporates French doors outside to the balcony. The master bedroom also has French doors to the balcony and this is a double-aspect room with fitted wardrobes and an ensuite shower room. There are two more bedrooms with the second bedroom also having fitted wardrobes. The building is nicely located within a well regarded residential road on the edge of the town, close to a good road network which includes the A419 and the A420.

### Accommodation:

Secure communal entrance to hall with stairs up to the second floor landing and the front door into the apartment. A wide entrance hall with a fitted coat/store cupboard and doors to the living area, all three bedrooms and the bathroom. In addition to the French doors, the main living space benefits from two deep sash windows to the side elevation and a well appointed contemporary kitchen. There are three well proportioned bedrooms with the ensuite shower room and the bathroom both fitted with white modern suites and both having a window.

### Exterior:

A stone pillared entrance with a block paved driveway continues to a paved parking area at the rear of the building with allocated spaces for each apartment, the main entrance, and to the side of the driveway is an enclosed bin store. This apartment benefits from two allocated parking spaces.

### Lease:

999 years from 24/06/2010 (983 years remaining)

**Tenure:** Leasehold

**Local Authority:** Swindon Borough Council

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

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

**Council Tax Band:** C

**Services:** Interested parties are requested to make their own enquiries to the relevant authorities as to the availability of services.

### Ground Rent:

Nil

### Service Charge:

£600 per annum

### Tenancy:

The property is subject to an Assured Periodic Tenancy (APT) agreement, producing £1,090 per calendar month.

### Auctioneer's Note:

The Sellers owned and operated the independent construction company called Bower Mapson Ltd. which built Reed Court in 2009. Reed Court is a small development of just six terraced houses to the rear of Ashlar House, a three-storey block of nine apartments, built with traditional block and through-coloured rendered elevations and deep PVC double glazed sash windows to keep maintenance to a minimum. The block is in the style of a grand Georgian house and each unit has its own gas central heating system. The company specialised in high quality design, materials, fixtures and fittings and was a prolific award winner that included ten 'What House' National Design Awards, an NHBC 'Pride in the Job' Quality Award, two Daily Express British Housebuilding Awards, including one Small Housebuilder of the Year accolade. Also, three short listings in the DOE/RIBA awards, a Local Authority Civic Trust Design Award, together with an award in the Wiltshire Housing Design Awards. They were also a winner for Site Magazine's national Best Luxury Site award and a BBC television award for a Best School Conversion.

### VAT:

VAT is not applicable.

### Open House Viewings:

Thu 1 Oct 12:30-13:30

Sat 3 Oct 11:00-12:00

Wed 7 Oct 12:30-13:30

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

### Additional Fees

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

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

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

## 80 &amp; 80A Firgrove Crescent, Yate, Bristol, Avon BS37 7AG

\*GUIDE PRICE: £220,000+ (plus fees)



A freehold mixed-use investment property that comprises two ground-floor retail units with a three-bedroom apartment above and a separate workshop/store to the rear, plus a single garage, measuring in excess of 2,000 sq. ft.

Forming the end of a short row of shops that are located within the heart of an established residential area, and opposite a junior school, this part let freehold building benefits from a public parking area at the front and a driveway to the side which leads to a concrete block-built workshop/storage building, a row of three garages in a block, plus a small yard. One of these garages is included in the sale and there is sufficient space to park a car in front. The yard also allows for bin storage.

The smaller retail unit is let to a hairdressers where there is a retail area at the front and a kitchenette and toilet behind, generating an annual rent of £5,350. The larger of the two retail units is vacant and was last used as a dry cleaners with a retail area at the front plus a kitchen and a toilet behind. This was last let for £9,400 per annum. A pedestrian door to the rear leads out to passage where there is a door into the workshop/store building and to a ground floor independent entrance to the apartment with stairs rising to a hallway that leads to a sitting room, a separate kitchen, two bedrooms and a bathroom. Stairs rise from the hallway to the second floor where there is the third bedroom and an attic store room. The annual income is £12,300, thus when last fully let the combined annual income was £27,050.

**VAT:**

VAT is not applicable.

**Open House Viewings:**

Thu 1 Oct 13:00-14:00

Sat 3 Oct 11:00-12:00

Thu 8 Oct 13:00-14:00

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

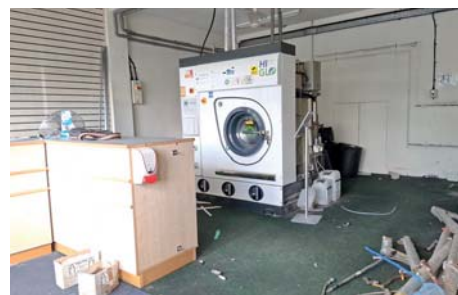
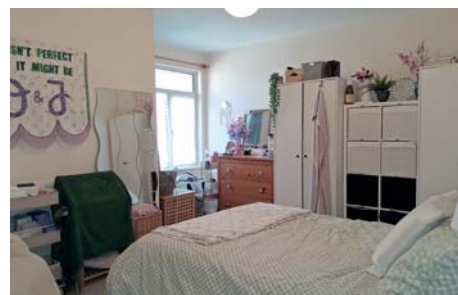
**Tenure:** Freehold

**Local Authority:** South Gloucestershire Council

**Solicitors:** Woodfines Solicitors, Tel: 01234 270 600. **Energy Performance Certificate (EPC):** Current Rating Flat 80: E, 80: TBC, 80A: TBC

**Council Tax Band:** B

**Services:** Interested parties are requested to make their own enquiries to the relevant authorities as to the availability of services.

**Additional Fees**

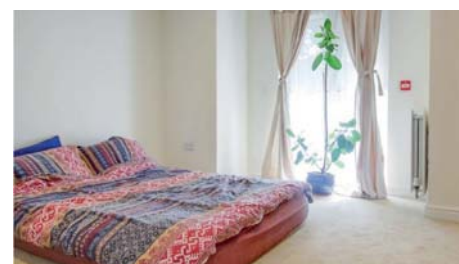
**Buyer's Premium:** There is no Buyer's Premium payable on this lot.

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

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

# 1 Ashlar House, Reed Court, Swindon, Wiltshire SN3 4GA

**\*GUIDE PRICE: £140,000+ (plus fees)**



**A splendid three-bedroom ground-floor apartment which forms part of a purpose built block, and benefiting from a private courtyard garden, plus an allocated parking space.**

Nicely located within a well regarded residential road on the edge of the town, this low level building was built to a very high specification by a multi-award winning small independent housebuilder in 2009. This is a large flat which offers 775 sq. ft. of accommodation and it is one of three ground floor apartments. It benefits from external walls on all four sides, allowing for a very light and airy living space that includes a triple-aspect kitchen/dining/living room that incorporates French doors into the enclosed private garden. The master bedroom also has French doors into the garden and this is a double aspect room with fitted wardrobes and an ensuite shower room. The second bedroom also has fitted wardrobes and the third bedroom looks into the garden.

## Accommodation:

Secure communal entrance to hall with front door into the apartment. A wide entrance hall with a fitted coat/store cupboard and doors to the living area, all three bedrooms and the bathroom. In addition to the French doors, the main living space benefits from two deep sash windows to the side elevation and a well appointed contemporary kitchen. There are three well proportioned bedrooms with the ensuite shower room and the bathroom both fitted with white modern suites and both having a window.

## Exterior:

A stone pillared entrance with a block paved driveway continues to a paved parking area at the rear of the building with allocated spaces for each apartment, the main entrance, and to the side of the driveway is an enclosed bin store. The private garden has a period stone wall to the front boundary and classic metal railings.

## Lease:

999 years from 24/06/2010 (983 years remaining)

**Tenure:** Leasehold

**Local Authority:** Swindon Borough Council

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

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

**Council Tax Band:** C

**Services:** Interested parties are requested to make their own enquiries to the relevant authorities as to the availability of services.

## Ground Rent:

Nil

## Service Charge:

£600 per annum

## Tenancy:

The property is subject to an Assured Periodic Tenancy (APT) agreement, producing £1,190 per calendar month.

## Auctioneer's Note:

The Sellers owned and operated the independent construction company called Bower Mapson Ltd. which built Reed Court in 2009. Reed Court is a small development of just six terraced houses to the rear of Ashlar House, a three-storey block of nine apartments, built with traditional block and through-coloured rendered elevations and deep PVC double glazed sash windows to keep maintenance at a minimum. The block is in the style of a grand Georgian house and each unit has its own gas central heating system. The company specialised in high quality design, materials, fixtures and fittings and was a prolific award winner that included ten 'What House' National Design Awards, an NHBC 'Pride in the Job' Quality Award, two Daily Express British Housebuilding Awards, including one Small Housebuilder of the Year accolade. Also, three short listings in the DOE/RIBA awards, a Local Authority Civic Trust Design Award, together with an award in the Wiltshire Housing Design Awards. They were also a winner for Site Magazine's national Best Luxury Site award and a BBC television award for a Best School Conversion.

## VAT:

VAT is not applicable.

## Open House Viewings:

Thu 1 Oct 12:30-13:30

Sat 3 Oct 11:00-12:00

Wed 7 Oct 12:30-13:30

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

## Additional Fees

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

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

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

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2022

6



AUCTIONS IN 2022

119

TOTAL LOTS OFFERED IN 2022

robinson  
+ hall

AUCTIONS

101

TOTAL LOTS SOLD IN 2022



85%

SUCCESS  
RATE  
IN 2022

£22.1 MILLION

TOTAL RAISED IN 2022

6



AUCTIONS IN 2023

131

TOTAL LOTS OFFERED IN 2023

robinson  
+ hall

AUCTIONS

113

TOTAL LOTS SOLD IN 2023



£26.3 MILLION

TOTAL RAISED IN 2023

2023

86%

SUCCESS  
RATE  
IN 2023

2024



AUCTIONS IN 2024

150

TOTAL LOTS OFFERED IN 2024



130

TOTAL LOTS SOLD IN 2024



87%

SUCCESS  
RATE  
IN 2024

£28.5 MILLION

TOTAL RAISED IN 2024



AUCTIONS IN 2025

194

TOTAL LOTS OFFERED IN 2025



165

TOTAL LOTS SOLD IN 2025



£34.9 MILLION

TOTAL RAISED IN 2025

85%

SUCCESS  
RATE  
IN 2025

2025

18

## Agricultural/Amenity Land

**Plot 3, Land East side of Sharnbrook Road, Souldrop, Bedfordshire MK44 1EX**

**\*GUIDE PRICE:**

**£40,000+** (plus fees)

**A level grass paddock measuring approximately two acres, with a long road frontage and nicely located on the edge of a pretty village.**

This rectangular shaped paddock benefits from fencing, hedging and trees along the front (roadside) boundary, and an established hedge with trees along the rear boundary.

**What3Words:**

///something.cackling.instead

**Viewings**

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



**Tenure:** Freehold

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

**Solicitors:** Woodfines, Brickstone House, Stannard Way Priory Business Park, Bedford, Bedfordshire MK44 3JW. Tel: 01234 270 600. Ref: Michael Roche.

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

**Services:** Interested parties are requested to make their own enquiries to the relevant authorities as to the availability of services.

**Additional Fees**

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

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

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

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\*Description on Auction Information page

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## 9 Ashlar House, Reed Court, Swindon, Wiltshire SN3 4GA

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



**A splendid three-bedroom top-floor apartment which offers very generous accommodation approaching 900 sq. ft. with large well proportioned rooms and the additional benefit of an allocated parking space.**

Nicely located within a well regarded residential road on the edge of the town, this low level building was built to a very high specification by a multi-award winning small independent housebuilder in 2009. This is one of three second floor apartments and it benefits from external walls to three sides, allowing for a very light and airy living space that includes a triple-aspect kitchen/dining/living room. The master bedroom benefits from fitted wardrobes plus an ensuite shower room and all three bedrooms are nicely proportioned. Both the ensuite shower room and the bathroom have contemporary white suites and the wide hallway has a fitted coat/store cupboard.

### Accommodation:

Secure communal entrance to hall with stairs up to the second floor landing and the front door into the apartment. A wide entrance hall with a window by the entrance, a fitted coat/store cupboard and doors to the living area, all three bedrooms and the bathroom. The triple aspect main living space benefits from deep sash windows to two of the side elevations and a well appointed contemporary kitchen. There are three well proportioned bedrooms with the ensuite shower room and the bathroom both fitted with white modern suites. and the bathroom has a window.

### Exterior:

A stone pillared entrance with a block paved driveway continues to a paved parking area at the rear of the building with allocated spaces for each apartment, the main entrance, and to the side of the driveway is an enclosed bin store.

### Lease:

999 years from 24/06/2010 (983 years remaining)

### Ground Rent:

Nil

### Tenure:

Local Authority: Swindon Borough Council

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

Energy Performance Certificate (EPC): Current Rating B

Council Tax Band: C

Services: Interested parties are requested to make their own enquiries to the relevant authorities as to the availability of services.

### Service Charge:

£600 per annum

### Tenancy:

The property is subject to an Assured Periodic Tenancy (APT) agreement, producing £1,090 per calendar month.

### Auctioneer's Note:

The Sellers owned and operated the independent construction company called Bower Mapson Ltd. which built Reed Court in 2009. Reed Court is a small development of just six terraced houses to the rear of Ashlar House, a three-storey block of nine apartments, built with traditional block and through-coloured rendered elevations and deep PVC double glazed sash windows to keep maintenance to a minimum. The block is in the style of a grand Georgian house and each unit has its own gas central heating system. The company specialised in high quality design, materials, fixtures and fittings and was a prolific award winner that included ten 'What House' National Design Awards, an NHBC 'Pride in the Job' Quality Award, two Daily Express British Housebuilding Awards, including one Small Housebuilder of the Year accolade. Also, three short listings in the DOE/RIBA awards, a Local Authority Civic Trust Design Award, together with an award in the Wiltshire Housing Design Awards. They were also a winner for Site Magazine's national Best Luxury Site award and a BBC television award for a Best School Conversion.

### VAT:

VAT is not applicable.

### Open House Viewings:

Thu 1 Oct 12:30-13:30

Sat 3 Oct 11:00-12:00

Wed 7 Oct 12:30-13:30

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

### Additional Fees

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

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

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

20

## Agricultural/Amenity Land

**Plot 4, Land East side of Sharnbrook Road, Souldrop, Bedfordshire MK44 1EX**

**\*GUIDE PRICE:**

**£30,000+ (plus fees)**

**Located opposite an attractive residential property on the edge of a sought-after village, a level plot of grazing land that measures approximately one-and-a-third acres.**

With a gated entrance from the Sharnbrook Road that is to be shared with Plot 2, this roughly square-shaped grass paddock is screened from the road by trees along the verge. There is an established hedge to one side and the rear boundary, and a stock proof boundary fence to Plot 2 will need to be erected within 8 weeks by the purchaser of this plot, at their expense.

**What3Words:**

///pace.firming.breakfast

**Viewings:**

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



**Tenure:** Freehold

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

**Solicitors:** Woodfines, Brickstone House, Stannard Way Priory Business Park, Bedford, Bedfordshire MK44 3JW. Tel: 01234 270 600. Ref: Michael Roche.

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

**Services:** Interested parties are requested to make their own enquiries to the relevant authorities as to the availability of services.

**Additional Fees**

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

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

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

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\*Description on Auction Information page

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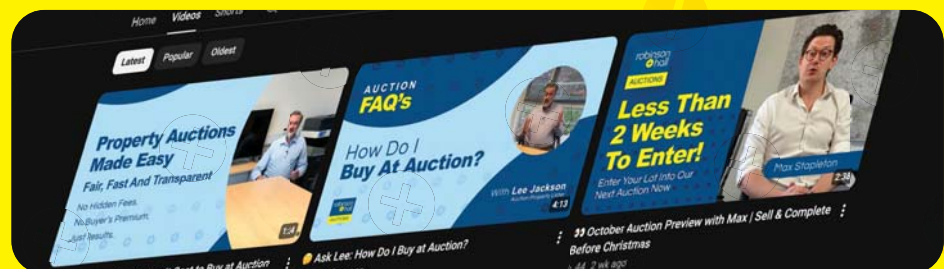
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## 2 Ashlar House, Reed Court, Swindon, Wiltshire SN3 4GA

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



**A very well presented ground-floor two-bedroom luxury apartment, with a private courtyard garden and an allocated parking space, which is very well located with a residential road offering easy access to the principal A roads on the eastern side of the town, built to a very high specification by a multi-award winning small independent housebuilder in 2009.**

There are two deep sash windows within the open plan living room and kitchen, with contemporary kitchen units with fitted appliances. The second bedroom is a double-aspect room with French doors into the enclosed private garden and the master bedroom benefits from fitted wardrobes and an ensuite shower room which also has a window. This has a contemporary white suite, as does the main bathroom.

### Accommodation:

Secure communal entrance to hall with front door into the apartment. A wide entrance hall with doors to the living area, both bedrooms and the bathroom. Each of the principal rooms are well proportioned benefitting from an attractive cornice and recessed ceiling lights.

### Exterior:

A stone pillared entrance with a block paved driveway continues to a paved parking area at the rear of the building with allocated spaces for each apartment, the main entrance, and to the side of the driveway is an enclosed bin store. The private garden has a period stone wall to the front boundary and classic metal railings to each side.

### Lease:

999 years from 24/06/2010 (983 years remaining)

### Ground Rent:

Nil

### Service Charge:

£600 per annum

### Tenancy:

The property is subject to an Assured Periodic Tenancy (APT) agreement, producing £995 per calendar month.

### Auctioneer's Note:

The Sellers owned and operated the independent construction company called Bower Mapson Ltd. which built Reed Court in 2009. Reed Court is a small development of just six terraced houses to the rear of Ashlar House, a three-storey block of nine apartments, built with traditional block and through-coloured rendered elevations and deep PVC double glazed sash windows to keep maintenance at a minimum. The block is in the style of a grand Georgian house and each unit has its own gas central heating system. The company specialised in high quality design, materials, fixtures and fittings and was a prolific award winner that included ten 'What House' National Design Awards, an NHBC 'Pride in the Job' Quality Award, two Daily Express British Housebuilding Awards, including one Small Housebuilder of the Year accolade. Also, three short listings in the DOE/RIBA awards, a Local Authority Civic Trust Design Award, together with an award in the Wiltshire Housing Design Awards. They were also a winner for Site Magazine's national Best Luxury Site award and a BBC television award for a Best School Conversion.

### VAT:

VAT is not applicable.

### Open House Viewings:

Thu 1 Oct 12:30-13:30

Sat 3 Oct 11:00-12:00

Wed 7 Oct 12:30-13:30

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

**Tenure:** Leasehold

**Local Authority:** Swindon Borough Council

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

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

**Council Tax Band:** C

**Services:** Interested parties are requested to make their own enquiries to the relevant authorities as to the availability of services.

### Additional Fees

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

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

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

## 5 Lymage Road, Perry, Cambridgeshire PE28 0DE

**\*GUIDE PRICE: £280,000+ (plus fees)**



**A substantial detached bungalow that is currently configured as a three-bedroom property with an attached one-bedroom annexe.**

This attractive detached bungalow is ideally situated in the picturesque village and civil parish of Perry, Cambridgeshire, approximately 6 miles (10 km) south-west of Huntingdon. The village enjoys a delightful setting on the shores of Grafham Water, offering a wide range of leisure and water sports activities, together with scenic walking and cycling routes. The nearby Grafham Water Visitor Centre also provides a popular café and restaurant, making this an appealing location.

At present, the property comprises a substantial three-bedroom bungalow together with a self-contained one-bedroom annexe. Both units benefit from separate electricity meters and individual council tax assessments. Subject to any necessary consents, the property could be reinstated as a single dwelling, with the services and council tax arrangements merged accordingly. The property requires refurbishment and improvement throughout.

The bungalow occupies a generous plot and benefits from a driveway providing off-road parking for several vehicles, which leads to a double garage. To the front of the property is a well-established garden with a variety of shrubs and trees. A pathway to the side leads to the enclosed rear garden, which is bounded by fencing and mature hedging and features a terrace area, lawn, and an attractive selection of shrubs and trees.

### VAT:

VAT is not applicable.

### Accommodation:

Bungalow: Entrance hall, sitting/dining room, kitchen, master bedroom with en-suite shower room, two further bedrooms, and a family bathroom.

Annexe: Sitting/dining room, kitchen, and bedroom with en-suite bathroom.

### Exterior:

To the front of the property is a driveway providing off-road parking for several vehicles, which leads to a double garage and a well-established garden with a variety of shrubs and trees. A pathway to the side leads to the enclosed rear garden, which is bounded by fencing and mature hedging and features a terrace area, lawn, and an attractive selection of shrubs and trees.

### Auctioneer's Note:

The property has previously been affected by subsidence, which we understand was remediated under an insurance claim, supporting documentation will be in the legal pack. However, prospective purchasers should note that a small number of cracks remain visible to some internal walls.

### Open House Viewings:

Wed 30 Sep 15:30-16:00

Sat 3 Oct 11:00-11:30

Thu 8 Oct 15:30-16:00

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

### Partner Agent



### Additional Fees

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

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

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

**Tenure:** Freehold

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

**Solicitors:** Solomon Solicitors, 6-8 Stuart Street, Luton LU1 2SJ. Tel: 01582 533 333. Ref: Kate Bukhrashvili.

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

**Council Tax Band:** D

**Services:** Interested parties are requested to make their own enquiries to the relevant authorities as to the availability of services.

## 8 Ashlar House, Reed Court, Swindon, Wiltshire SN3 4GA

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



**A top-floor two-bedroom luxury apartment, with an allocated parking space, that is one of just nine units within an attractive purpose built block along a sought after residential road built to a very high specification by a multi-award winning small independent housebuilder in 2009.**

With accommodation approaching 700 sq. ft. there are two deep sash windows within the open-plan living room and kitchen, with contemporary kitchen units with fitted appliances. The second bedroom is a double-aspect room with French doors with a Juliette balcony, and the master bedroom benefits from fitted wardrobes and an ensuite shower room which also has a window. This has a contemporary white suite, as does the main bathroom.

### Accommodation:

Secure communal entrance to hall with stairs up to the second floor landing and the front door into the apartment. A wide entrance hall with doors to the living area, both bedrooms and the bathroom. Each of the principal rooms are well proportioned benefitting from an attractive cornice and recessed ceiling lights.

### Exterior:

A stone pillared entrance with a block paved driveway continues to a paved parking area at the rear of the building with allocated spaces for each apartment, the main entrance, and to the side of the driveway is an enclosed bin store.

### Lease:

999 years from 24/06/2010 (983 years remaining)

### Ground Rent:

Nil

### Service Charge:

£600 per annum

### Tenancy:

The property is subject to an Assured Periodic Tenancy (APT) agreement, producing £1,100 per calendar month.

### Auctioneer's Note:

The Sellers owned and operated the independent construction company called Bower Mapson Ltd. which built Reed Court in 2009. Reed Court is a small development of just six terraced houses to the rear of Ashlar House, a three-storey block of nine apartments, built with traditional block and through-coloured rendered elevations and deep PVC double glazed sash windows to keep maintenance to a minimum. The block is in the style of a grand Georgian house and each unit has its own gas central heating system. The company specialised in high quality design, materials, fixtures and fittings and was a prolific award winner that included ten 'What House' National Design Awards, an NHBC 'Pride in the Job' Quality Award, two Daily Express British Housebuilding Awards, including one Small Housebuilder of the Year accolade. Also, three short listings in the DOE/RIBA awards, a Local Authority Civic Trust Design Award, together with an award in the Wiltshire Housing Design Awards. They were also a winner for Site Magazine's national Best Luxury Site award and a BBC television award for a Best School Conversion.

### VAT:

VAT is not applicable.

### Open House Viewings:

Thu 1 Oct 12:30-13:30

Sat 3 Oct 11:00-12:00

Wed 7 Oct 12:30-13:30

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

**Tenure:** Leasehold

**Local Authority:** Swindon Borough Council

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

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

**Council Tax Band:** C

**Services:** Interested parties are requested to make their own enquiries to the relevant authorities as to the availability of services.

### Additional Fees

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

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

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

## 53 Wolverton Road, Stony Stratford, Buckinghamshire MK11 1ED

\*GUIDE PRICE: **£210,000+** (plus fees)**A mid-terrace property converted into two self-contained one-bedroom flats, with access from Wolverton Road and King Street.**

This mid-terrace property, formerly a shop and flat, is now offered as two self-contained one-bedroom flats, with the ground-floor flat accessed from Wolverton Road and the first-floor flat accessed from King Street. The property presents an attractive investment opportunity with the ground-floor flat comprising a sitting room, kitchen, bedroom, utility room, and bathroom, whilst the first-floor flat provides a similar one-bedroom layout.

Externally, there is a small courtyard-style front garden and two rear gardens, one with a large outbuilding. There is on-street parking available nearby and excellent access to the wide range of amenities available within Stony Stratford town centre. Wolverton Railway Station is situated approximately 2 miles away, providing regular services to Milton Keynes Central, Northampton, Birmingham, and London Euston. Milton Keynes Central railway station is also readily accessible and offers fast rail services to London and the north.

Road communications are excellent via the A5, providing direct access to Milton Keynes, Towcester, and the M1 motorway (Junctions 14 and 15A), making the property attractive to both tenants and owner-occupiers alike.

**Accommodation:**

Ground Floor Flat: Reception room, hall, shower & W/C, bedroom, kitchen, lobby, and utility room.

First Floor Flat: Reception room, kitchen, bedroom, and shower & W/C.

**Exterior:**

Front courtyard garden, enclosed rear garden in two sections, outbuilding, storage shed, and alleyway access.

**VAT:**

VAT is not applicable.

**Open House Viewings:**

Wed 30 Sep 11:15-11:45

Sat 3 Oct 13:45-14:15

Thu 8 Oct 11:15-11:45

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

**Tenure:** Freehold

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

**Solicitors:** Chris Rudd Solicitors, 43A Sankey Street, Warrington WA1 1SL. Tel: 01925 351 350. Ref: Junior Smith.

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

**Council Tax Band:** A

**Services:** Interested parties are requested to make their own enquiries to the relevant authorities as to the availability of services.

**Additional Fees**

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

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

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

## 81, 81A &amp; 81B Moor Road, Rushden, Northamptonshire NN10 9TP

\*GUIDE PRICE: **£165,000+** (plus fees)**A mixed-use property in the centre of Rushden, consisting of a ground-floor commercial unit, and two residential apartments.**

This corner plot on the intersection of Moor Road and Pemberton Street comprises of a ground-floor commercial unit, which is currently empty and was previously used as a hairdressers. The two apartments are independently accessed from an entranceway on Pemberton Street. The first-floor flat is currently vacant, and the ground-floor apartment is tenanted. The ground-floor apartment was formed without consents, from the rear section of the retail unit by the current owner. It is currently let via a letting agent and has a valid EPC.

The commercial entrance is positioned on the corner of the two roads, and the unit is in need of refurbishment. There is a large retail area plus rooms to the rear with plumbing for kitchenette and toilet facilities. The first-floor one-bedroom apartment is accessed via stairs to the rear, and the shared entranceway with the ground-floor flat. The flat is in need of redecorating and modernisation. The entrance doorway leads directly in to a good size kitchen/diner. There is a central hallway which leads to one bedroom, and a lounge, as well as a well proportioned bathroom, the previous rental income on this flat was circa £700pcm.

The ground floor flat entrance leads directly to a kitchen/diner, there is then a further studio style lounge/bedroom, and a shower room ensuite. It is currently tenanted and achieving £525pcm.

**Tenure:** Freehold

**Local Authority:** North Northamptonshire Council

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

**Energy Performance Certificate (EPC):** Current Rating 81: C, 81A: E, 81B: E

**Council Tax Band:** A

**Services:** Interested parties are requested to make their own enquiries to the relevant authorities as to the availability of services.

**Accommodation:**

Ground Floor: An open plan commercial unit, two small storage rooms with plumbing and w/c facilities.

First Floor Apartment: Kitchen/diner, hallway, bedroom, lounge and bathroom.

Ground Floor Apartment: Kitchen/diner, lounge/bedroom and shower room.

**Tenancy:**

81B is subject to an Assured Periodic Tenancy (APT) agreement, producing £525 per calendar month.

**VAT:**

VAT is not applicable.

**Open House Viewings:**

Wed 30 Sep 11:15-11:45

Sat 3 Oct 11:15-11:45

Thu 8 Oct 11:15-11:45

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

**Additional Fees**

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

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

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



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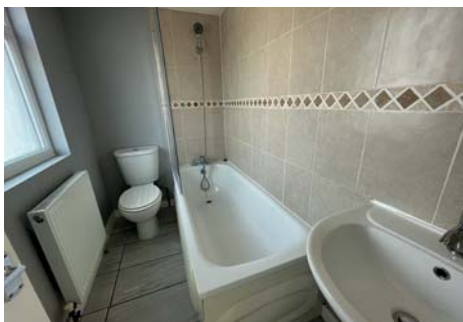


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## Flat E, 74 Cardigan Street, Luton, Bedfordshire LU1 1RR

\*GUIDE PRICE: **£90,000+** (plus fees)



**A two-bedroom second-floor flat, situated within an established residential area of Luton, conveniently located for the town centre, mainline railway station, local amenities, and transport links.**

This two-bedroom flat is on the second floor of a converted house of six flats. It has been well maintained and is offered in good decorative order. The flat is accessed via a communal hallway, and upon entering the flat, there is an open-plan living room/dining area and a kitchen with modern fittings offering a range of wall and base units, and also two good-size bedrooms and a family bathroom.

Cardigan Street is conveniently located within easy reach of Luton town centre where a comprehensive range of shopping, leisure and recreational facilities can be found. The area is well served by local schools, whilst excellent transport links include nearby road access to the M1 motorway and regular rail services from Luton and Luton Airport Parkway stations, providing direct connections to London, the Midlands, and beyond. London Luton Airport is also readily accessible.

### Accommodation:

Open-plan living/dining room and kitchen, two bedrooms, and bathroom.

**Tenure:** Leasehold

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

**Solicitors:** Burrows, 49 Bell Street, Sawbridgeworth CM21 9AR. Tel: 01244 450 721. Ref: Colin McWilliams.

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

**Council Tax Band:** A

**Services:** Interested parties are requested to make their own enquiries to the relevant authorities as to the availability of services.

### Lease:

99 years from 01/01/2009 (81 years remaining)

### Ground Rent:

£400 per annum

### Service Charge:

No formal service charge currently levied, maintenance is on an ad hoc basis.

### VAT:

VAT is not applicable.

### Open House Viewings:

Thu 1 Oct 15:00-15:30

Sat 3 Oct 15:00-15:30

Wed 7 Oct 15:00-15:30

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

### Partner Agent



### Additional Fees

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

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

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

## 25 Loring Road, Sharnbrook, Bedfordshire MK44 1JZ

\*GUIDE PRICE: **£210,000+** (plus fees)**A detached two/three-bedroom chalet bungalow well located in the sought-after village of Sharnbrook, Bedfordshire.**

This detached chalet bungalow is situated in the highly-sought-after village of Sharnbrook with its well-regarded schools, its own theatre, mill restaurant as well as bakers, post office, pharmacy, and store. The ground-floor accommodation comprises an entrance hallway leading to a generous sitting room featuring a fireplace, a dining room which could alternatively be used as a third bedroom, a fitted kitchen, a ground-floor bedroom, a family bathroom, and a conservatory overlooking the rear garden. On the first floor is the principal bedroom with wardrobes and an en-suite area incorporating a shower cubicle, wash hand basin and WC, together with access to useful eaves storage.

Overall, the property is presented in good condition, although it would benefit from a degree of modernisation. There is also potential to extend the accommodation, subject to obtaining the necessary local authority planning consents.

Externally, to the front of the property is a walled and fenced front garden, with a block-paved driveway providing off-road parking for several vehicles that leads to a detached garage. The sizeable enclosed rear garden features a terrace seating area, extensive lawn, greenhouse, and an abundance of mature shrubs, plants and trees.

**Accommodation:**

Ground Floor: Entrance hallway, sitting room, dining room, kitchen, bedroom, bathroom, and a conservatory.

First Floor: Master bedroom with wardrobes and an en-suite area incorporating a shower cubicle, wash hand basin, and W/C.

**Tenure:** Freehold

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

**Solicitors:** Premier Solicitors, Premier House, Lurke Street, Bedford MK40 3HU. Tel: 01234 358 080. Ref: Millie Connolly.

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

**Council Tax Band:** D

**Services:** Interested parties are requested to make their own enquiries to the relevant authorities as to the availability of services.

**Exterior:**

To the front is a walled and fenced front garden, with a block-paved driveway providing off-road parking for several vehicles that leads to a detached garage. To the rear is an enclosed garden with a terrace seating area, lawn, greenhouse, mature shrubs, plants, and trees.

**Auctioneer's Note:**

The property has previously been affected by subsidence, which we understand was remediated under an insurance claim. Supporting documentation will be in the legal pack.

**VAT:**

VAT is not applicable.

**Open House Viewings:**

Wed 30 Sep 14:00–14:30

Sat 3 Oct 09:30–10:00

Thu 8 Oct 14:00–14:30

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

**Partner Agent**

**Urban & Rural**  
urbanandrural.com

**Additional Fees**

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

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

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

**Cornfield Cottage, 3 Buckingham Road, Newton Purcell, Oxfordshire MK18 4AZ****\*GUIDE PRICE: £225,000+** (plus fees)

**This attractive two-bedroom end-of-terrace thatched cottage, offers period charm with practical modern living, benefiting from annex space.**

This cottage, situated on the A421, is a period property offering well-presented two-bedroom accommodation and retains a number of original features, including exposed timbers and feature fireplaces, arranged over two floors. Externally, the property benefits from established gardens to both the front and rear, providing attractive outside space and a pleasant outlook across the surrounding countryside, with far-reaching views over open fields to the rear. Additional benefits include off-road parking, garage/storage, and a useful annex/outbuilding for additional living area.

Everyday amenities can be found in nearby Tingewick and Bicester, with a wider range of shopping, leisure, and educational facilities available in Buckingham, Bicester, and Brackley. Rail services from Bicester North and Bicester Village provide regular connections to London Marylebone, whilst the A421, A43 and M40 offer excellent road links to Milton Keynes, Oxford, Northampton, and beyond.

**Accommodation:**

Ground Floor: Hallway, living room, bathroom, utility room, and kitchen.

First floor: Master bedroom and second bedroom.

Annex: Storage area, shower-room with W/C, kitchen area, and a reception room.

**Exterior:**

A wrap-around garden with countryside views to the rear, outside W/C, and off-road parking to the front.

**Auctioneer's Note:**

Auctioneer's Note

The property is Grade II Listed:

Listing No: 1046426

**VAT:**

VAT is not applicable.

**Open House Viewings:**

Wed 30 Sep 13:45-14:15

Sat 3 Oct 16:00-16:30

Thu 8 Oct 13:45-14:15

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

**Partner Agent**

**Tenure:** Freehold

**Local Authority:** Cherwell District Council. Tel: 01295 227001

**Solicitors:** BWK, Broadway Court, 2 82, The Broadway, Chesham HP5 1EG. Tel: 01494 773 377. Ref: Jackie Stay.

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

**Council Tax Band:** D

**Services:** Interested parties are requested to make their own enquiries to the relevant authorities as to the availability of services.

**Additional Fees**

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

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

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

## Agricultural/Amenity Land

## Paddock at Church End Farm, Church End, Thurleigh, Bedfordshire MK44 2DA

\*GUIDE PRICE:

**£10,000+** (plus fees)

Located on the edge of the village and close to residential properties, this level parcel of land is a mixture of grassland and shrubs and measures approximately 0.6 acres.

This level parcel of land is well located on the edge of the picturesque village of Thurleigh and accessed via a gated entrance from Church End. This is one of several plots of similar sizes in the field, and they have shared access via the hedged track from Church End.

**What3Words:** ///clumped.harmony.crops

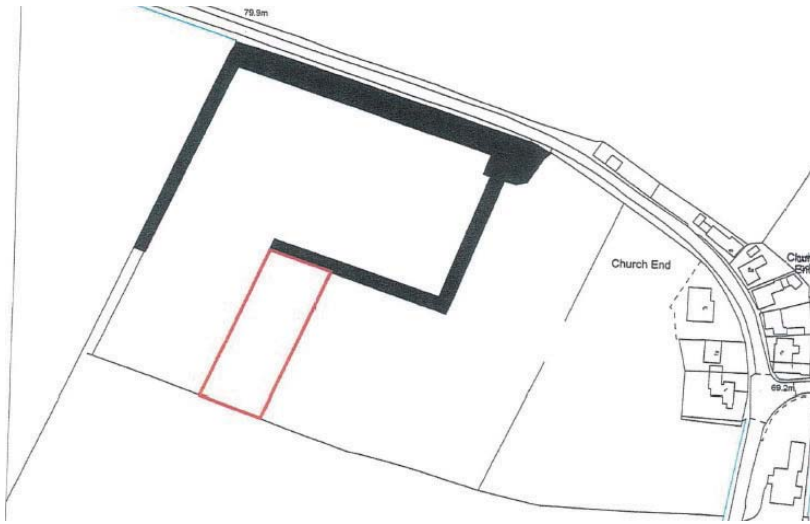
**Auctioneer's Note:** The land is subject to a 50% overage for 80 years, from 12th March 2002 and a 25% overage for 80 years, from 10th October 2023. For further details please refer to the legal pack.

**Additional Fees**

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

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

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



**Tenure:** Freehold

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

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

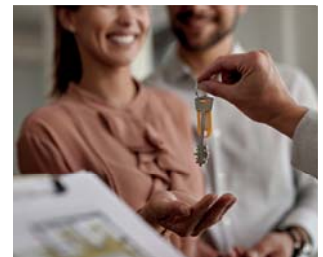
**Energy Performance Certificate (EPC):** Current Rating N/A

**Services:** Interested parties are requested to make their own enquiries to the relevant authorities as to the availability of services.

**VAT:** VAT is not applicable.

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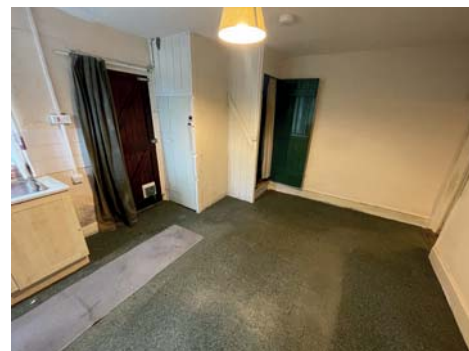


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## 3 Chapel Lane, Ravensden, Bedfordshire MK44 2RB

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



**Requiring significant refurbishment, this extended end-of-terrace cottage is situated at the end of a no-through lane on the outskirts of the village.**

This two-bedroom cottage is positioned at the end of a terrace of three houses, on a private lane towards the edge of Ravensden village, just 2 miles from Brickhill, and 3 miles from the centre of Bedford town. The property is in poor condition and requires a full renovation. The house has been extended on the ground floor, providing an entrance hallway and bathroom-suite. The entrance hallway leads on to a main living space which includes a small kitchen area, door to the rear patio and stairs to the first floor. There is also a lounge accessed from this central living room, and the first floor serves two bedrooms.

The property is accessed via a shared right of way along the lane which is off the main road. There is a small patio terrace which extends from the side to the rear of the house, and there are rights of way over neighbouring grounds to two outbuildings, for details concerning this please refer to the legal pack.

### VAT:

VAT is not applicable.

**Tenure:** Freehold

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

**Solicitors:** Tollers, 2 Exchange Court, Cottingham Road, Corby NN17 1TY. Tel: 01536 276 727. Ref: David Wootton.

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

**Council Tax Band:** B

**Services:** Interested parties are requested to make their own enquiries to the relevant authorities as to the availability of services.

### Accommodation:

Ground Floor: Entrance hall, bathroom, living room/kitchen, lounge.

First Floor: Landing and two bedrooms.

### Exterior:

There is a gravelled access lane leading to the property from the main roadway. To the side and rear of the building there is a patio terrace, and a neighbouring fence and hedging to the rear, separating the boundary to the garden next door.

### Auctioneer's Note:

The Sellers have advised us that no pre-auction offers will be accepted, and the lot will only be sold in the auction on 14th October 2026.

### Open House Viewings:

Wed 30 Sep 12:45-13:15

Sat 3 Oct 10:45-11:15

Thu 8 Oct 12:45-13:15

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

### Additional Fees

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

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

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

# Hill House, Water Stratford Road, Tingewick, Buckinghamshire MK18 4NU

**\*GUIDE PRICE: £350,000+ (plus fees)**



**Located within a much-sought-after village, just three miles from the centre of the market town of Buckingham, this substantial, elevated detached house offers generous accommodation, garaging and parking for several vehicles.**

This attractive, detached four-bedroom house offers generous accommodation approaching 1,800 sq. ft. and has been recently refurbished (2025), with only the final finishing touches still to be completed. With an integral garage and parking for several vehicles on the ground floor, the first-floor accommodation provides an impressive open-plan kitchen and dining room fitted with contemporary Shaker-style units, integrated appliances and a substantial central island making the interior an adaptable living space. The first floor comprises the master bedroom with Velux windows and en-suite shower room, and a large bedroom with an en-suite bathroom.

The area is particularly well served for education, with a selection of highly-regarded primary and secondary schools nearby. These include Tingewick Church of England School, Royal Latin School in Buckingham, Buckingham School and a range of independent schools within the wider Buckingham, Stowe and Aylesbury areas.

## VAT:

VAT is not applicable.

**Tenure:** Freehold

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

**Solicitors:** Arnold Thomson Solicitors, 203-207 Watling Street West, Towcester NN12 6BX. Tel: 01327 350 266. Ref: Rhiannon Beswick.

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

**Council Tax Band:** F

**Services:** Interested parties are requested to make their own enquiries to the relevant authorities as to the availability of services.

## Accommodation:

Ground Floor: Garage and utility room with rear access.

First Floor: Entrance porch, open-plan kitchen/diner, living room, bathroom and two bedrooms.

Second Floor: Landing, master bedroom with en-suite and another bedroom with en-suite.

## Exterior:

Off-street parking, front courtyard style garden and rear enclosed decked seating area.

## Open House Viewings:

Wed 30 Sep 12:45-13:15

Sat 3 Oct 15:00-15:30

Thu 8 Oct 12:45-13:15

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

## Partner Agent



## Additional Fees

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

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

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

The logo for Robinson + Hall, featuring the company name in white lowercase letters on a dark blue background, with a yellow plus sign between the words.

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A photograph of a dilapidated, single-story building with a weathered wooden exterior and a grey tiled roof. The building is overgrown with tall grass and weeds.

Before

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require  
planning  
advice?**

A photograph of a modern, two-story building with a mix of light-colored wood cladding and red brickwork. The building has large windows and a clean, contemporary design. A paved driveway and a lawn are in the foreground.

After

With years of experience  
in enhancing our clients'  
assets, we offer a  
comprehensive service  
that encompasses  
planning and design.

A photograph of a modern, single-story house with a light-colored exterior and a dark grey roof. The house has a gabled roofline and a blue door. A blue car is parked in the driveway.

After

A photograph of a brick house with a gabled roof and a small front garden. The house appears to be in a rural or semi-rural setting.

Before

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# 1 Empress Road, Luton, Bedfordshire LU3 2RE

\*GUIDE PRICE: **£90,000+** (plus fees)



## A two-bedroom semi-detached house requiring refurbishment, situated in the Leagrave area.

This two-bedroom semi-detached house has been vacant for approximately two years and, as a result, is in a poor state of repair throughout. The property requires complete modernisation and refurbishment, offering an opportunity for purchasers to renovate and improve the accommodation to their own specification. There is also scope to extend the property, subject to local planning authority consents. The house is located within walking distance to Leagrave Train Station which provides direct access into London St Pancras.

### Accommodation:

Ground Floor: Entrance hall, living room, dining room, kitchen and downstairs W/C.

First Floor: Two bedrooms and a family bathroom.

### Exterior:

To the front of the property is a small garden with a pathway leading to the main entrance. The enclosed rear garden has been neglected and is heavily overgrown, requiring significant clearance and landscaping works.

### Auctioneer's Note:

The Sellers have advised us that no pre-auction offers will be accepted, and the lot will only be sold in the auction on 14th October 2026.

### VAT:

VAT is not applicable.

### Open House Viewings:

Thu 1 Oct 13:45-14:15

Sat 3 Oct 13:45-14:15

Wed 7 Oct 13:45-14:15

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

### Partner Agent



**Tenure:** Freehold

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

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

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

**Council Tax Band:** B

**Services:** Interested parties are requested to make their own enquiries to the relevant authorities as to the availability of services.

### Additional Fees

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

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

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

## 42 Dimmock Close, Leighton Buzzard, Bedfordshire LU7 4RY

\*GUIDE PRICE: **£110,000+** (plus fees)



**A beautifully presented two-bedroom top floor apartment within a purpose-built three storey building, that has the benefit of an allocated parking space and attractive communal gardens opposite.**

This light and airy two-bedroom apartment is on the top floor of a small three storey building comprising just 12 apartments in total. This forms part of the popular Sandhills development which is located on the southern side of the town, within a short distance of Astral Lake, Astral Park and the A505 that offers good connectivity to the M1 Motorway.

Within the apartment is a hallway with an airing cupboard and a wall mounted shoe cupboard, that leads to the living room, both bedrooms and the bathroom. The living room is a double-aspect room with a Juliet balcony to the front and window to the side. There are double-doors that lead into the separate kitchen that also has a window to the side, and is fitted with a good range of units and appliances. The master bedroom also benefits from a Juliet balcony to the front, the second bedroom a window to the front, and the bathroom is fitted with a white suite that has a shower over the bath. Outside there is an allocated parking space and communal gardens that includes a children's play area.

### Auctioneer's Note:

The furniture in the apartment will be included within the sale.

**Tenure:** Leasehold

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

**Solicitors:** BWK, 9 Haggard Street, Stone, Aylesbury, Buckinghamshire HP17 8XX. Tel: 01296 747 151. Ref: Abigail Freeman.

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

**Council Tax Band:** D

**Services:** Interested parties are requested to make their own enquiries to the relevant authorities as to the availability of services.

### Lease:

150 years from 01/01/2006 (129 years remaining)

### Ground Rent:

£134.78 per annum.

### Service Charge:

£3496.52 per annum.

### VAT:

VAT is not applicable.

### Open House Viewings:

Thu 1 Oct 10:00-10:30

Sat 3 Oct 10:00-10:30

Wed 7 Oct 10:00-10:30

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

### Partner Agent



### Additional Fees

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

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

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

## 5 &amp; 5A London Road, Wellingborough, Northamptonshire NN8 2BT

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

**An investment opportunity to own this freehold building, providing two independently accessed one bedroom flats, with Flat 5 on the ground-floor and Flat 5A on the first-floor.**

This freehold building with a possible dual rental income stream, comprises two self-contained one-bedroom flats in a well-established residential location. Flat 5 is accessed through a porch to the front of the building and flat 5A is accessed to the side, with stairs leading to the first floor accommodation, both flats offer scope to improve with the fixtures and fittings somewhat dated.

The property is conveniently situated on London Road, providing easy access to Wellingborough town centre, shopping facilities, schools, recreational amenities and transport links. Wellingborough railway station offers direct services to London St Pancras, while the A45 and A509 provide connections to Northampton, Kettering, the M1 and wider road network.

#### Accommodation:

Flat 5 Ground Floor: Entrance porch, lobby, living room, bedroom, kitchen, W/C and shower room.

Flat 5A First Floor: Entrance hall, stairs, landing, bedroom, living room, kitchen, W/C and shower room.

**Tenure:** Freehold

**Local Authority:** North Northamptonshire Council

**Solicitors:** Sarah Franklin Solicitors, 21 Market Street, Kettering, Northamptonshire NN16 0AH. Tel: 01536 485 398. Ref: Dushyant Tanna.

**Energy Performance Certificate (EPC):** Current Rating 5: E, 5A: F

**Council Tax Band:** A

**Services:** Interested parties are requested to make their own enquiries to the relevant authorities as to the availability of services.

#### Auctioneer's Note:

The porch for flat 5 has been built on land outside of the property's title on unregistered land, for details concerning this please refer to the legal pack.

#### VAT:

VAT is not applicable.

#### Open House Viewings:

Wed 30 Sep 14:30-15:00

Sat 3 Oct 14:30-15:00

Thu 8 Oct 14:30-15:00

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

#### Partner Agent



#### Additional Fees

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

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

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

# 2026

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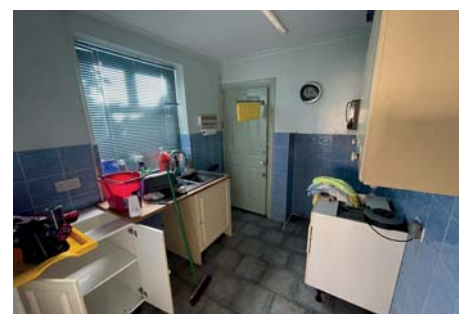
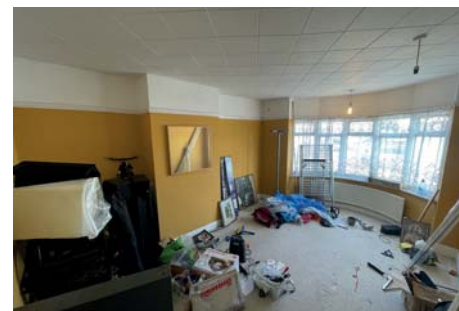
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## 33 Ashdale Avenue, Kempston, Bedfordshire MK42 8NT

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



**A bay-fronted semi-detached house that offers an excellent opportunity for refurbishment, well located within an established residential area, within close proximity to Addison Howard Park.**

This three-bedroom semi-detached house is nicely positioned within a good-size plot, set well back from the road with a generous front garden that is sufficiently large enough to allow for additional off-road parking to the existing driveway. Attached to the side of the house is a brick garage. To the rear, the garden is overgrown, and there is a brick lean-to extension, providing garden access from the kitchen, and includes a W/C and utility room/workshop.

Internally, although the condition of the house is dated and in need of substantial refurbishment, there are some good-sized and well-proportioned rooms, and the house offers the potential to enlarge at both the side and to the rear, subject to the required consents.

### VAT:

VAT is not applicable.

### Accommodation:

Ground Floor: Entrance hall, sitting room, dining room, kitchen, W/C and utility room/workshop.

First Floor: Landing, three bedrooms and family bathroom.

### Exterior:

There is a low stone wall to the front boundary and hardstanding driveway leading to the garage, with an area laid to lawn and some shrubs. At the rear is a good-sized overgrown garden with fencing to the boundaries.

### Auctioneer's Note

The Sellers have advised us that no pre-auction offers will be accepted, and the lot will only be sold in the auction on 14th October 2026.

### Open House Viewings:

Thu 1 Oct 11:15-11:45

Sat 3 Oct 11:15-11:45

Wed 7 Oct 11:15-11:45

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

**Tenure:** Freehold

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

**Solicitors:** Foot Anstey LLP, Blackbrook Park Avenue, Taunton TA1 2PX. Tel: 01823 625 600. Ref: Connie Griffiths.

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

**Council Tax Band:** C

**Services:** Interested parties are requested to make their own enquiries to the relevant authorities as to the availability of services.

### Additional Fees

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

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

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



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## 35 High Street, Silsoe, Bedfordshire MK45 4EP

\*GUIDE PRICE: **£350,000+** (plus fees)



**A five-bedroom end-of-terrace cottage requiring some updating, located in the charming village of Silsoe, Bedfordshire.**

Originally formed from two separate cottages, this substantial five-bedroom cottage offers an abundance of space and character across two floors, with a wealth of architectural features including exposed timber beams, feature fireplaces, an original kitchen range, and leaded-light windows. The cottage does require some updating but has generally been well maintained.

The accommodation comprises an entrance porch, a well-appointed kitchen, living room, a separate sitting room, and a dining/family room. To the first floor are five well-proportioned bedrooms, all served by a spacious four-piece family bathroom. Outside, there is a mature rear garden extending to in excess of 100 ft in length. Adjoining the house is a paved terrace with steps rising to a split-level lawn bordered by mature planting and a variety of established trees. Further along the garden is an additional paved seating area together with a timber garden shed, previously used as pigsties.

Silsoe is a highly desirable Bedfordshire village situated along the A6 corridor between Bedford and Luton. The village benefits from well-regarded school catchments, a popular village pub, and a local convenience store, all within easy walking distance. The historic English Heritage estate of Wrest Park is moments away, and excellent transport links make Silsoe particularly attractive to commuters, with rail services to London St Pancras available from both Bedford and Flitwick stations, journey times are approximately 40 minutes.

**Tenure:** Freehold

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

**Solicitors:** Solomon Solicitors, 6-8 Stuart Street, Luton LU1 2SJ. Tel: 01582 533 333. Ref: Kate Bukhrashvili.

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

**Council Tax Band:** C

**Services:** Interested parties are requested to make their own enquiries to the relevant authorities as to the availability of services.

**Accommodation:**

Ground Floor: Entrance porch, living room, reception room, dining room, and kitchen.

First Floor: Landing, master bedroom, four further bedrooms, and a family bathroom.

**Exterior:**

The rear garden extending to in excess of 100 ft, a paved terrace with steps rising to a split-level lawn bordered by mature planting and a variety of established trees, and an additional paved seating area together with a timber garden shed.

**VAT:**

VAT is not applicable.

**Open House Viewings:**

Thu 1 Oct 12:45-13:15

Sat 3 Oct 12:45-13:15

Wed 7 Oct 12:45-13:15

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

**Partner Agent**

**Urban & Rural**  
urbanandrural.com

**Additional Fees**

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

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

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

## Plot 1, Land East side of Sharnbrook Road, Souldrop, Bedfordshire MK44 1EX

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



**An agricultural yard which measures approximately 0.8 acres with a large open-fronted barn and sizeable areas of hardstanding.**

Located on the edge of the village within easy access of the A6, this good-size yard sits adjacent to residential dwellings to the west, the public highway to the north, and farmland south and east. There is a wide gated entrance with double steel field gates, and the plot is well screened with established trees and hedges. Planning was granted in March 2025 for an agricultural building with hardstanding, with security gates and fence.

### What3Words:

///chess.settled.jacket

### Planning:

Application Number: 24/00203/FUL

Description: Proposed erection of agricultural building, hardstanding and reinstatement of entrance together with security gates and fence (development already commenced)

Decision: Grant Permission

Decision Date: 26th March 2025

### Viewings:

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

**Tenure:** Freehold

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

**Solicitors:** Woodfines, Brickstone House, Stannard Way Priory Business Park, Bedford, Bedfordshire MK44 3JW. Tel: 01234 270 600. Ref: Michael Roche.

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

**Services:** Interested parties are requested to make their own enquiries to the relevant authorities as to the availability of services.

### Additional Fees

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

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

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



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# MEMORANDUM OF SALE

Lot No:

Property Address:

Name of Bidder:

Address of Bidder:

Postcode:

Telephone:

Name of Buyer:

Address of Buyer:

Postcode:

Telephone:

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

Name & Address  
of Seller:

The Price (excluding any VAT): £

in words

Deposit Paid: £

Completion Date:

Buyers Administration Fee: £

We acknowledge receipt of the deposit and buyers administration fee.

We acknowledge receipt of the deposit in the form of

Signed:

Date:

(Authorised Agent for Seller)

Signed:

Date:

(The Bidder)

Seller's Solicitor:

Address of Solicitor:

Postcode:

Telephone:

Buyer's Solicitor:

Address of Solicitor:

Postcode:

Telephone:

# COMMON AUCTION CONDITIONS (EDITION 4)

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### Introduction

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

### Glossary

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

### Auction Conduct Conditions

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

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

### Sale Conditions

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

### GLOSSARY

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

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

Wherever it makes sense:

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

### ACTUAL COMPLETION DATE

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

### ADDENDUM

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

### AGREED COMPLETION DATE

Subject to CONDITION G9.3:

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

### APPROVED FINANCIAL INSTITUTION

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

### ARREARS

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

### ARREARS SCHEDULE

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

### AUCTION

The AUCTION advertised in the CATALOGUE.

### AUCTION CONDUCT CONDITIONS

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

### AUCTIONEERS

The AUCTIONEERS at the AUCTION.

### BUSINESS DAY

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

### BUYER

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

### CATALOGUE

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

### COMPLETION

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

### CONDITION

One of the AUCTION CONDUCT CONDITIONS or SALE CONDITIONS.

### CONTRACT

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

### CONTRACT DATE

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

- a) the date of the SALE MEMORANDUM signed by both the SELLER and BUYER; or
- b) if CONTRACTS are exchanged, the date of exchange. If exchange is not effected in person or by an irrevocable agreement to exchange made by telephone, fax or electronic mail the date of exchange is the date on which both parts have been signed and posted or otherwise placed beyond normal retrieval.

### DOCUMENTS

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

### EXTRA GENERAL CONDITIONS

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

### FINANCIAL CHARGE

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

### GENERAL CONDITIONS

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

### INTEREST RATE

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

### LOT

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

### OLD ARREARS

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

### PARTICULARS

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

### PRACTITIONER

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

### PRICE

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

### READY TO COMPLETE

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

### SALE CONDITIONS

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

### SALE MEMORANDUM

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

### SELLER

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

### SPECIAL CONDITIONS

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

### TENANCIES

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

### TENANCY SCHEDULE

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

### TRANSFER

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

### TUPE

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

### VAT

Value Added Tax or other tax of a similar nature.

### VAT OPTION

An option to tax.

### WE (and US and OUR)

The AUCTIONEERS.

### YOU (and YOUR)

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

### AUCTION CONDUCT CONDITIONS

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

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

### A1

The AUCTION CONDUCT CONDITIONS apply wherever the LOT is located.

### A1.2

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

### A2

- A2.1 As agents for each SELLER we have authority to
  - (a) prepare the CATALOGUE from information supplied by or on behalf of each SELLER;
  - (b) offer each LOT for sale;
  - (c) sell each LOT;
  - (d) receive and hold deposits;
  - (e) sign each SALE MEMORANDUM; and
  - (f) treat a CONTRACT as repudiated if the BUYER fails to sign a SALE MEMORANDUM or pay a deposit as required by these AUCTION CONDUCT CONDITIONS or fails to provide identification as required by the AUCTIONEERS.
- A2.2 OUR decision on the conduct of the AUCTION is final.
- A2.3 WE may cancel the AUCTION, or alter the order in which LOTS are offered for sale. WE may also combine or divide LOTS. A LOT may be sold or withdrawn from sale prior to the AUCTION.
- A2.4 YOU acknowledge that to the extent permitted by law WE owe YOU no duty of care and YOU have no claim against US for any loss.
- A2.5 WE may refuse to admit one or more persons to the AUCTION without having to explain why.
- A2.6 YOU may not be allowed to bid unless YOU provide such evidence of YOUR identity and other information as WE reasonably require from all bidders.

### A2.4

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

### A2.5

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

### A2.6

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

### A3

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

### A3.3

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

### A3.4

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

### A3.5

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

### A4

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

### A4.2

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.

### A4.3

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.

### A4.4

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

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

### A5.2

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

### A5.3

YOU must before leaving the AUCTION

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

### A5.4

If YOU do not WE may either

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

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|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
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|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | (b) sign the SALE MEMORANDUM on YOUR behalf.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |      | fittings. THE SPECIAL CONDITIONS state whether any chattels are included in the LOT, but if they are:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |      | of title made to the Land Registry and of the DOCUMENTS accompanying that application;                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| A5.5                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | The deposit<br>(a) must be paid in pounds sterling by cheque or by bankers' draft made payable to US (or, at OUR option, the SELLER'S conveyancer) drawn on an APPROVED FINANCIAL INSTITUTION (CONDITION A6 may state if WE accept any other form of payment);<br><br>(b) may be declined by US unless drawn on YOUR account, or that of the BUYER, or of another person who (we are satisfied) would not expose US to a breach of money laundering regulations;<br><br>(c) is to be held by US (or, at OUR option, the SELLER'S conveyancer); and<br><br>(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.                                                                                                                                                                                                                                                                                                                          | G1.8 | The BUYER buys with full knowledge of<br>(a) the DOCUMENTS, whether or not the BUYER has read them; and<br><br>(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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |      | (ii) evidence that all applicable stamp duty land tax relating to that application has been paid; and<br><br>(iii) a letter under which the SELLER or its conveyancer agrees to use all reasonable endeavours to answer any requisitions raised by the Land Registry and to instruct the Land Registry to send the completed registration DOCUMENTS to the BUYER.                                                                                                                                                                                                                                                                                                     |
| A5.6                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | WE may retain the SALE MEMORANDUM signed by or on behalf of the SELLER until the deposit has been received in cleared funds.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |      | (d) The BUYER has no right to object to or make requisitions on any title information more than seven BUSINESS DAYS after that information has been given to the BUYER.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| A5.7                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Where WE hold the deposit as stakeholder WE are authorised to release it (and interest on it if applicable) to the SELLER on COMPLETION or, if COMPLETION does not take place, to the person entitled to it under the SALE CONDITIONS.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | G2.2 | If a cheque for all or part of the deposit is not cleared on first presentation the SELLER may treat the CONTRACT as at an end and bring a claim against the BUYER for breach of CONTRACT.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | G4.3 | Unless otherwise stated in the SPECIAL CONDITIONS the SELLER sells with full title guarantee except that (and the TRANSFER shall so provide):<br><br>(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<br><br>(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. |
| A5.8                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | If the BUYER does not comply with its obligations under the CONTRACT then<br>(a) YOU are personally liable to buy the LOT even if YOU are acting as an agent; and<br><br>(b) YOU must indemnify the SELLER in respect of any loss the SELLER incurs as a result of the BUYER'S default.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | G2.3 | Interest earned on the deposit belongs to the SELLER unless the SALE CONDITIONS provide otherwise.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| A5.9                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Where the BUYER is a company YOU warrant that the BUYER is properly constituted and able to buy the LOT.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | G3.1 | <b>BETWEEN CONTRACT AND COMPLETION</b><br>From the CONTRACT DATE the SELLER has no obligation to insure the LOT and the BUYER bears all risks of loss or damage unless<br>(a) the LOT is sold subject to a TENANCY that requires the SELLER to insure the LOT or<br><br>(b) the SPECIAL CONDITIONS require the SELLER to insure the LOT.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| A6                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <b>EXTRA AUCTION CONDUCT CONDITIONS</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | G4.6 | The SELLER (and, if relevant, the BUYER) must produce to each other such confirmation of, or evidence of, their identity and that of their mortgagees and attorneys (if any) as is necessary for the other to be able to comply with applicable Money Laundering Regulations and Land Registry Rules.                                                                                                                                                                                                                                                                                                                                                                 |
| A6.1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Despite any SPECIAL CONDITION to the contrary the minimum deposit WE accept is £4,000 (or the total PRICE, if less). A SPECIAL CONDITION may, however, require a higher minimum deposit.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | G3.2 | If the SELLER is required to insure the LOT then the SELLER<br>(a) must produce to the BUYER on request all relevant insurance details;<br><br>(b) must use reasonable endeavours to maintain that or equivalent insurance and pay the premiums when due;<br><br>(c) gives no warranty as to the adequacy of the insurance;<br><br>(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;<br><br>(e) must, unless otherwise agreed, cancel the insurance at COMPLETION, apply for a refund of premium and (subject to the rights of any tenant or other third party) pay that refund to the BUYER; and<br><br>(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;<br><br>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).                                                                                                                       | G5   | <b>TRANSFER</b><br>G5.1 Unless a form of TRANSFER is prescribed by the SPECIAL CONDITIONS<br><br>(a) the BUYER must supply a draft TRANSFER to the SELLER at least ten BUSINESS DAYS before the AGREED COMPLETION DATE and the engrossment (signed as a deed by the BUYER if CONDITION G5.2 applies) five BUSINESS DAYS before that date or (if later) two BUSINESS DAYS after the draft has been approved by the SELLER; and<br><br>(b) the SELLER must approve or revise the draft TRANSFER within five BUSINESS DAYS of receiving it from the BUYER.                                                                                                               |
| <b>GENERAL CONDITIONS OF SALE</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 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.                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Words in small capitals have the special meanings defined in the Glossary.<br><br>The GENERAL CONDITIONS (as WE supplement or change them by any EXTRA GENERAL CONDITIONS or ADDENDUM) are compulsory but may be dispensed or changed in relation to one or more LOTS by SPECIAL CONDITIONS. The template form of SALE MEMORANDUM is not compulsory but is to be varied only if WE agree. The template forms of SPECIAL CONDITIONS and schedules are recommended, but are not compulsory and may be changed by the SELLER of a LOT. |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | G5.3 | The SELLER cannot be required to TRANSFER the LOT to anyone other than the BUYER, or by more than one TRANSFER.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| G1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <b>THE LOT</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | G5.4 | Where the SPECIAL CONDITIONS state that the SELLER is to grant a new lease to the BUYER<br><br>(a) the CONDITIONS are to be read so that the TRANSFER refers to the new lease, the SELLER to the proposed landlord and the BUYER to the proposed tenant;<br><br>(b) the form of new lease is that described by the SPECIAL CONDITIONS; and<br><br>(c) the SELLER is to produce, at least five BUSINESS DAYS before the AGREED COMPLETION DATE, the engrossed counterpart lease, which the BUYER is to sign and deliver to the SELLER on COMPLETION.                                                                                                                   |
| 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | G6   | <b>COMPLETION</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| G1.2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | The LOT is sold subject to any TENANCIES disclosed by the SPECIAL CONDITIONS, but otherwise with vacant possession on COMPLETION.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 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.                                                                                                                                                                                                                                                                                                                                                                                                              |
| 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | G3.4 | Section 47 of the Law of Property Act 1925 does not apply to the CONTRACT.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | G6.2 | The amount payable on COMPLETION is the balance of the PRICE adjusted to take account of apportionments plus (if applicable) VAT and interest, but no other amounts unless specified in the SPECIAL CONDITIONS.                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 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:<br>(a) matters registered or capable of registration as local land charges;<br><br>(b) matters registered or capable of registration by any competent authority or under the provisions of any statute;<br><br>(c) notices, orders, demands, proposals and requirements of any competent authority;<br><br>(d) charges, notices, orders, restrictions, agreements and other matters relating to town and country planning, highways or public health;<br><br>(e) rights, easements, quasi-easements, and wayleaves;<br><br>(f) outgoing and other liabilities;<br><br>(g) any interest which overrides, under the Land Registration Act 2002;<br><br>(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<br><br>(i) anything the SELLER does not and could not reasonably know about. | 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | G6.3 | Payment is to be made in pounds sterling and only by<br>(a) direct TRANSFER from the BUYER'S conveyancer to the SELLER'S conveyancer; and<br><br>(b) the release of any deposit held by a stakeholder or in such other manner as the SELLER'S conveyancer may agree.                                                                                                                                                                                                                                                                                                                                                                                                  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | G4   | <b>TITLE AND IDENTITY</b><br>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.<br><br>G4.2 The following provisions apply only to any of the following DOCUMENTS that is not made available before the AUCTION:<br>(a) If the LOT is registered land the SELLER is to give to the BUYER within five BUSINESS DAYS of the CONTRACT DATE an official copy of the entries on the register and title plan and, where noted on the register, of all DOCUMENTS subject to which the LOT is being sold.<br><br>(b) If the LOT is not registered land the SELLER is to give to the BUYER within five BUSINESS DAYS of the CONTRACT DATE an abstract or epitome of title starting from the root of title mentioned in the SPECIAL CONDITIONS (or, if none is mentioned, a good root of title more than fifteen years old) and must produce to the BUYER the original or an examined copy of every relevant DOCUMENT.<br><br>(c) If title is in the course of registration, title is to consist of:<br><br>(i) certified copies of the application for registration |      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 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.                                                                                                                                                                                                                                                                                         |
| 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | G6.5 | If COMPLETION takes place after 1400 hours for a reason                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| G1.7                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | The LOT does not include any tenant's or trade fixtures or                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |

# COMMON AUCTION CONDITIONS (EDITION 4)

REPRODUCED WITH THE CONSENT OF THE RICS

|            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                       |                                                                                                                                                                                                                                                                                                                                 |            |                                                                                                                                                                                                                                                                                                     |
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|            | other than the SELLER'S default it is to be treated, for the purposes of apportionment and calculating interest, as if it had taken place on the next BUSINESS DAY.                                                                                                                                                                                                                                                                                                       |                                       | rate assuming 365 days in a year (or 366 in a leap year), and income and expenditure relating to some other period accrues at an equal daily rate during the period to which it relates; and                                                                                                                                    |            |                                                                                                                                                                                                                                                                                                     |
| G6.6       | Where applicable the CONTRACT remains in force following COMPLETION.                                                                                                                                                                                                                                                                                                                                                                                                      |                                       | (c) where the amount to be apportioned is not known at COMPLETION apportionment is to be made by reference to a reasonable estimate and further payment is to be made by SELLER or BUYER as appropriate within five BUSINESS DAYS of the date when the amount is known.                                                         | G13        | <b>RENT DEPOSITS</b>                                                                                                                                                                                                                                                                                |
| <b>G7</b>  | <b>NOTICE TO COMPLETE</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                       |                                                                                                                                                                                                                                                                                                                                 | G13.1      | Where any TENANCY is an assured shorthold TENANCY, the SELLER and the BUYER are to comply with their respective statutory duties in relation to the protection of tenants' deposits, and to demonstrate in writing to the other (before COMPLETION, so far as practicable) that they have complied. |
| G7.1       | The SELLER or the BUYER may on or after the AGREED COMPLETION DATE but before COMPLETION give the other notice to complete within ten BUSINESS DAYS (excluding the date on which the notice is given) making time of the essence.                                                                                                                                                                                                                                         |                                       |                                                                                                                                                                                                                                                                                                                                 | G13.2      | The remainder of this CONDITION G13 applies where the SELLER is holding or otherwise entitled to money by way of rent deposit in respect of a TENANCY. In this CONDITION G13 "rent deposit deed" means the deed or other DOCUMENT under which the rent deposit is held.                             |
| G7.2       | The person giving the notice must be READY TO COMPLETE.                                                                                                                                                                                                                                                                                                                                                                                                                   |                                       |                                                                                                                                                                                                                                                                                                                                 | G13.3      | If the rent deposit is not assignable the SELLER must on COMPLETION hold the rent deposit on trust for the BUYER and, subject to the terms of the rent deposit deed, comply at the cost of the BUYER with the BUYER's lawful instructions.                                                          |
| G7.3       | If the BUYER fails to comply with a notice to complete the SELLER may, without affecting any other remedy the SELLER has:                                                                                                                                                                                                                                                                                                                                                 |                                       |                                                                                                                                                                                                                                                                                                                                 | G13.4      | Otherwise the SELLER must on COMPLETION pay and assign its interest in the rent deposit to the BUYER under an assignment in which the BUYER covenants with the SELLER to:                                                                                                                           |
|            | (a) terminate the CONTRACT;                                                                                                                                                                                                                                                                                                                                                                                                                                               | <b>G11</b>                            | <b>ARREARS</b>                                                                                                                                                                                                                                                                                                                  |            | (a) observe and perform the SELLER's covenants and conditions in the rent deposit deed and indemnify the SELLER in respect of any breach;                                                                                                                                                           |
|            | (b) claim the deposit and any interest on it if held by a stakeholder;                                                                                                                                                                                                                                                                                                                                                                                                    | Part 1 – Current rent                 |                                                                                                                                                                                                                                                                                                                                 |            | (b) give notice of assignment to the tenant; and                                                                                                                                                                                                                                                    |
|            | (c) forfeit the deposit and any interest on it;                                                                                                                                                                                                                                                                                                                                                                                                                           | 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.                                                                                     |            | (c) give such direct covenant to the tenant as may be required by the rent deposit deed.                                                                                                                                                                                                            |
|            | (d) resell the LOT; and                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                       |                                                                                                                                                                                                                                                                                                                                 |            |                                                                                                                                                                                                                                                                                                     |
|            | (e) claim damages from the BUYER.                                                                                                                                                                                                                                                                                                                                                                                                                                         | 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.                                                                                                                                                                    |            |                                                                                                                                                                                                                                                                                                     |
| G7.4       | If the SELLER fails to comply with a notice to complete the BUYER may, without affecting any other remedy the BUYER has:                                                                                                                                                                                                                                                                                                                                                  | G11.3                                 | Parts 2 and 3 of this CONDITION G11 do not apply to ARREARS of current rent.                                                                                                                                                                                                                                                    |            |                                                                                                                                                                                                                                                                                                     |
|            | (a) terminate the CONTRACT; and                                                                                                                                                                                                                                                                                                                                                                                                                                           | Part 2 – BUYER to pay for ARREARS     |                                                                                                                                                                                                                                                                                                                                 | <b>G14</b> | <b>VAT</b>                                                                                                                                                                                                                                                                                          |
|            | (b) recover the deposit and any interest on it from the SELLER or, if applicable, a stakeholder.                                                                                                                                                                                                                                                                                                                                                                          | G11.4                                 | Part 2 of this CONDITION G11 applies where the SPECIAL CONDITIONS give details of ARREARS.                                                                                                                                                                                                                                      | G14.1      | Where a SALE CONDITION requires money to be paid or other consideration to be given, the payer must also pay any VAT that is chargeable on that money or consideration, but only if given a valid VAT invoice.                                                                                      |
| <b>G8</b>  | <b>IF THE CONTRACT IS BROUGHT TO AN END</b>                                                                                                                                                                                                                                                                                                                                                                                                                               | 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.                                                                                                                                                              | G14.2      | Where the SPECIAL CONDITIONS state that no VAT OPTION has been made the SELLER confirms that none has been made by it or by any company in the same VAT group nor will be prior to COMPLETION.                                                                                                      |
|            | If the CONTRACT is lawfully brought to an end:                                                                                                                                                                                                                                                                                                                                                                                                                            | G11.6                                 | If those ARREARS are not OLD ARREARS the SELLER is to assign to the BUYER all rights that the SELLER has to recover those ARREARS.                                                                                                                                                                                              | <b>G15</b> | <b>TRANSFER AS A GOING CONCERN</b>                                                                                                                                                                                                                                                                  |
|            | (a) the BUYER must return all papers to the SELLER and appoints the SELLER its agent to cancel any registration of the CONTRACT; and                                                                                                                                                                                                                                                                                                                                      | Part 3 – BUYER not to pay for ARREARS |                                                                                                                                                                                                                                                                                                                                 | G15.1      | Where the SPECIAL CONDITIONS so state:                                                                                                                                                                                                                                                              |
|            | (b) the SELLER must return the deposit and any interest on it to the BUYER (and the BUYER may claim it from the stakeholder, if applicable) unless the SELLER is entitled to forfeit the deposit under CONDITION G7.3.                                                                                                                                                                                                                                                    | G11.7                                 | Part 3 of this CONDITION G11 applies where the SPECIAL CONDITIONS                                                                                                                                                                                                                                                               |            | (a) the SELLER and the BUYER intend, and will take all practicable steps (short of an appeal) to procure, that the sale is treated as a TRANSFER of a going concern; and                                                                                                                            |
| <b>G9</b>  | <b>LANDLORD'S LICENCE</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                       | (a) so state; or                                                                                                                                                                                                                                                                                                                |            | (b) this CONDITION G15 applies.                                                                                                                                                                                                                                                                     |
| G9.1       | Where the LOT is or includes leasehold land and licence to assign or sublet is required this CONDITION G9 applies.                                                                                                                                                                                                                                                                                                                                                        | G11.8                                 | (b) give no details of any ARREARS.                                                                                                                                                                                                                                                                                             | G15.2      | The SELLER confirms that the SELLER:                                                                                                                                                                                                                                                                |
| G9.2       | The CONTRACT is conditional on that licence being obtained, by way of formal licence if that is what the landlord lawfully requires.                                                                                                                                                                                                                                                                                                                                      |                                       | While any ARREARS due to the SELLER remain unpaid the BUYER must:                                                                                                                                                                                                                                                               |            | (a) is registered for VAT, either in the SELLER's name or as a member of the same VAT group; and                                                                                                                                                                                                    |
| 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").                                                                                                                                                                                                                                                                                        |                                       | (a) try to collect them in the ordinary course of management but need not take legal proceedings or forfeit the TENANCY;                                                                                                                                                                                                        |            | (b) has (unless the sale is a standard-rated supply) made in relation to the LOT a VAT OPTION that remains valid and will not be revoked before COMPLETION.                                                                                                                                         |
| G9.4       | The SELLER must                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                       | (b) pay them to the SELLER within five BUSINESS DAYS of receipt in cleared funds (plus interest at the INTEREST RATE calculated on a daily basis for each subsequent day's delay in payment);                                                                                                                                   | G15.3      | The BUYER confirms that                                                                                                                                                                                                                                                                             |
|            | (a) use all reasonable endeavours to obtain the licence at the SELLER'S expense; and                                                                                                                                                                                                                                                                                                                                                                                      |                                       | (c) on request, at the cost of the SELLER, assign to the SELLER or as the SELLER may direct the right to demand and sue for OLD ARREARS, such assignment to be in such form as the SELLER'S conveyancer may reasonably require;                                                                                                 |            | (a) it is registered for VAT, either in the BUYER'S name or as a member of a VAT group;                                                                                                                                                                                                             |
|            | (b) enter into any Authorised Guarantee Agreement ("AGA") properly required (procuring a guarantee of that AGA if lawfully required by the landlord).                                                                                                                                                                                                                                                                                                                     |                                       | (d) if reasonably required, allow the SELLER'S conveyancer to have on loan the counterpart of any TENANCY against an undertaking to hold it to the BUYER's order;                                                                                                                                                               | G15.4      | (b) it has made, or will make before COMPLETION, a VAT OPTION in relation to the LOT and will not revoke it before or within three months after COMPLETION;                                                                                                                                         |
| G9.5       | The BUYER must promptly                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                       | (e) not without the consent of the SELLER release any tenant or surety from liability to pay ARREARS or accept a surrender of or forfeit any TENANCY under which ARREARS are due; and                                                                                                                                           |            | (c) article 5(2B) of the Value Added Tax (Special Provisions) Order 1995 does not apply to it; and                                                                                                                                                                                                  |
|            | (a) provide references and other relevant information; and                                                                                                                                                                                                                                                                                                                                                                                                                |                                       | (f) if the BUYER disposes of the LOT prior to recovery of all ARREARS obtain from the BUYER'S successor in title a covenant in favour of the SELLER in similar form to part 3 of this CONDITION G11.                                                                                                                            |            | (d) it is not buying the LOT as a nominee for another person.                                                                                                                                                                                                                                       |
|            | (b) comply with the landlord's lawful requirements.                                                                                                                                                                                                                                                                                                                                                                                                                       | G11.9                                 | Where the SELLER has the right to recover ARREARS it must not without the BUYER'S written consent bring insolvency proceedings against a tenant or seek the removal of goods from the LOT.                                                                                                                                      |            | The BUYER is to give to the SELLER as early as possible before the AGREED COMPLETION DATE evidence                                                                                                                                                                                                  |
| G9.6       | If within three months of the CONTRACT DATE (or such longer period as the SELLER and BUYER agree) the SELLER has not given licence notice to the BUYER the SELLER or the BUYER may (if not then in breach of any obligation under this CONDITION G9) by notice to the other terminate the CONTRACT at any time before the SELLER has given licence notice. That termination is without prejudice to the claims of either SELLER or BUYER for breach of this CONDITION G9. | <b>G12</b>                            | <b>MANAGEMENT</b>                                                                                                                                                                                                                                                                                                               | G15.5      | (a) of the BUYER'S VAT registration;                                                                                                                                                                                                                                                                |
| <b>G10</b> | <b>INTEREST AND APPORTIONMENTS</b>                                                                                                                                                                                                                                                                                                                                                                                                                                        | G12.1                                 | This CONDITION G12 applies where the LOT is sold subject to TENANCIES.                                                                                                                                                                                                                                                          |            | (b) that the BUYER has made a VAT OPTION; and                                                                                                                                                                                                                                                       |
| 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.                                                                                                                                                           | G12.2                                 | The SELLER is to manage the LOT in accordance with its standard management policies pending COMPLETION.                                                                                                                                                                                                                         |            | (c) that the VAT OPTION has been notified in writing to HM Revenue and Customs; and if it does not produce the relevant evidence at least two BUSINESS DAYS before the AGREED COMPLETION DATE, CONDITION G14.1 applies at COMPLETION.                                                               |
| G10.2      | 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.                                                                                                                                                  | 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: | G15.6      | The BUYER confirms that after COMPLETION the BUYER intends to                                                                                                                                                                                                                                       |
| G10.3      | Income and outgoings are to be apportioned at the ACTUAL COMPLETION DATE unless:                                                                                                                                                                                                                                                                                                                                                                                          |                                       | (a) the SELLER must comply with the BUYER'S reasonable requirements unless to do so would (but for the indemnity in paragraph (c)) expose the SELLER to a liability that the SELLER would not otherwise have, in which case the SELLER may act reasonably in such a way as to avoid that liability;                             |            | (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                                                                                                                                         |
|            | (a) the BUYER is liable to pay interest; and                                                                                                                                                                                                                                                                                                                                                                                                                              |                                       | (b) if the SELLER gives the BUYER notice of the SELLER'S intended act and the BUYER does not object within five BUSINESS DAYS giving reasons for the objection the SELLER may act as the SELLER intends; and                                                                                                                    |            | (b) collect the rents payable under the TENANCIES and charge VAT on them.                                                                                                                                                                                                                           |
|            | (b) the SELLER has given notice to the BUYER at any time up to COMPLETION requiring apportionment on the date from which interest becomes payable by the BUYER; in which event income and outgoings are to be apportioned on the date from which interest becomes payable by the BUYER.                                                                                                                                                                                   |                                       | (c) the BUYER is to indemnify the SELLER against all loss or liability the SELLER incurs through acting as the BUYER requires, or by reason of delay caused by the BUYER.                                                                                                                                                       |            | If, after COMPLETION, it is found that the sale of the LOT is not a TRANSFER of a going concern then:                                                                                                                                                                                               |
| G10.4      | Apportionments are to be calculated on the basis that:                                                                                                                                                                                                                                                                                                                                                                                                                    |                                       |                                                                                                                                                                                                                                                                                                                                 | <b>G16</b> | <b>CAPITAL ALLOWANCES</b>                                                                                                                                                                                                                                                                           |
|            | (a) the SELLER receives income and is liable for outgoings for the whole of the day on which apportionment is to be made;                                                                                                                                                                                                                                                                                                                                                 |                                       |                                                                                                                                                                                                                                                                                                                                 | G16.1      | This CONDITION G16 applies where the SPECIAL CONDITIONS state that there are capital allowances available in respect of the LOT.                                                                                                                                                                    |
|            | (b) annual income and expenditure accrues at an equal daily                                                                                                                                                                                                                                                                                                                                                                                                               |                                       |                                                                                                                                                                                                                                                                                                                                 | G16.2      | The SELLER is promptly to supply to the BUYER all information reasonably required by the BUYER in                                                                                                                                                                                                   |

# COMMON AUCTION CONDITIONS (EDITION 4)

REPRODUCED WITH THE CONSENT OF THE RICS

|       |                                                                                                                                                                                                                                                                                                                                                                |       |                                                                                                                                                                                                                                                                                                                                                                                                                                        |       |                                                                                                                                                                                                                                                                                      |
|-------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|       | connection with the BUYER's claim for capital allowances.                                                                                                                                                                                                                                                                                                      | G22.2 | No apportionment is to be made at COMPLETION in respect of service charges.                                                                                                                                                                                                                                                                                                                                                            |       | (a) with the co-operation of the SELLER take immediate steps to substitute itself as a party to any proceedings;                                                                                                                                                                     |
| G16.3 | The value to be attributed to those items on which capital allowances may be claimed is set out in the SPECIAL CONDITIONS.                                                                                                                                                                                                                                     | G22.3 | Within two months after COMPLETION the SELLER must provide to the BUYER a detailed service charge account for the service charge year current on COMPLETION showing:                                                                                                                                                                                                                                                                   |       | (b) use all reasonable endeavours to conclude any proceedings or negotiations for the renewal of the TENANCY and the determination of any interim rent as soon as reasonably practicable at the best rent or rents reasonably obtainable; and                                        |
| G16.4 | The SELLER and BUYER agree:                                                                                                                                                                                                                                                                                                                                    |       | (a) service charge expenditure attributable to each TENANCY;                                                                                                                                                                                                                                                                                                                                                                           |       | (c) if any increased rent is recovered from the tenant (whether as interim rent or under the renewed TENANCY) account to the SELLER for the part of that increase that relates to the SELLER'S period of ownership of the LOT within five BUSINESS DAYS of receipt of cleared funds. |
|       | (a) to make an election on COMPLETION under Section 198 of the Capital Allowances Act 2001 to give effect to this CONDITION G16; and                                                                                                                                                                                                                           |       | (b) payments on account of service charge received from each tenant;                                                                                                                                                                                                                                                                                                                                                                   |       |                                                                                                                                                                                                                                                                                      |
|       | (b) to submit the value specified in the SPECIAL CONDITIONS to HM Revenue and Customs for the purposes of their respective capital allowance computations.                                                                                                                                                                                                     |       | (c) any amounts due from a tenant that have not been received;                                                                                                                                                                                                                                                                                                                                                                         |       |                                                                                                                                                                                                                                                                                      |
| G17   | <b>MAINTENANCE AGREEMENTS</b>                                                                                                                                                                                                                                                                                                                                  |       | (d) any service charge expenditure that is not attributable to any TENANCY and is for that reason irrecoverable.                                                                                                                                                                                                                                                                                                                       |       |                                                                                                                                                                                                                                                                                      |
| G17.1 | The SELLER agrees to use reasonable endeavours to TRANSFER to the BUYER, at the BUYER's cost, the benefit of the maintenance agreements specified in the SPECIAL CONDITIONS.                                                                                                                                                                                   | G22.4 | In respect of each TENANCY, if the service charge account shows:                                                                                                                                                                                                                                                                                                                                                                       | G24.5 | The SELLER and the BUYER are to bear their own costs in relation to the renewal of the TENANCY and any proceedings relating to this.                                                                                                                                                 |
| G17.2 | The BUYER must assume, and indemnify the SELLER in respect of, all liability under such agreements from the ACTUAL COMPLETION DATE.                                                                                                                                                                                                                            |       | (a) that payments that the tenant has made on account exceed attributable service charge expenditure, the SELLER must pay to the BUYER an amount equal to that excess when it provides the service charge account; or                                                                                                                                                                                                                  | G25   | <b>WARRANTIES</b>                                                                                                                                                                                                                                                                    |
| G18   | <b>LANDLORD AND TENANT ACT 1987</b>                                                                                                                                                                                                                                                                                                                            |       | (b) that attributable service charge expenditure exceeds payments made on account, the BUYER must use all reasonable endeavours to recover the shortfall from the tenant as soon as practicable and promptly pay the amount so recovered to the SELLER;                                                                                                                                                                                | G25.1 | Available warranties are listed in the SPECIAL CONDITIONS.                                                                                                                                                                                                                           |
| G18.1 | This CONDITION G18 applies where the sale is a relevant disposal for the purposes of part I of the Landlord and Tenant Act 1987                                                                                                                                                                                                                                |       | but in respect of payments on account that are still due from a tenant CONDITION G11 (ARREARS) applies.                                                                                                                                                                                                                                                                                                                                | G25.2 | Where a warranty is assignable the SELLER must:                                                                                                                                                                                                                                      |
| G18.2 | The SELLER warrants that the SELLER has complied with sections 5B and 7 of that Act and that the requisite majority of qualifying tenants has not accepted the offer.                                                                                                                                                                                          | G22.5 | In respect of service charge expenditure that is not attributable to any TENANCY the SELLER must pay the expenditure incurred in respect of the period before ACTUAL COMPLETION DATE and the BUYER must pay the expenditure incurred in respect of the period after ACTUAL COMPLETION DATE. Any necessary monetary adjustment is to be made within five BUSINESS DAYS of the SELLER providing the service charge account to the BUYER. |       | (a) on COMPLETION assign it to the BUYER and give notice of assignment to the person who gave the warranty; and                                                                                                                                                                      |
| G19   | <b>SALE BY PRACTITIONER</b>                                                                                                                                                                                                                                                                                                                                    |       | If the SELLER holds any reserve or sinking fund on account of future service charge expenditure or a depreciation fund:                                                                                                                                                                                                                                                                                                                | G25.3 | If a warranty is not assignable the SELLER must after COMPLETION:                                                                                                                                                                                                                    |
| G19.1 | This CONDITION G19 applies where the sale is by a PRACTITIONER either as SELLER or as agent of the SELLER.                                                                                                                                                                                                                                                     | G22.6 | (a) the SELLER must pay it (including any interest earned on it) to the BUYER on COMPLETION; and                                                                                                                                                                                                                                                                                                                                       |       | (a) hold the warranty on trust for the BUYER; and                                                                                                                                                                                                                                    |
| G19.2 | The PRACTITIONER has been duly appointed and is empowered to sell the LOT.                                                                                                                                                                                                                                                                                     |       | (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.                                                                                                                                                                                                                                                                                 |       | (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.                                                                     |
| 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.                                                                           |       |                                                                                                                                                                                                                                                                                                                                                                                                                                        | G26   | <b>NO ASSIGNMENT</b>                                                                                                                                                                                                                                                                 |
| G19.4 | The LOT is sold                                                                                                                                                                                                                                                                                                                                                |       |                                                                                                                                                                                                                                                                                                                                                                                                                                        |       | The BUYER must not assign, mortgage or otherwise TRANSFER or part with the whole or any part of the BUYER'S interest under this CONTRACT.                                                                                                                                            |
|       | (a) in its condition at COMPLETION;                                                                                                                                                                                                                                                                                                                            | G23   | <b>RENT REVIEWS</b>                                                                                                                                                                                                                                                                                                                                                                                                                    | G27   | <b>REGISTRATION AT THE LAND REGISTRY</b>                                                                                                                                                                                                                                             |
|       | (b) for such title as the SELLER may have; and                                                                                                                                                                                                                                                                                                                 | G23.1 | This CONDITION G23 applies where the LOT is sold subject to a TENANCY under which a rent review due on or before the ACTUAL COMPLETION DATE has not been agreed or determined.                                                                                                                                                                                                                                                         | G27.1 | This CONDITION G27.1 applies where the LOT is leasehold and its sale either triggers first registration or is a registrable disposition. The BUYER must at its own expense and as soon as practicable:                                                                               |
|       | (c) with no title guarantee;                                                                                                                                                                                                                                                                                                                                   | G23.2 | The SELLER may continue negotiations or rent review proceedings up to the ACTUAL COMPLETION DATE but may not agree the level of the revised rent or commence rent review proceedings without the written consent of the BUYER, such consent not to be unreasonably withheld or delayed.                                                                                                                                                |       | (a) procure that it becomes registered at the Land Registry as proprietor of the LOT;                                                                                                                                                                                                |
|       | and the BUYER has no right to terminate the CONTRACT or any other remedy if information provided about the LOT is inaccurate, incomplete or missing.                                                                                                                                                                                                           | G23.3 | Following COMPLETION the BUYER must complete rent review negotiations or proceedings as soon as reasonably practicable but may not agree the level of the revised rent without the written consent of the SELLER, such consent not to be unreasonably withheld or delayed.                                                                                                                                                             | G27.2 | (b) procure that all rights granted and reserved by the lease under which the LOT is held are properly noted against the affected titles; and                                                                                                                                        |
| G19.5 | Where relevant:                                                                                                                                                                                                                                                                                                                                                |       |                                                                                                                                                                                                                                                                                                                                                                                                                                        |       | (c) provide the SELLER with an official copy of the register relating to such lease showing itself registered as proprietor.                                                                                                                                                         |
|       | (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                                                                                                                                                                          | G23.4 | The SELLER must promptly:                                                                                                                                                                                                                                                                                                                                                                                                              |       | This CONDITION G27.2 applies where the LOT comprises part of a registered title. The BUYER must at its own expense and as soon as practicable:                                                                                                                                       |
|       | (b) the SELLER may require the TRANSFER to be by the lender exercising its power of sale under the Law of Property Act 1925.                                                                                                                                                                                                                                   |       | (a) give to the BUYER full details of all rent review negotiations and proceedings, including copies of all correspondence and other papers; and                                                                                                                                                                                                                                                                                       |       | (a) apply for registration of the TRANSFER;                                                                                                                                                                                                                                          |
| G19.6 | The BUYER understands this CONDITION G19 and agrees that it is fair in the circumstances of a sale by a PRACTITIONER.                                                                                                                                                                                                                                          |       | (b) use all reasonable endeavours to substitute the BUYER for the SELLER in any rent review proceedings.                                                                                                                                                                                                                                                                                                                               |       | (b) provide the SELLER with an official copy and title plan for the BUYER'S new title; and                                                                                                                                                                                           |
| G20   | <b>TUPE</b>                                                                                                                                                                                                                                                                                                                                                    | G23.5 | The SELLER and the BUYER are to keep each other informed of the progress of the rent review and have regard to any proposals the other makes in relation to it.                                                                                                                                                                                                                                                                        |       | (c) join in any representations the SELLER may properly make to the Land Registry relating to the application.                                                                                                                                                                       |
| 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.                                                                                                                                                                                                                               | G23.6 | When the rent review has been agreed or determined the BUYER must account to the SELLER for any increased rent and interest recovered from the tenant that relates to the SELLER'S period of ownership within five BUSINESS DAYS of receipt of cleared funds.                                                                                                                                                                          | G28   | <b>NOTICES AND OTHER COMMUNICATIONS</b>                                                                                                                                                                                                                                              |
| G20.2 | If the SPECIAL CONDITIONS do not state "there are no employees to which TUPE applies" the following paragraphs apply:                                                                                                                                                                                                                                          |       |                                                                                                                                                                                                                                                                                                                                                                                                                                        | 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.                                                                                                                                  |
|       | (a) The SELLER must notify the BUYER of those employees whose CONTRACTS of employment will TRANSFER to the BUYER on COMPLETION (the "Transferring Employees"). This notification must be given to the BUYER not less than 14 days before COMPLETION.                                                                                                           | G23.7 | If a rent review is agreed or determined before COMPLETION but the increased rent and any interest recoverable from the tenant has not been received by COMPLETION the increased rent and any interest recoverable is to be treated as ARREARS.                                                                                                                                                                                        | G28.2 | A communication may be relied on if:                                                                                                                                                                                                                                                 |
|       | (b) The BUYER confirms that it will comply with its obligations under TUPE and any SPECIAL CONDITIONS in respect of the TRANSFERring Employees.                                                                                                                                                                                                                |       |                                                                                                                                                                                                                                                                                                                                                                                                                                        |       | (a) delivered by hand; or                                                                                                                                                                                                                                                            |
|       | (c) The BUYER and the SELLER acknowledge that pursuant and subject to TUPE, the CONTRACTS of employment between the TRANSFERring Employees and the SELLER will TRANSFER to the BUYER on COMPLETION.                                                                                                                                                            | G23.8 | The SELLER and the BUYER are to bear their own costs in relation to rent review negotiations and proceedings.                                                                                                                                                                                                                                                                                                                          | G28.3 | (b) made electronically and personally acknowledged (automatic acknowledgement does not count); or                                                                                                                                                                                   |
|       | (d) The BUYER is to keep the SELLER indemnified against all liability for the TRANSFERring Employees after COMPLETION.                                                                                                                                                                                                                                         |       |                                                                                                                                                                                                                                                                                                                                                                                                                                        |       | (c) there is proof that it was sent to the address of the person to whom it is to be given (as specified in the SALE MEMORANDUM) by a postal service that offers normally to deliver mail the next following BUSINESS DAY.                                                           |
| G21   | <b>ENVIRONMENTAL</b>                                                                                                                                                                                                                                                                                                                                           | G24   | <b>TENANCY RENEWALS</b>                                                                                                                                                                                                                                                                                                                                                                                                                |       | A communication is to be treated as received:                                                                                                                                                                                                                                        |
| G21.1 | This CONDITION G21 only applies where the SPECIAL CONDITIONS so provide.                                                                                                                                                                                                                                                                                       | G24.1 | This CONDITION G24 applies where the tenant under a TENANCY has the right to remain in occupation under part II of the Landlord and Tenant Act 1954 (as amended) and references to notices and proceedings are to notices and proceedings under that Act.                                                                                                                                                                              |       | (a) when delivered, if delivered by hand; or                                                                                                                                                                                                                                         |
| G21.2 | The SELLER has made available such reports as the SELLER has as to the environmental condition of the LOT and has given the BUYER the opportunity to carry out investigations (whether or not the BUYER has read those reports or carried out any investigation) and the BUYER admits that the PRICE takes into account the environmental condition of the LOT | G24.2 | Where practicable, without exposing the SELLER to liability or penalty, the SELLER must not without the written consent of the BUYER (which the BUYER must not unreasonably withhold or delay) serve or respond to any notice or begin or continue any proceedings.                                                                                                                                                                    | G28.4 | (b) when personally acknowledged, if made electronically; but if delivered or made after 1700 hours on a BUSINESS DAY a communication is to be treated as received on the next BUSINESS DAY.                                                                                         |
| G21.3 | The BUYER agrees to indemnify the SELLER in respect of all liability for or resulting from the environmental condition of the LOT.                                                                                                                                                                                                                             | G24.3 | If the SELLER receives a notice the SELLER must send a copy to the BUYER within five BUSINESS DAYS and act as the BUYER reasonably directs in relation to it.                                                                                                                                                                                                                                                                          |       | A communication sent by a postal service that offers normally to deliver mail the next following BUSINESS DAY will be treated as received on the second BUSINESS DAY after it has been posted.                                                                                       |
| G22   | <b>SERVICE CHARGE</b>                                                                                                                                                                                                                                                                                                                                          | G24.4 | Following COMPLETION the BUYER must:                                                                                                                                                                                                                                                                                                                                                                                                   | G29   | <b>CONTRACTS (RIGHTS OF THIRD PARTIES) ACT 1999</b>                                                                                                                                                                                                                                  |
| G22.1 | This CONDITION G22 applies where the LOT is sold subject to TENANCIES that include service charge provisions.                                                                                                                                                                                                                                                  |       |                                                                                                                                                                                                                                                                                                                                                                                                                                        |       | No one is intended to have any benefit under the CONTRACT pursuant to the CONTRACTS (Rights of Third Parties) Act 1999.                                                                                                                                                              |

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## Auction dates:

**9th December 2026**

**2027:**

**17th February 2027**

**7th April 2027**

**26th May 2027**

**14th July 2027**

**1st September 2027**

**20th October 2027**

**8th December 2027**

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