



IN-ROOM & LIVESTREAM AUCTION

Wednesday
22nd October 2025
12.00pm
Delta Marriott Hotel
Timbold Drive, Milton Keynes
Buckinghamshire MK7 6HL



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Timbold Drive, Milton Keynes,
Buckinghamshire MK7 6HL



SELL
WITH US!



AUC

Meet the Team



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**DO YOU HAVE A PROPERTY SUITABLE
FOR AUCTION?**

WE ARE NOW TAKING ENTRIES
FOR OUR NEXT AUCTION ON

10th December 2025

For all enquiries or a valuation contact

01234 362899 / 01280 818907

auctions@robinsonandhall.co.uk



GUIDE TO AUCTION

Buying a property at auction is a transparent and quick means of purchase. Once the hammer falls the owner is contractually bound to honour the sale to the successful bidder who in turn is contractually bound to complete the purchase. The fall of the hammer equates to exchanging contracts of sale. To ensure that you are aware of every step, we have designed the following guide with you in mind.

Pre-Auction

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

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

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

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

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

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

3. Instruct a solicitor

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

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

4. Familiarise yourself with the Lot

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

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

5. Arrange your funding

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

- Buyers administration fee £1,500 (£1,250 + VAT)
- 10% deposit (or £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 22nd October 2025 12.00pm

In-Room & Livestream Online Auction

LOT	ADDRESS	*GUIDE PRICE	LOT TYPE
1	34 Church Street, Leighton Buzzard, Bedfordshire LU7 1BT	£150,000+	Residential for Improvement
2	Land opposite 153 Box End Road, Bromham, Bedfordshire MK43 8LU	£10,000+	Agricultural/Amenity Land
3	The Gate House, Irchester Road, Wollaston, Northamptonshire NN29 7RW	£170,000+	Residential for Improvement
4	3 Hillstone Grange, Shakespeare Road, Bedford, Bedfordshire MK40 2UJ	£75,000+	Residential for Improvement
5	14 Selkirk Drive, Oakridge Park, Milton Keynes, Buckinghamshire MK14 6FF	£185,000+	Residential
6	Land on the North Side of Gravenhurst Road, Campton, Bedfordshire SG17 5FH	£75,000+	Agricultural/Amenity Land
7	Greenwood Cottage, 30 Silver Street, Tetsworth, Oxfordshire OX9 7AR	£350,000+	Residential for Improvement
8	46-47 Market Square, Bicester, Oxfordshire OX26 6AJ	£175,000+	Commercial Investment
9	Land to the rear of 41 High Street, Flitton, Bedfordshire MK45 5DY	£80,000+	Agricultural/Amenity Land
10	Old Chelsea Cottage, Swan Bottom, The Lee, Buckinghamshire HP16 9NH	£395,000+	Residential
11	Mooring 4 Hardwick, Whitchurch on Thames, Reading, Berkshire RG8 7RA	£25,000+	Plot & Mooring
12	47 Botley Road, Oxford, Oxfordshire OX2 0BP	£350,000+	Residential for Improvement
13	28 Blacksmiths Way, Woburn Sands, Buckinghamshire MK17 8GN	£130,000+	Residential
14	13 Ainsworth Road, Weaverham, Cheshire CW8 3LE	£75,000+	Residential for Improvement
15	Flat 9, Faith House, 7 Napier Road, Luton, Bedfordshire LU1 1RF	£70,000+	Residential
16	Paddock at Church End Farm, Church End, Thurleigh, Bedfordshire MK44 2DA	£15,000+	Agricultural/Amenity Land
17	Mooring 5 Hardwick, Whitchurch on Thames, Reading, Berkshire RG8 7RA	£25,000+	Plot & Mooring
18	Unit 5 Brewers Yard, Ivel Road, Shefford, Bedfordshire SG17 5GY	£90,000+	Commercial
19	57 Cumberland Road, Oxford, Oxfordshire OX4 2BZ	£300,000+	Residential for Improvement
20	Robins Meadow, Spring Hill, Little Staughton, Bedfordshire MK44 2BS	£290,000+	Residential for Improvement
21	16 Dove Tree Road, Leighton Buzzard, Bedfordshire LU7 3UP	£65,000+	Residential for Improvement
22	3 Dumfries Court, Dumfries Street, Luton, Bedfordshire LU1 5BG	£70,000+	Residential Investment
23	36 Woolfield, Sandy, Bedfordshire SG19 1AR	£150,000+	Residential for Improvement
24	19 Elms Road, Harrow Weald, Middlesex HA3 6BB	£1,250,000+	Residential
25	Land to the side & rear of 94 Cotton End Road, Wilstead, Bedfordshire MK45 3DD	£50,000+	Agricultural/Amenity Land
26	Denchfield Cottage, 3 Ridings Way, Cublington, Buckinghamshire LU7 0LW	£410,000+	Residential

*Description on Auction Information page

ORDER OF SALE

Wednesday 22nd October 2025 12.00pm

In-Room & Livestream Online Auction

LOT	ADDRESS	*GUIDE PRICE	LOT TYPE
27	Mooring 6 Hardwick, Whitchurch on Thames, Reading, Berkshire RG8 7RA	£25,000+	Plot & Mooring
28	119 Church Green Road, Bletchley, Buckinghamshire MK3 6DE	£550,000+	Residential for Improvement
29	Land on the West Side of Ivy Lane, Wilstead, Bedfordshire MK45 3DN	£40,000+	Agricultural/Amenity Land
30	5 Hughes Croft, Bletchley, Buckinghamshire MK3 5HA	£130,000+	Residential Investment
31	Willow Cottage, 23 Church Walk, Kempston, Bedfordshire MK42 7BH	£250,000+	Residential for Improvement
32	Thames View, 25 River Gardens, Purley on Thames, Reading, Berkshire RG8 8BX	£680,000+	Residential
33	Plot 3, Land on the South Side of Bicester Road, Twyford, Buckinghamshire MK18 4EN	£50,000+	Agricultural/Amenity Land
34	Plot 2, Land on the South Side of Bicester Road, Twyford, Buckinghamshire MK18 4EN	£50,000+	Agricultural/Amenity Land
35	Development Site on Bicester Road, Twyford, Buckinghamshire MK18 4EN	£600,000+	Plots/Building Land
36	17 Brook Lane, Great Barford, Bedfordshire MK44 3LU	£140,000+	Residential for Improvement
37	4 Lee Court, St. Marys Street, Eynesbury, Cambridgeshire PE19 2SZ	£75,000+	Residential
38	Land West of Water Stratford Road, Water Stratford, Buckinghamshire MK18 5DX	£25,000+	Agricultural/Amenity Land
39	Plot 1 adjacent to 120 Chalkshire Road, Butlers Cross, Buckinghamshire HP17 0TJ	£20,000+	Agricultural/Amenity Land
40	Barn Court, Toot Baldon, Oxford, Oxfordshire OX44 9NG	£1,100,000+	Residential for Improvement
41	Plot 2 adjacent to 120 Chalkshire Road, Butlers Cross, Buckinghamshire HP17 0TJ	£20,000+	Agricultural/Amenity Land
42	Land to Rear of Ostlers Cottage, Water Stratford, Buckinghamshire MK18 5DX	£10,000+	Agricultural/Amenity Land
43	50 Cheapside, Luton, Bedfordshire LU1 2HN	£850,000+	Residential Investment
44	16 Lenborough Road, Buckingham, Buckinghamshire MK18 1DJ	£155,000+	Residential for Improvement
45	Land to the rear of Barn Court, Toot Baldon, Oxford, Oxfordshire OX44 9NG	£80,000+	Agricultural/Amenity Land
46	12 Sundon Park Parade, Luton, Bedfordshire LU3 3BH	£110,000+	Residential
47	14 Folly Road, Deanshanger, Northamptonshire MK19 6HZ	£300,000+	Residential
48	1 & 2 School Cottages, Rhystone Lane, Lugwardine, Herefordshire HR1 4AW	£200,000+	Residential for Improvement
49	Flat 10, 4 Downs Road, Luton, Bedfordshire LU1 1QR	£80,000+	Residential
50	2 Derwent Close, Amersham, Buckinghamshire HP7 9PG	£200,000+	Residential
51	Westbrook Cottage, Watling Street, Hockliffe, Leighton Buzzard, Bedfordshire LU7 9NB	£190,000+	Residential for Improvement
52	77 Oakwood Drive, Bletchley, Buckinghamshire MK2 2JG	£200,000+	Residential for Improvement

[*Description on Auction Information page](#)

AUCTION INFORMATION



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



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



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



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



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



Deposit When you sign the Memorandum of Sale you will be asked to pay a deposit of 10% of the purchase price subject to a minimum deposit of £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.



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



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



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



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



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

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



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



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



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



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



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



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



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



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

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

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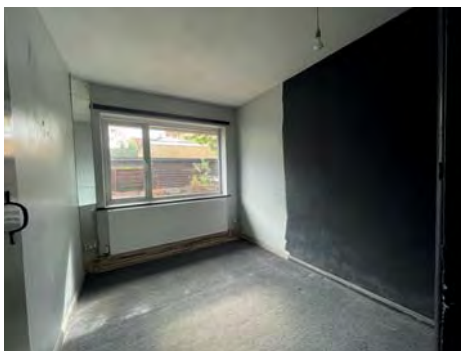
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KEYLINE

WILSON
PEACOCK

THE WYE
PARTNERSHIP

34 Church Street, Leighton Buzzard, Bedfordshire LU7 1BT

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



A two-bedroom detached bungalow located in a quiet cul-de-sac only 0.4 miles from the centre of the bustling market town of Leighton Buzzard.

The property is set back from Church Street and has undergone the start of construction to refurbish the property, which will remain unfinished. The accommodation comprises an entrance hall leading to the open-plan sitting/dining/kitchen, two bedrooms and a family bathroom.

Outside to the front of the bungalow, the boundary is formed by an established hedge beyond which is a block paved and grassed area with several trees which can provide additional parking spaces. Upon entering the driveway to the rear of the property is a gated car port behind which is a walled and fenced courtyard-style garden area.

The property also benefits from 10 south-facing solar panels which generate an income for the owner.

Council Tax Band:
C

VAT:
VAT is not applicable

Open House Viewings:

Tue 7 Oct 12:15-12:45
Sat 11 Oct 10:45-11:15
Tue 14 Oct 12:15-12:45

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

Partner Agent:



Tenure: Freehold

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

Solicitors: Solomon Solicitors, Tel: 01582 533 333. Ref: Kate Bukhrashvili.

Energy Performance Certificate (EPC): Current Rating 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.

Land opposite 153 Box End Road, Bromham, Bedfordshire MK43 8LU

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



Opposite residential property in a sought-after location just outside Bedford, with farmland to the rear, this overgrown level plot of land with road frontage measures approximately half an acre.

Being one of several similar-sized plots sold away in 1942, this plot has been in the same family ownership since 1963. With little management, it has become overgrown with self-seeded scrub, saplings and trees, and the boundary lines/fences have become obscured/lost, along with the entrance.

What3Words:

///cheering.gazette.overruns

Auctioneers 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 22nd October.

VAT:

VAT is not applicable

Viewing Times:

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

Tenure: Freehold

Local Authority: Bedford Borough Council. Tel: 01234 267422

Solicitors: Woodfines Solicitors, Exchange Building, 16 St Cuthberts Street, Bedford, MK40 3JG. Tel: 01234 760 027. Ref: Kassilyn Carry.

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 Gate House, Irchester Road, Wollaston, Northamptonshire NN29 7RW

***GUIDE PRICE: £170,000+ (plus fees)**



A stone-built two-bedroom detached house, which offers an excellent opportunity to refurbish and enlarge.

Believed to have been built in the 19th century as a minor gatehouse to Wollaston Hall, this detached house was subsequently enlarged with a mid-twentieth century addition to the side that provides a second reception room on the ground floor and a bedroom on the first floor. To the rear and side is a high brick boundary wall that is under construction (completion is due prior to the date of the auction) and there is also a wall along the front boundary to the road, plus one that bisects the front garden, between the house and the front boundary wall. Internally, the house requires significant refurbishment as until recently it has been used as an office, and there is the opportunity to enlarge the building, subject to any necessary consents.

Accommodation:

Ground Floor: Kitchen, two reception rooms and a W/C.

First Floor: Landing, two bedrooms and a washroom with toilet and wash basin.

Exterior:

The house is accessed from Irchester Road, a new entrance has been created in the brick wall to the front of the property. A brand new boundary wall is to one side and the rear that is approx. 2 metres in height. A wooden fence is to be erected along the side boundary to number 73.

VAT:

VAT is not applicable

Open House Viewings:

Thu 9 Oct 10:00-10:30

Sat 11 Oct 09:30-10:00

Tue 14 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: North Northamptonshire Council. Tel: 0300 126 3000

Solicitors: Freeths Solicitors, Spires House, 5700 Oxford Business Park South, Oxford, OX4 2RW. Tel: 0345 009 4376. Ref: Kristal Dales.

Energy Performance Certificate (EPC): Current Rating TBC

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.

3 Hillstone Grange, Shakespeare Road, Bedford, Bedfordshire MK40 2UJ

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



Located on the corner of a residential side road, approximately half a mile from the mainline train station, this one-bedroom ground-floor flat benefits from an allocated parking space and communal gardens.

Forming part of a small purpose-built building, this ground-floor flat is one of nine units over three floors, with both the living room and the kitchen benefiting from an outlook over a small pretty area of garden. The flat also benefits from an allocated parking space within the walled car park at the side/rear of the building.

Accommodation:

Entrance hall, open plane living room and kitchen, bedroom and bathroom.

Lease:

99 years from 15/10/1984 (58 years remaining)

Ground Rent:

We are advised that no ground rent has been raised.

Service Charge:

£1,000 per annum.

Tenure: Leasehold

Local Authority: Bedford Borough Council. Tel: 01234 267422

Solicitors: Cowley Di Giorgio, 63 Harpur Street, Bedford, MK40 2SR. Tel: 01234 218 171. Ref: Roisin Canavan.

Energy Performance Certificate (EPC): Current Rating C

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

Auctioneers Note:

The Seller has sought from the freeholder costs to extend the lease:

30 years: £11,000, 60 years: £14,500, 99 years: £18,000.

Details will be included within the legal pack.

Council Tax Band:

A

VAT:

VAT is not applicable

Open House Viewings:

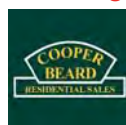
Thu 9 Oct 11:30-12:00

Sat 11 Oct 11:00-11:30

Tue 14 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.

Partner Agent:



Additional Fees

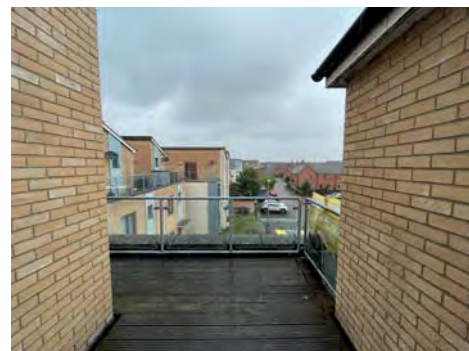
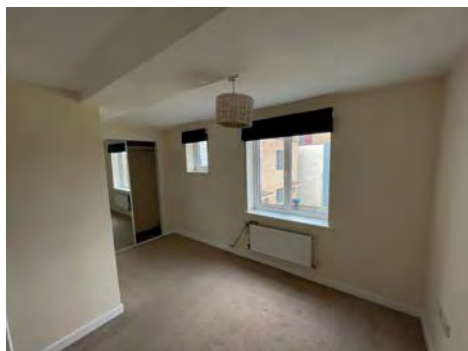
Buyer's Premium: There is no Buyer's Premium payable on this lot.

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.

14 Selkirk Drive, Oakridge Park, Milton Keynes, Buckinghamshire MK14 6FF

*GUIDE PRICE: **£185,000+** (plus fees)



A modern three-storey, two/three-bedroom townhouse situated in the Oakridge Park development, within walking distance of Stanton Low Country Park and the Grand Union Canal.

Well located in Oakridge Park, with easy access to the M1, Milton Keynes and Wolverton, the house is located just a short walk from the local shops and park, with both primary and secondary schools within a mile. The house has been let for a number of years and is presented in good decorative order.

This attractive mid-terrace townhouse benefits from accommodation over three floors, an allocated parking space, communal gardens and a roof terrace. The ground floor comprises an open-plan lounge/kitchen, W/C and the back door leading to the communal gardens and allocated parking space. On the first floor is the master bedroom with a built-in wardrobe, second bedroom and family bathroom, with stairs leading to the second floor with a small bedroom/study and access to the roof terrace.

Exterior:

Communal gardens to the front, allocated parking to the rear and roof terrace.

Accommodation:

Ground Floor: Hallway, open-plan lounge/kitchen, W/C and storage cupboard.

First Floor: Landing, two bedrooms and family bathroom.

Second Floor: Bedroom/study, storage cupboard and access to the roof terrace.

Service Charge:

There is a management charge of £597.40 per annum.

Council Tax Band:

C

VAT:

VAT is not applicable

Open House Viewings:

Tue 7 Oct 10:45-11:15

Sat 11 Oct 09:30-10:00

Thu 16 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.

Tenure: Freehold

Local Authority: Milton Keynes Council. Tel: 01908 691691

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

Energy Performance Certificate (EPC): Current Rating 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.

Agricultural/Amenity Land

Land on the North Side of Gravenhurst Road, Campton, Bedfordshire SG17 5FH

*GUIDE PRICE:

£75,000+ (plus fees)

A three acre paddock with a gated entrance to the road and a timber field shelter, which is well located close to residential property on the edge of a popular village set between Clophill and Shefford.

Measuring approximately 3 acres this attractive parcel of grazing land is located on the western edge of a sought-after village and has a gated entrance onto the Gravenhurst Road that is opposite residential property. The land is roughly rectangular shaped, extending away from the road, in one corner is a timber field shelter and to either side and to the rear is farmland.

What3Words:

///upwards.bulky.growth

VAT: VAT is not applicable

Open House Viewings:

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



Tenure: Freehold

Local Authority: Bedford Borough Council. Tel: 01234 267422

Solicitors: Woodfines Solicitors, Exchange Building, 16 St Cuthberts Street, Bedford, MK40 3JG. Tel: 01234 760 027. Ref: Kassilyn Carry.

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.

robinsonandhallauctions.co.uk

*Description on Auction Information page



robinson
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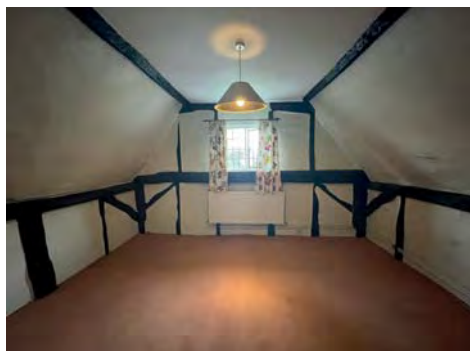
We offer a variety of commercial properties available for sale or lease, including retail spaces, office buildings, and industrial units.

01234 351000



Greenwood Cottage, 30 Silver Street, Tetsworth, Oxfordshire OX9 7AR

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



An attractive three-bedroom detached cottage with generous accommodation, good size gardens and parking for several vehicles, which is located near the end of a no through road within a desirable Oxfordshire village.

Dating back to the 18th century, this charming cottage offers generous accommodation approaching 1,600 sq. ft. with a wealth of period features including exposed ceiling and wall timbers, and two inglenook fireplaces. The cottage sits side on the lane with a gravelled driveway and an area of hardstanding to the front plus a pretty garden that extends around the side to an enclosed rear garden. Internally there are three reception rooms, three bedrooms and two bathrooms, with two staircases. One set of stairs leads from the sitting room to the master bedroom and en-suite bathroom, with a second set from the dining room that leads to the other two bedrooms.

Accommodation:

Ground Floor: Entrance hall, three reception rooms, kitchen, utility room and bathroom.

First Floor: Master bedroom, with en-suite bathroom, two further bedrooms and a storage area.

Council Tax Band:

E

Tenure: Freehold

Local Authority: South Oxfordshire District Council. Tel: 01235 422422

Solicitors: RWK Goodman Solicitors, Godstow Court, 5 West Way, Oxford, OX2 0JB. Tel: 01865 792 300. Ref: Malik Khalid.

Energy Performance Certificate (EPC): Current Rating F

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

Exterior:

An entrance with gravelled driveway and parking area, a pretty front garden with a decorative wishing well that leads around the side of the cottage to an enclosed rear garden with two storage sheds.

Auctioneers Note:

The Property is Grade II listed.

Listing No: 1059665.

VAT:

VAT is not applicable

Open House Viewings:

Wed 8 Oct 13:00-13:30

Sat 11 Oct 12:45-13:15

Thu 16 Oct 13:00-13:30

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.

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46-47 Market Square, Bicester, Oxfordshire OX26 6AJ

*GUIDE PRICE: **£175,000+** (plus fees)



A handsome, freehold three-storey period building that occupies a commanding position on the market square of this thriving Oxfordshire town.

This double-fronted building benefits from a ground-floor retail/office with a significant window area to two sides and a gated passageway that gives access to a side door that opens at the foot of the stairs rising to the first and second floors. As a consequence, there is potential to access the first and second floors without the need to pass through the main retail/office space. There are also stairs which lead down to a sizeable basement. The rooms on the first floor include a kitchen and a WC, and on the second floor there is also the original fitted loft stairs which provide access to the attic space.

Auctioneers Note:

The property is Grade II Listed:
Listing No: 1046457.

VAT:

VAT is not applicable

Open House Viewings:

Wed 8 Oct 14:15-14:45

Sat 11 Oct 13:30-14:00

Tue 14 Oct 14:15-14:45

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

Partner Agent:



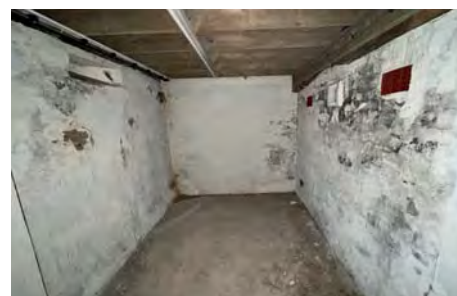
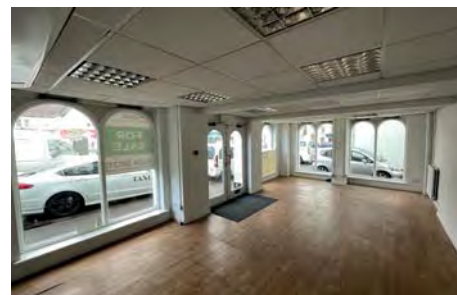
Tenure: Freehold

Local Authority: Cherwell District Council. Tel: 01295 227001

Solicitors: Clifton Ingram Solicitors, One Valpy, 20 Valpy Street, Reading, RG1 1AR. Tel: 0118 957 3425. Ref: Lydia Methven.

Energy Performance Certificate (EPC): Current Rating D

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



Additional Fees

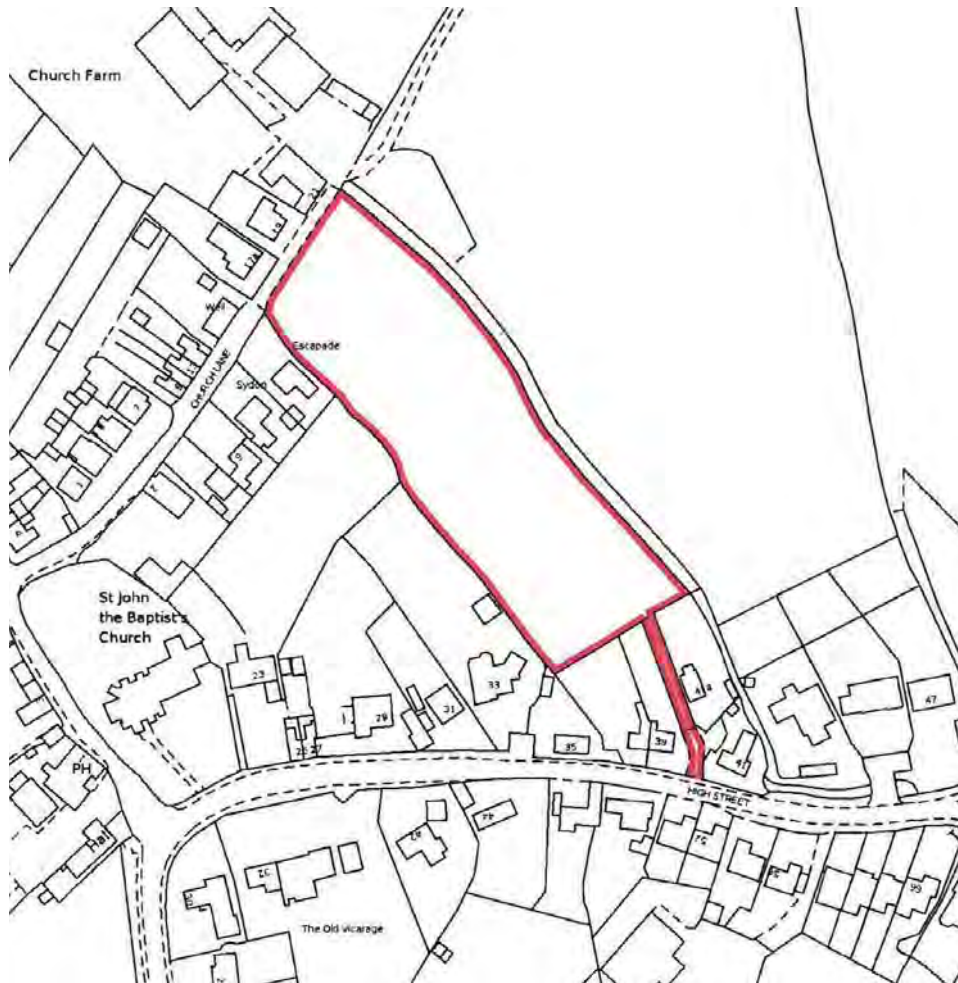
Buyer's Premium: There is no Buyer's Premium payable on this lot.

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.

Land to the rear of 41 High Street, Flitton, Bedfordshire MK45 5DY

*GUIDE PRICE: **£80,000+** (plus fees)



Bounded by residential property on three sides, this rectangular shaped parcel of land measures approximately 2 acres and sits between the High Street and Church Lane.

Centrally located within this very well-regarded village, which is located approximately 2 miles to the east of Flitwick and Ampthill, this level paddock sits to the rear of numbers 41 and 41A High Street where there is a driveway and a gated entrance providing access.

The paddock extends all the way through to Church Lane, and historically the sellers grew runner beans on the land as part of their market garden business, although for the last 20 years it has only been cropped for hay. They accessed the ground from both the High Street entrance and also from Church Lane, although their entrance to Church Lane is now obscured with a section of hedge.

What3Words:

///incisions.help.project

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 22nd October.

VAT:

VAT is not applicable

Viewing Times:

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

Partner Agent:



Tenure: Freehold

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

Solicitors: Woodfines LLP, 16 St. Cuthberts Street, Bedford, MK40 3JG. Tel: 0344 967 2505. Ref: Charlotte Benjamin.

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.

Old Chelsea Cottage, Swan Bottom, The Lee, Buckinghamshire HP16 9NH

*GUIDE PRICE: **£395,000+** (plus fees)



A charming semi-detached cottage, set within a popular hamlet, surrounded by the Chilterns, Area of Outstanding Natural Beauty.

This three bedroom cottage offers lots of charm with exposed timbers, beams and an open fireplace, located in Swan Bottom, a hamlet of The Lee. Internally the cottage offers accommodation over two floors, with a large entrance hall, two reception rooms, one with an open fire place, kitchen and cloakroom. On the first floor are two double bedrooms, one of which has an adjoining dressing room, a third bedroom, and the family bathroom. Externally, the large, enclosed rear garden is south facing with a mixture of lawn, pond and paving along with a wooden storage shed. To the side of the cottage is the driveway and garage, which also provides access to the garden, and to the front is a courtyard garden set back from the road.

Swan Bottom is set in the Chiltern Hills, close to a number of walking trails, including the Chiltern Way and the Ridgeway National Trail. Wendover, Great Missenden & Chesham are all within 5 miles, and all offer a direct connection to London, Great Missenden & Wendover (mainline station) and Chesham (London underground station).

Council Tax Band:

F

Tenure: Freehold

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

Solicitors: Horwood & James LLP, 7 Temple Square, Aylesbury, HP20 2QB. Tel: 01296 487 361. Ref: John Reddington.

Energy Performance Certificate (EPC): Current Rating E

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, entrance hall, two reception rooms, kitchen and W/C.

First Floor: Landing, two double bedrooms, one with adjoining dressing room, third bedroom/box room and family bathroom.

Exterior:

Front courtyard garden, enclosed rear garden, driveway and single garage.

VAT:

VAT is not applicable

Open House Viewings:

Wed 8 Oct 10:00-10:30

Sat 11 Oct 13:30-14:00

Thu 16 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

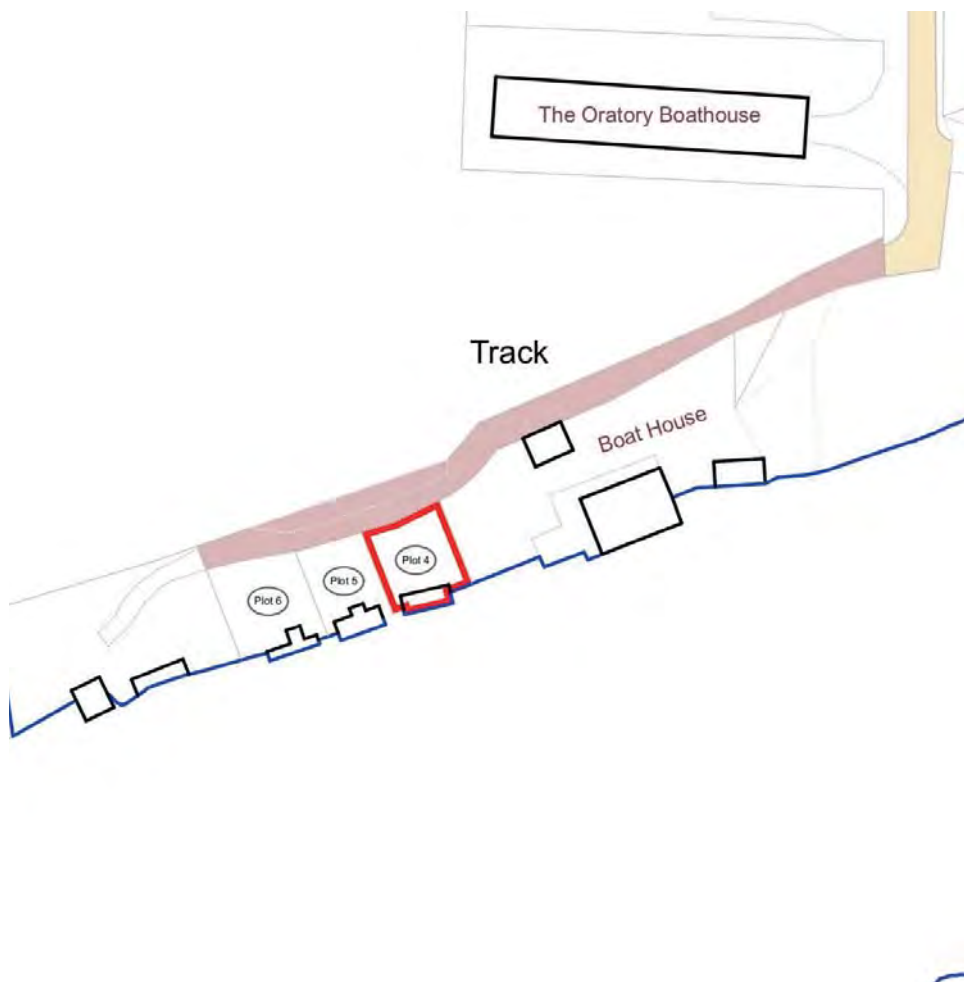
Buyer's Premium: There is no Buyer's Premium payable on this lot.

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.

Mooring 4 Hardwick, Whitchurch on Thames, Reading, Berkshire RG8 7RA

*GUIDE PRICE: **£25,000+** (plus fees)



A riverside mooring that is located on a particularly picturesque section of the River Thames, with a small area of freehold ground.

Located on the Hardwick Estate, just outside the village of Whitchurch-on-Thames, this mooring, with approximately 35 feet of river frontage, and area of ground totals approximately 120 square metres and sits on a quiet, private stretch of riverbank with stunning views up and down the Thames. It is on the edge of the estate which is now entering an exciting new chapter as it is in the process of transitioning into a community-led charitable trust, committed to ecological regeneration and inclusive participation. As the new owner of this mooring, should you wish, you can choose to become part of a growing, values-driven rural community.

What3Words:

///brains.glee.combining

VAT:

VAT is not applicable

Viewing Times:

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

Partner Agent:



Tenure: Freehold

Local Authority: South Oxfordshire District Council. Tel: 01235 422422

Solicitors: Field Seymour Parkes, 1 London Street, Reading, Berkshire, RG1 4PN. Tel: 0118 951 6200. Ref: Kelsie Essenhigh.

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

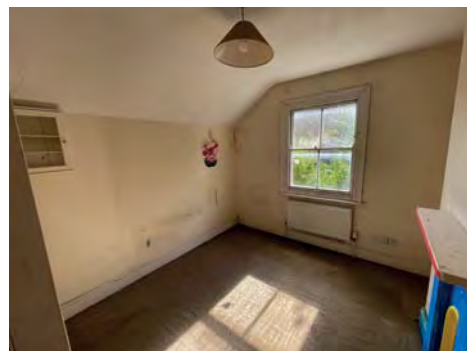
Buyer's Premium: There is no Buyer's Premium payable on this lot.

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.

47 Botley Road, Oxford, Oxfordshire OX2 0BP

*GUIDE PRICE: £350,000+ (plus fees)



A three-bedroom, Victorian terraced house with original features and a southerly facing rear garden, which offers excellent potential to refurbish and enlarge.

Located to the west of the city centre within one mile of the Oxford High Street, this terraced house provides an excellent opportunity to refurbish and enlarge, subject to any necessary consents. Internally the house is dated and in poor decorative condition with some of the original features remaining. The accommodation on the ground floor comprises the living room with a bay-fronted window, dining room, kitchen, bathroom and on the first floor are the three bedrooms, shower-room and access to the loft space. Externally the house is set back from the road with gated access to the front courtyard garden, at the back is an enclosed south facing rear garden.

The property is located on the Botley Road, approximately 1 mile from Oxford city centre, and the Oxford railway station is only 0.4 miles away, making it ideal for those that regularly commute into London. There are a range of local amenities within walking distance including a Waitrose, Aldi, and Botley School.

Council Tax Band:

D

Tenure: Freehold**Local Authority:** Oxford City Council. Tel: 01865 249811**Solicitors:** Knights Solicitors, Midland House, West Way, Oxford, OX2 0PH. Tel: 01865 811 286. Ref: Jamie Noel.**Energy Performance Certificate (EPC):** Current Rating D**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 & W/C.

First Floor: Three bedrooms and a shower room.

Exterior:

Gated access to the front courtyard garden and to the rear, an enclosed garden.

VAT:

VAT is not applicable

Open House Viewings:

Wed 8 Oct 12:45-13:15

Sat 11 Oct 12:15-12:45

Tue 14 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:

Breckon & Breckon
est. 1947

Additional Fees

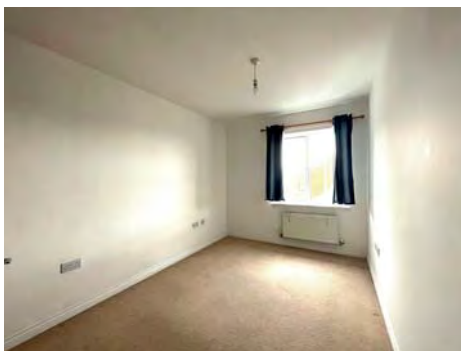
Buyer's Premium: There is no Buyer's Premium payable on this lot.

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.

28 Blacksmiths Way, Woburn Sands, Buckinghamshire MK17 8GN

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



A modern, sizeable two-bedroom apartment with an allocated parking space, which is well located in the popular town of Woburn Sands, with the Woburn Sands train station only a short walk away with lines running to Bletchley and Bedford.

The access to the block is via the secure entry communal entrance with stairs to all floors. The apartment is located on the second floor, and accommodation comprises an entrance hall sitting/dining room with an adjoining kitchen, two bedrooms and a family bathroom. Outside there is allocated parking.

The main hub of Woburn Sands is also close by with its High Street and a great variety of shops, boutiques and pubs. The town has the stunning backdrop of Aspley Woods, and neighbouring villages are Aspley Guise and Woburn. There are convenient road links to the M1, A421 Bedford bypass, and Central Milton Keynes.

Lease:

150 years from 01/07/2006 (130 years remaining)

Ground Rent:

£100 per annum.

Service Charge:

£1,596 per annum.

Council Tax Band:

B

VAT:

VAT is not applicable

Open House Viewings:

Tue 7 Oct 15:30-16:00

Sat 11 Oct 11:00-11:30

Thu 16 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: Leasehold

Local Authority: Milton Keynes Council. Tel: 01908 691691

Solicitors: McCarville & Co Solicitors, Brewery House, 84 High Street, Newport Pagnell, MK16 8AQ. Tel: 01908 612 366. Ref: Andrea Di Ceglie.

Energy Performance Certificate (EPC): Current Rating C

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

13 Ainsworth Road, Weaverham, Cheshire CW8 3LE

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



Located within an established residential area in a side road on the edge of this well regarded Cheshire village, this three-bedroom semi-detached house requires refurbishment and stands within a generous plot.

This ex-local authority semi-detached house is close to both the highly rated Owley Wood Nature Reserve (approx. 200m) and Owley Wood Recreation Club (approx. 150m), a popular social club with two very well reviewed bowling greens and 4 competition quality snooker tables. The village also benefits from a range of other amenities and is well situated for access to both Liverpool and Manchester, the M56 and M6. The house is well set back from the road with a tall hedge to the front boundary and an entrance to a driveway. Internally there are two reception rooms on the ground floor plus a kitchen with a pantry and store cupboard, then on the first floor, leading from the central landing are three bedrooms and a modern shower room. To the rear is a generous garden that offers a high degree of privacy and space for a large rear extension to the house, subject to any necessary consents.

Accommodation:

Ground Floor: Entrance hall, double aspect sitting room with a fireplace, dining room and kitchen.

First Floor: Landing, three bedrooms and a shower room.

Tenure: Freehold

Local Authority: Cheshire West and Chester Council

Solicitors: BWK Solicitors, 2-3 Broadway Court, 80-82 The Broadway, Chesham, HP5 1EG. Tel: 01494 773 377. Ref: Jackie Stay.

Energy Performance Certificate (EPC): Current Rating G

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

Exterior:

There is a tall hedge to the front, an entrance providing vehicular access to an area of hardstanding and an unmaintained front garden with a wide pathway to the side of the house to the rear garden. The rear garden is well screened at the rear with trees and shrubs and requires landscaping.

Council Tax Band:

B

VAT:

VAT is not applicable

Open House Viewings:

Wed 8 Oct 13:00-13:30

Sat 11 Oct 13:00-13:30

Wed 15 Oct 13:00-13:30

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

Additional Fees

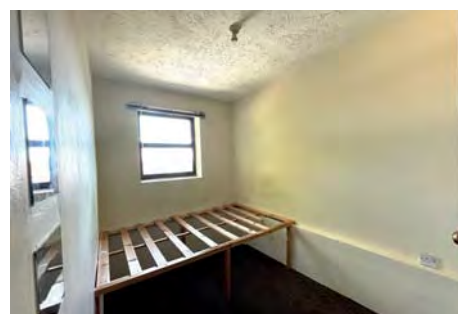
Buyer's Premium: There is no Buyer's Premium payable on this lot.

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.

Flat 9, Faith House, 7 Napier Road, Luton, Bedfordshire LU1 1RF

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



A one-bedroom first-floor apartment in a purpose-built block located close to Luton town centre.

A one-bedroom first-floor apartment with accommodation comprising a spacious living room/kitchen with fitted units, bedroom and family bathroom. The property is to be sold with vacant possession and located on Napier Road in the popular South Luton area. It is approximately 0.8 miles from Luton Mainline Station, the university, and shopping centre and restaurants.

Outside at the rear of the property is a secure car park providing unallocated parking spaces for the residents of the apartments.

Lease:
99 years from 01/01/1990 (63 years remaining)

Ground Rent:
£50 per annum.

Tenure: Leasehold

Local Authority: Luton Borough Council. Tel: 01582 546000

Solicitors: Solomon Solicitors, Tel: 01582 533 333. Ref: Kate Bukhrashvili.

Energy Performance Certificate (EPC): Current Rating B

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

Service Charge:
£931.89 per annum.

Council Tax Band:
A

VAT:
VAT is not applicable

Open House Viewings:

Tue 7 Oct 10:30-11:00

Sat 11 Oct 11:30-12:00

Wed 15 Oct 10:30-11:00

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

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.

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01234 211161 or **yagnesh.shah@palmers.co.uk**

www.palmers.co.uk

Palmers Solicitors
Hassett House
Hassett Street
Bedford MK40 1HA
Fax: 01234 268885
Tel: 01234 211161

Agricultural/Amenity Land

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

*GUIDE PRICE:

£15,000+ (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

VAT:

VAT is not applicable

Viewing Times:

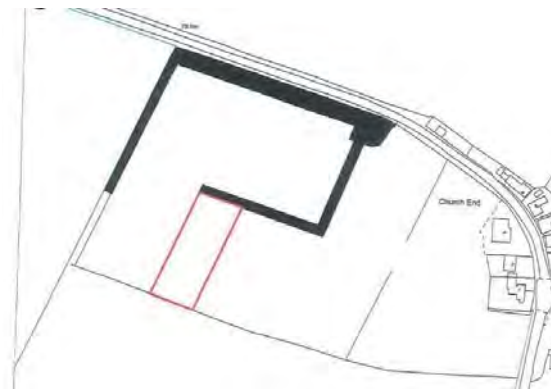
You are welcome to view in daylight hours, at your convenience.

Additional Fees

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

Administration Charge: Purchasers will be required to pay an administration fee of £1,500 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: Shiv Agnihotri.

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.

robinsonandhallauctions.co.uk

*Description on Auction Information page

LEGAL PACKS



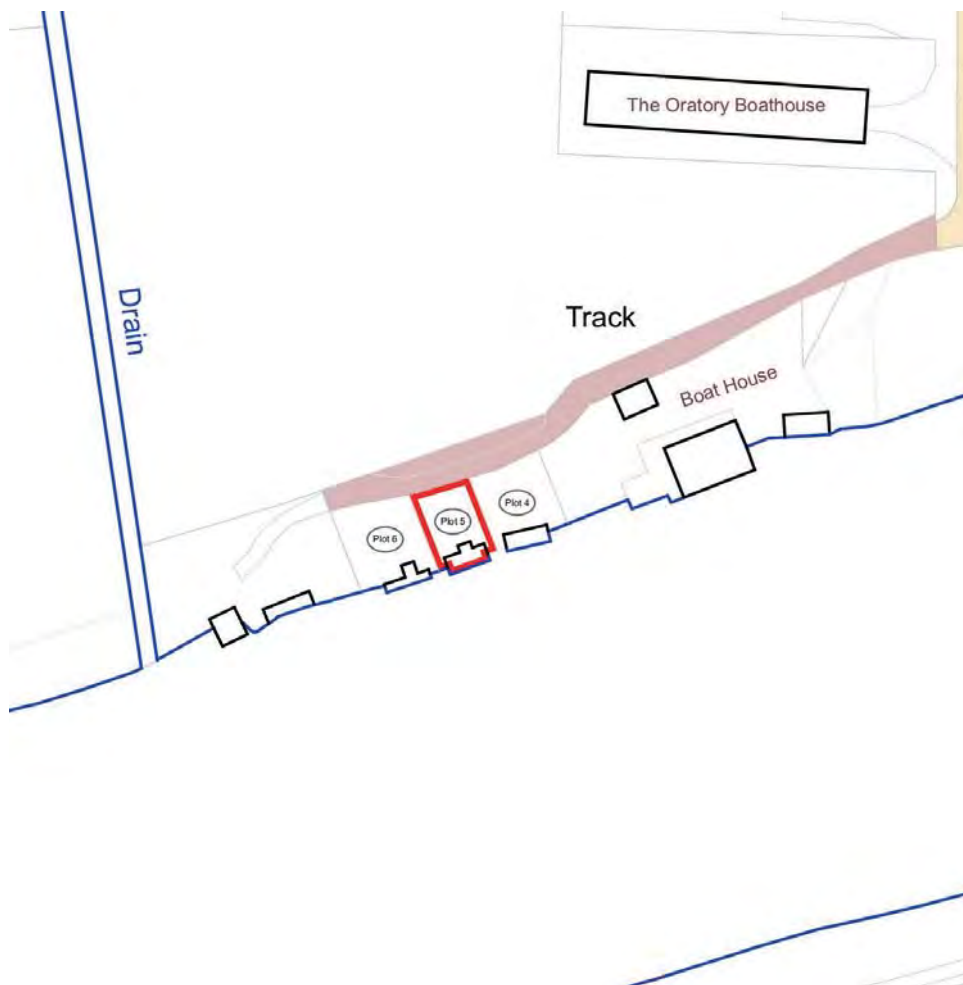
We remind all prospective buyers that prior to auction day, the legal documents can be viewed at our offices, or online for free, thus making the process of purchasing at auction much easier and open to everyone.

We also offer a service for non attending bids by way of telephone or proxy if you cannot make the auction day. Non Attending Bid Forms are downloadable from our website.



Mooring 5 Hardwick, Whitchurch on Thames, Reading, Berkshire RG8 7RA

*GUIDE PRICE: **£25,000+** (plus fees)



Located on the Hardwick Estate, surrounded by beautiful woodland, wildflower meadows and organic farmland, a freehold parcel of land and riverside mooring with stunning views up and down the river.

The mooring is one of a small number of moorings, with approximately 28 feet of river frontage, and a pretty Edwardian boathouse that sits on a quiet, private stretch of riverbank on edge of the Hardwick Estate, just outside the village of Whitchurch-on-Thames. A peaceful and deeply-connected place where generations have lived, worked, and cared for the land, it is now entering an exciting new chapter as the estate is in the process of transitioning into a community-led charitable trust, committed to ecological regeneration and inclusive participation. Thus, this rare property offers a unique opportunity of either privacy and seclusion, or to get involved in all the inspiring work and events happening across the Hardwick Estate.

To learn more about the Hardwick Estate, visit: <https://hardwickestate.co.uk/history>

What3Words:

///stroke.comical.prices

Tenancy:

Currently rented on a monthly mooring agreement for £166.35 per calendar month.

VAT:

VAT is not applicable

Viewing Times:

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

Partner Agent:



Tenure: Freehold

Local Authority: South Oxfordshire District Council. Tel: 01235 422422

Solicitors: Field Seymour Parkes, 1 London Street, Reading, Berkshire, RG1 4PN. Tel: 0118 951 6200. Ref: Kelsie Essenhigh.

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

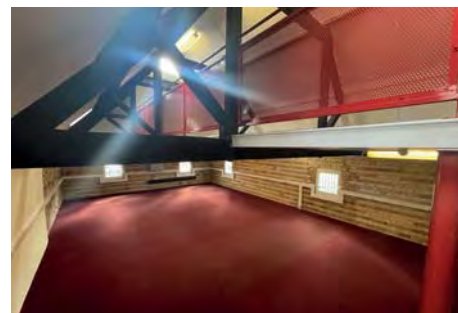
Buyer's Premium: There is no Buyer's Premium payable on this lot.

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.

Unit 5 Brewers Yard, Ivel Road, Shefford, Bedfordshire SG17 5GY

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



A self contained office building, which forms part of an historic malthouse and brewery, that is located less than a quarter of a mile from the High Street.

Positioned alongside Ivel Road, this former malthouse forms part of a mixed use development of houses and offices that are set around a central courtyard. The building was converted onto offices in the early 2000's offering accommodation in excess of 1,400 sq. ft. which includes a kitchenette in the ground floor office, toilets and a 250 sq. ft. mezzanine. There are windows to three sides, exposed beams & brickwork, carpeted floors and the ceiling height in areas is somewhat restricted. To the front of the building are two allocated parking spaces.

Lease:
999 years from 25/03/2004 (978 years remaining)

Ground Rent:
£200 per annum.

Service Charge:
£295 per annum.

VAT:
VAT is applicable

Open House Viewings:
Thu 9 Oct 14:00–14:30
Tue 14 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: Leasehold

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

Solicitors: Trethowans Solicitors, The Pavilion, Grange Drive, Southampton, SO30 2AF. Tel: 023 8032 1000. Ref: Harry Dancer.

Energy Performance Certificate (EPC): Current Rating E

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

Additional Fees

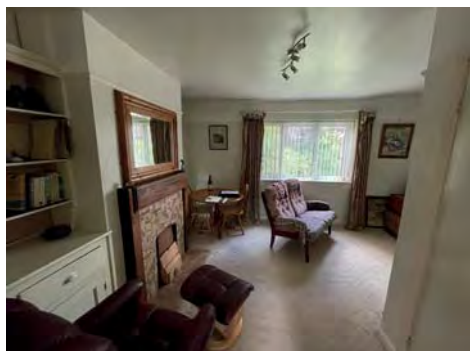
Buyer's Premium: There is no Buyer's Premium payable on this lot.

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.

57 Cumberland Road, Oxford, Oxfordshire OX4 2BZ

***GUIDE PRICE: £300,000+ (plus fees)**



A two-bedroom semi-detached house, situated on a corner plot on the East side of Oxford, with potential to refurbish and enlarge subject to any necessary local authority consents.

This semi-detached house is in need of refurbishment. The accommodation on the ground floor comprises an entrance hallway, bathroom, living room and kitchen. On the first floor are the two bedrooms, both double in size, along with the landing. Externally, the gardens wrap around the house on three sides, with a rear enclosed garden, along with side and front enclosed gardens with a gated entrance from the footpath.

The house is located on a popular residential street off Cowley Road in the East/Oxford Cowley area, circa 1.5 miles from Oxford city centre. Cowley Road, with its wide array of shops, bars and restaurants, is only a 15 minute walk from the property, and the ring road, Business Parks, and Hospitals are all within easy reach from the location. Oxford railway station is approximately 2.1 miles away and Oxford Spire's middle school is only 0.2 miles away.

Accommodation:

Ground Floor: Entrance hallway, living room, kitchen and family bathroom.

First Floor: Landing, master bedroom and second bedroom.

Tenure: Freehold

Local Authority: Oxford City Council. Tel: 01865 249811

Solicitors: BWK Solicitors, 2-3 Broadway Court, 80-82 The Broadway, Chesham, HP5 1EG. Tel: 01494 773 377. Ref: Jackie Stay.

Energy Performance Certificate (EPC): Current Rating C

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

Exterior:

Rear enclosed garden with side and front enclosed gardens that have an entrance gate from the footpath.

Council Tax Band:

C

VAT:

VAT is not applicable

Open House Viewings:

Wed 8 Oct 11:30-12:00

Sat 11 Oct 11:00-11:30

Tue 14 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.

Partner Agent:

Breckon & Breckon
est.1947

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.

Robins Meadow, Spring Hill, Little Staughton, Bedfordshire MK44 2BS

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

Occupying a large plot approaching half an acre, this substantial bungalow offers generous accommodation, very attractive gardens, and an opportunity to improve the condition.

Nicely located within a well-regarded village, this detached single storey house is set back from the road in an elevated position with a front garden and driveway in the foreground. The driveway allows for parking for up to four cars and it leads to a double width garage which sits underneath the residential accommodation. Steps from the driveway rise to the front patio, pathway and main entrance which leads to a large reception hall. To the side of the reception hall, extending across the remainder of the front of the building is a sizeable sitting and dining room. This is a large light and airy room with large windows that is subdivided by a feature stone chimney breast that services a working fireplace to the sitting room.

The remainder of the accommodation extends to the rear, and this includes a well-appointed kitchen, a utility room, a conservatory, four bedrooms, a bathroom, shower room, and WC. At both sides are areas of garden and then a long garden extends to farmland at the rear. This is primarily divided into an informal garden with a good variety of plants, lawn, and seating areas, a small orchard, then the rear section is a vegetable garden, with vegetable beds, a large timber shed and a greenhouse.

Accommodation:

Reception hall, sitting/dining room, breakfast area, kitchen, utility room, four bedrooms with a conservatory attached to the rear of the master bedroom that also has a WC with a toilet and hand basin. There are three other bedrooms and a study, bathroom and a shower room.

Tenure: Freehold

Local Authority: Bedford Borough Council. Tel: 01234 267422

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

Energy Performance Certificate (EPC): Current Rating D

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

Exterior:

A well-maintained front garden rises up from the road with areas of lawn and flower borders to an upper patio and seating area. The garden extends to both sides of the building and the area to the right is particularly well stocked with mature shrubs, secluded seating and a back door into the kitchen. Beyond the garden extends a considerable distance, first as a very nice informal garden, with a large lawn, a wide selection of plants and seating areas, then a small orchard, then a vegetable garden with fields beyond the rear boundary.

Auctioneers Note:

The building has suffered a degree of subsidence. A full engineers report will be included within the legal pack and the sale will not be with the continuation of the existing insurance.

Council Tax Band:

F

VAT:

VAT is not applicable

Open House Viewings:

Thu 9 Oct 10:00-10:30

Sat 11 Oct 11:00-11:30

Wed 15 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.

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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16 Dove Tree Road, Leighton Buzzard, Bedfordshire LU7 3UP

***GUIDE PRICE: £65,000+ (plus fees)**



A purpose-built, one-bedroom, ground-floor maisonette with shared garden and garage.

This one-bedroom, ground-floor maisonette is well located in the mature residential area close to a range of local conveniences within walking distance and approximately 1.2 miles from Leighton Buzzard town centre. The property requires some modernisation with accommodation comprising an entrance hall, kitchen, lounge/dining room, bedroom and bathroom. Outside to the front there is an open-plan area with lawn and path to the entrance, and to the rear there is an easily-maintained shared rear garden and a garage in a block.

Accommodation:

Entrance hall, kitchen, lounge/dining room, bedroom and bathroom.

Exterior:

A shared rear garden and a garage in a block.

Lease:

99 years from 29/09/1976 (50 years remaining)

Ground Rent:

£74 per annum.

Tenure: Leasehold

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

Solicitors: Solomon Solicitors, Tel: 01582 533 333. Ref: Kate Bukhrashvili.

Energy Performance Certificate (EPC): Current Rating C

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.

Council Tax Band:

A

VAT:

VAT is not applicable

Open House Viewings:

Tue 7 Oct 11:15-11:45

Sat 11 Oct 10:00-10:30

Tue 14 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.

Partner Agent:



Additional Fees

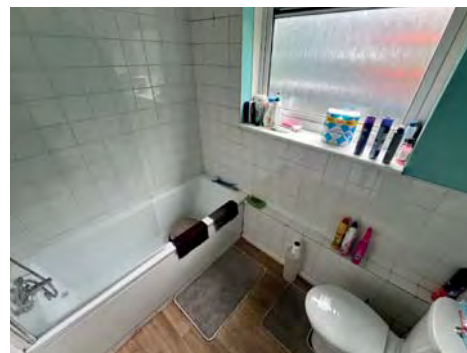
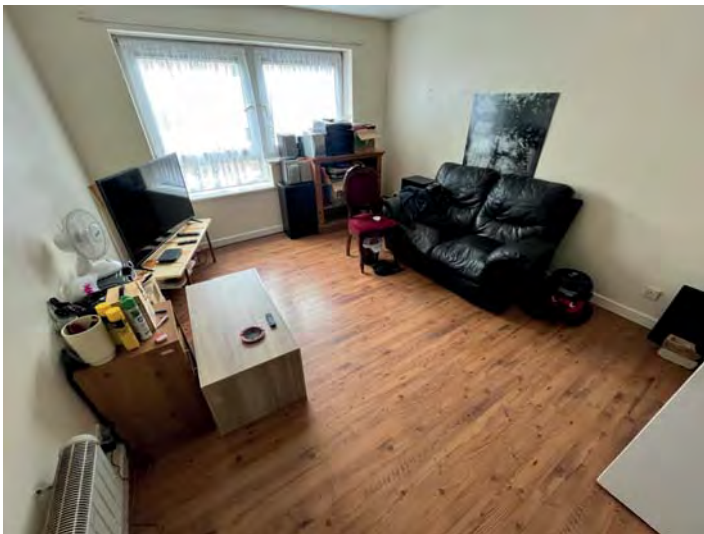
Buyer's Premium: There is no Buyer's Premium payable on this lot.

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.

3 Dumfries Court, Dumfries Street, Luton, Bedfordshire LU1 5BG

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



A tenanted one-bedroom first-floor apartment well located close to Luton town centre.

This spacious one-bedroom first-floor apartment is ideally located being only 0.6 miles from Luton town centre and mainline station. The accommodation comprises an entrance hall, sitting/dining room, kitchen and a family bathroom. The apartment is currently tenanted providing an annual income of £7,800.

Further enhancing its appeal, the apartment comes with the invaluable benefit of secure gated allocated parking space to the rear of the property.

Lease:
125 years from 10/11/1989 (89 years remaining)

Ground Rent:
£80 per annum.

Service Charge:
£1,125 per annum.

Tenancy:

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

Council Tax Band:

A

VAT:

VAT is not applicable

Open House Viewings:

Sat 11 Oct 12:00-12:30

Wed 15 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.

Partner Agent:



Tenure: Leasehold

Local Authority: Luton Borough Council. Tel: 01582 546000

Solicitors: Neves, AW House, 6-8 Stuart Street, Luton, LU1 2SJ. Tel: 01582 725311. Ref: Haqib Iqbal.

Energy Performance Certificate (EPC): Current Rating C

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

Additional Fees

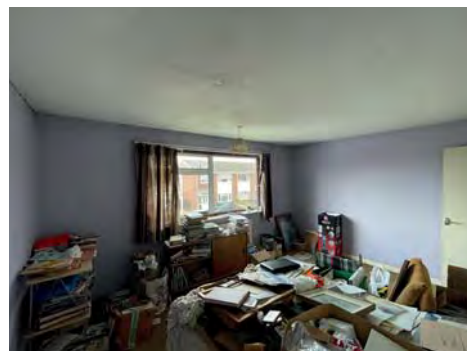
Buyer's Premium: There is no Buyer's Premium payable on this lot.

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.

36 Woolfield, Sandy, Bedfordshire SG19 1AR

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



Requiring refurbishment, this semi-detached house, with front and rear gardens and a garage, is located within a no through road and is just a few hundred metres from the railway station.

Built in the middle of the last century, this semi-detached two-bedroom house is set back from a residential no through road with a deep front garden and a driveway that leads past the side of the house to a brick-built single garage and a generous-size overgrown rear garden. Internally the building is somewhat dated, with many of the fixtures and fittings being original, thus there is an excellent opportunity to refurbish and, subject to any necessary consents, to enlarge.

Accommodation:

Ground Floor: Entrance hall, living room, kitchen and a bathroom.
First Floor: Landing and two generous-size bedrooms.

Exterior:

The house is set back approximately a vehicle's length where there is an overgrown front garden with a lawn and several shrubs. A concrete driveway leads to the single garage that is set behind the house where there is a generous garden, also with an overgrown lawn and shrubs, plus a timber shed in the corner.

Tenure: Freehold

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

Solicitors: Adams Harrison, 43 High Street, Cambridge, CB2 3BG. Tel: 01223 832 939. Ref: Richard Booth.

Energy Performance Certificate (EPC): Current Rating D

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

Auctioneers 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 22nd October.

Council Tax Band:

B

VAT:

VAT is not applicable

Open House Viewings:

Thu 9 Oct 13:45-14:15

Sat 11 Oct 10:30-11:00

Wed 15 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:

Inskip & Davie

Additional Fees

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

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

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

19 Elms Road, Harrow Weald, Middlesex HA3 6BB

*GUIDE PRICE: **£1,250,000+** (plus fees)



An impressive family home that offers accommodation in the region of 3,000 sq. ft. which occupies a large plot in excess of a quarter of an acre.

Nicely set back from a well-regarded residential road, this substantial detached house was built in the Edwardian style to match the original building it replaced in 2004. Having suffered movement, the original house, with the exception of the gable end walls, was dismantled and re-built from concrete raft foundations, designed to futureproof the stability of the building. The accommodation is laid out over three floors, is well presented and offers the flexibility of up to seven bedrooms with four shower/bathrooms.

Despite the external appearance of two garages, the layout is designed to provide a large ground floor guest suite and a single garage with loft storage. At the far end of a long rear garden is a brick building that provides a home office or gymnasium facilities with loft storage, and to the side is a sizeable garden shed.

Accommodation:

Ground Floor: Entrance hall, cloakroom, sitting room, conservatory, kitchen/dining room, utility room, guest bedroom with en-suite shower room and an integral garage.

First Floor: Master bedroom suite with dressing room and bathroom, three further bedrooms and a family bathroom.

Second Floor: Two bedrooms and a shower room.

Exterior:

There is a brick wall to the front boundary and a gated entrance that provides good privacy and access to a substantial paved driveway and parking area, sufficient to allow for several vehicles to park and turn around. Also at the front are hedges to the side boundaries, a lawn, decorative tree and also a splendid mature (protected) oak tree. At the rear is a long garden with a decked seating area immediately to the rear of the house, hedges to the side boundaries, a lawn and an ornamental weeping willow tree, with the shed and outbuilding at the far end.

Council Tax Band:

G

VAT:

VAT is not applicable

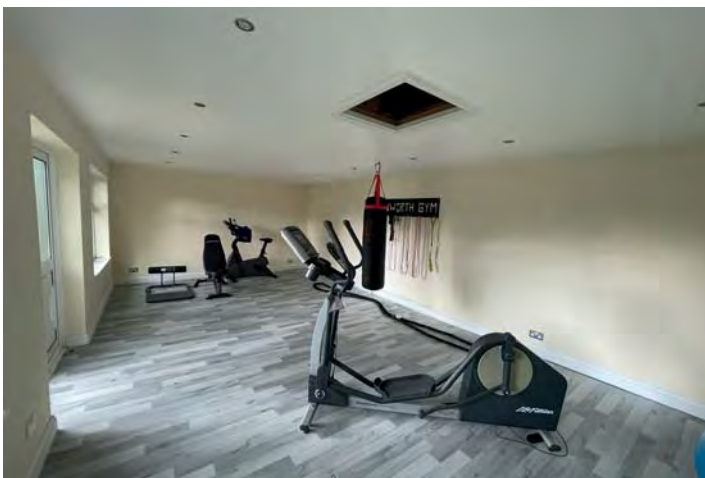
Open House Viewings:

Thu 9 Oct 10:30–11:00

Sat 11 Oct 09:30–10:00

Wed 15 Oct 10:30–11:00

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



Tenure: Freehold
Local Authority: Harrow London Borough Council
Solicitors: BWK Solicitors, 2-3 Broadway Court, 80-82 The Broadway, Chesham, HP5 1EG. Tel: 01494 773 377. Ref: Jackie Stay.
Energy Performance Certificate (EPC): Current Rating 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.

Land to the side & rear of 94 Cotton End Road, Wilstead, Bedfordshire MK45 3DD

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



An overgrown parcel of land with good road frontage to both Cotton End Road and Ivy Lane, which is approaching half an acre and benefiting from a sizeable timber barn and gated road access.

Set between numbers 88 and 94 Cotton End Road, this level parcel of land extends behind number 94 where there is a gated access to Ivy Lane. Quite centrally located is a substantial timber barn which is divided into three store rooms. To the roadside boundaries, there are well-established hedges, and within the plot, apart from the barn and overgrown scrub, there are several mature fruit trees, self-seeded saplings and trees, and at the southern edge of the plot is a seasonal pond. The plot measures almost half an acre, however, the position of the western boundary, which is adjacent to number 88, is not in the correct position. Details of this will be found within the legal pack.

What3Words:

///surpasses.found.geology

Auctioneers 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 22nd October.

VAT:

VAT is not applicable

Viewing Times:

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

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 N/A

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

Additional Fees

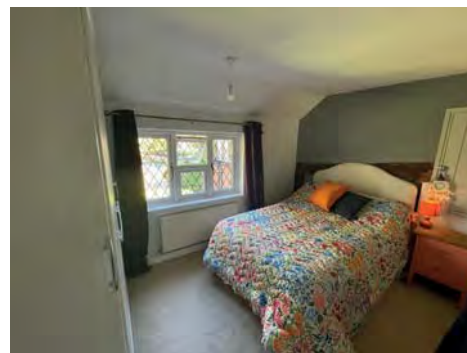
Buyer's Premium: There is no Buyer's Premium payable on this lot.

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.

Denchfield Cottage, 3 Ridings Way, Cublington, Buckinghamshire LU7 0LW

*GUIDE PRICE: **£410,000+** (plus fees)



A charming three-bedroom, semi-detached cottage, set within the highly desirable Buckinghamshire village of Cublington.

Located within the heart of this popular village, which is mid-way between Aylesbury and Leighton Buzzard, this character cottage is nicely set back from the road, with an established front and rear garden and a driveway and parking for several cars. Dating back to the 1860s, much of the character remains, with period woodwork, windows and fireplaces. The accommodation comprises a lounge with a feature fireplace, kitchen, utility room, downstairs cloakroom, dining room and garden room that opens up to the enclosed rear garden. The first-floor accommodation has three bedrooms and a family bathroom, and externally there is ample driveway parking, an enclosed, mature rear garden with a home office, and a front garden.

Cublington is within easy access to Milton Keynes, Aylesbury and Leighton Buzzard. Leighton Buzzard station is just a short drive away which benefits from direct trains into London Euston in just over 30 minutes. The village also benefits from a church, pub and nursery school, and the historical Motte Castle, known as The Beacon, is only a short walk away.

Council Tax Band:

E

Tenure:

Freehold

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

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

Energy Performance Certificate (EPC): Current Rating E

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, kitchen, W/C, lounge, dining room and garden room.

First Floor: Landing, two double bedrooms, one single bedroom and a family bathroom.

Exterior:

Driveway with parking for multiple cars, front garden, an enclosed, low-maintenance rear garden with a home office and a wooden storage shed.

VAT:

VAT is not applicable

Open House Viewings:

Tue 7 Oct 13:30-14:00

Sat 11 Oct 15:00-15:30

Tue 14 Oct 13:30-14:00

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.

2021

6



AUCTIONS IN 2021

108

TOTAL LOTS OFFERED IN 2021



100

TOTAL LOTS SOLD IN 2021



93%

SUCCESS
RATE
IN 2021

£20.4 MILLION

TOTAL RAISED IN 2021

6



AUCTIONS IN 2022

119

TOTAL LOTS OFFERED IN 2022



101

TOTAL LOTS SOLD IN 2022



£22.1 MILLION

TOTAL RAISED IN 2022

2022

85%

SUCCESS
RATE
IN 2022

2023



AUCTIONS IN 2023

131

TOTAL LOTS OFFERED IN 2023



113

TOTAL LOTS SOLD IN 2023

86%

SUCCESS
RATE
IN 2023



£26.3 MILLION

TOTAL RAISED IN 2023



AUCTIONS IN 2024

150

TOTAL LOTS OFFERED IN 2024



130

TOTAL LOTS SOLD IN 2024



£28.5 MILLION

TOTAL RAISED IN 2024

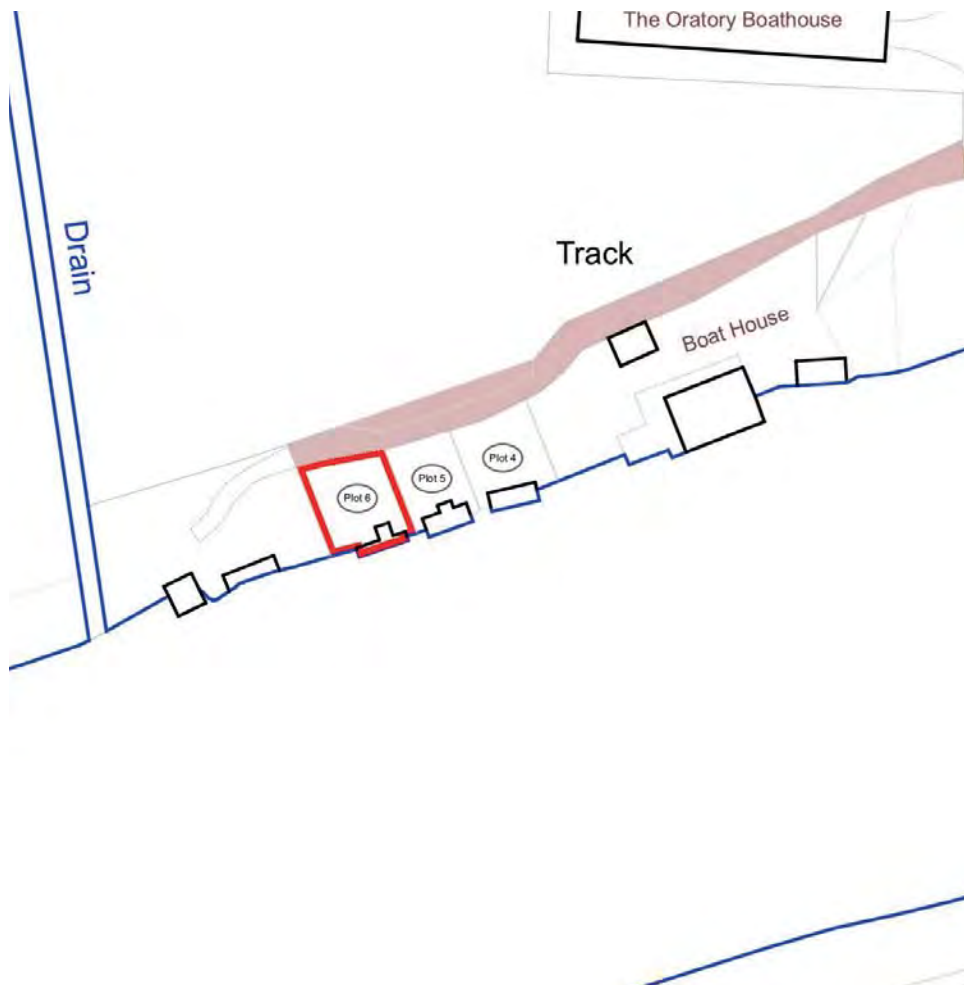
87%

SUCCESS
RATE
IN 2024

2024

Mooring 6 Hardwick, Whitchurch on Thames, Reading, Berkshire RG8 7RA

*GUIDE PRICE: **£25,000+** (plus fees)



Situated on a private stretch of riverbank with stunning views, this riverside mooring and small parcel of ground is surrounded by woodland, organic farmland and wildflower meadows.

This mooring and small area of ground measures approximately 130 square meters, with approximately 37 feet of river frontage, and sits at the end of a long gated track, known as both Ford Lane and Sheepwash Lane, which leads from Hardwick Road by the western gate of the Hardwick Estate, with the final section of track running parallel to the river. It sits on the northern riverbank, with southerly views across the river to open countryside beyond, and it is within walking distance of the Ridgeway National Trail, the Chiltern Hills, and the vibrant communities of Whitchurch and Pangbourne.

The Hardwick Estate is in the process of transitioning into a community-led charitable trust, committed to ecological regeneration and inclusive participation. To learn more visit: <https://hardwickestate.co.uk/history/>

What3Words:

///oldest.piles.shops

VAT:

VAT is not applicable

Viewing Times:

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

Partner Agent:



Tenure: Freehold

Local Authority: South Oxfordshire District Council. Tel: 01235 422422

Solicitors: Field Seymour Parkes, 1 London Street, Reading, Berkshire, RG1 4PN. Tel: 0118 951 6200. Ref: Kelsie Essenhigh.

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

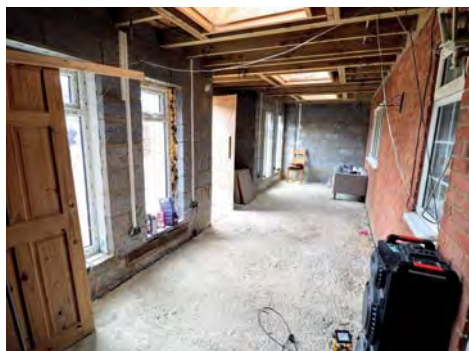
Buyer's Premium: There is no Buyer's Premium payable on this lot.

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.

119 Church Green Road, Bletchley, Buckinghamshire MK3 6DE

*GUIDE PRICE: **£550,000+** (plus fees)



A four-bedroom detached house, located in the sought-after Church Green Road location of Old Bletchley, that has undergone the start of construction for front and rear extensions, which would substantially increase the living accommodation.

Located in one of Bletchley's premier roads is this four-bedroom detached family home. The existing ground floor accommodation comprises an entrance hall, sitting/dining room, study, kitchen, utility room and cloakroom. On the first floor is a master bedroom, three further bedrooms and a family bathroom.

At present, much of the building work on the front single-storey and rear two-storey extensions has been completed, and external and internal finishing and reconfiguring of the existing accommodation is required. There is also an annex to the front of the property with a bedroom and WC. To the front of the property is hardstanding providing parking for several vehicles, and to the rear of the property is a fenced garden with a terrace and large lawn area.

Planning:

Rear First-Floor Extension Application No: 21/02317/FUL
Rear Ground-Floor Extension Application No: 15/02947/FUL
Front Extension Application No: 20/01610/FUL

Tenure: Freehold

Local Authority: Milton Keynes Council. Tel: 01908 691691

Solicitors: EMW Law, Seebeck House, 1 Seebeck Place, Milton Keynes, MK5 8FR. Tel: 0345 074 2448. Ref: William Morris.

Energy Performance Certificate (EPC): Current Rating D

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

Council Tax Band:

E

VAT:

VAT is not applicable

Open House Viewings:

Tue 7 Oct 13:00-13:30

Sat 11 Oct 12:00-12:30

Thu 16 Oct 13:00-13:30

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.



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Ricky Ferguson

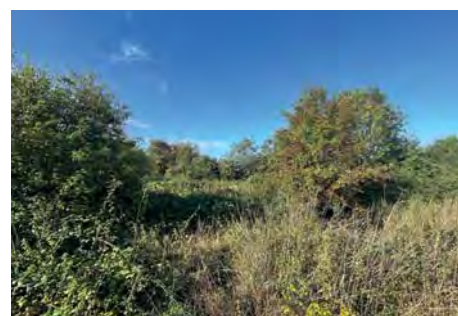
Head of Commercial Finance

ricky.ferguson@octagonfinancial.co.uk

Tel: 01908 030340

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Our FCA registration number is 988036. We are a credit broker, not a lender. Our ICO number is ZB480956

Land on the West Side of Ivy Lane, Wilstead, Bedfordshire MK45 3DN

*GUIDE PRICE: **£40,000+** (plus fees)

Measuring approximately a third of an acre, with a gated entrance from Ivy Lane, this overgrown parcel of land benefits from a small timber barn/stable.

From the junction of Cotton End Road there is a galvanised steel field gate that is approximately 80 metres along Ivy Lane opposite No. 5 providing access, with high hedges along the roadside giving a good degree of privacy. The plot has been in the same family ownership for decades, and historically it was used as a pony paddock, with the small timber barn (now in poor condition) opposite the entrance by the far (western) boundary, used as a stable. Without grazing in recent years, the ground has become overgrown with brambles and several self-seeded trees.

What3Words:

///metro.thunder.corrosive

Auctioneers 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 22nd October.

VAT:

VAT is not applicable

Viewing Times:

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

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 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.

5 Hughes Croft, Bletchley, Buckinghamshire MK3 5HA

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



A purpose-built, ground-floor, two-bedroom apartment, well located close to Bletchley town centre.

This ground-floor apartment is located on Hughes Croft development in Far Bletchley only 0.9 miles from Bletchley town centre and mainline station. The property is accessed via a secure communal entrance hall, and the accommodation comprises a hall, sitting/dining room, kitchen, two bedrooms and a family bathroom. Outside, the grounds are well tended and there is an allocated parking space for the apartment. The apartment is currently tenanted producing an income of £10,800 per annum.

Accommodation:

Hall, sitting/dining room, kitchen, two bedrooms and a family bathroom.

Exterior:

An allocated parking space.

Lease:

99 years from 25/12/2003 (77 years remaining)

Ground Rent:

£225 per annum.

Tenure: Leasehold

Local Authority: Milton Keynes Council. Tel: 01908 691691

Solicitors: EMW Law, Seebeck House, 1 Seebeck Place, Milton Keynes, MK5 8FR. Tel: 0345 074 2448. Ref: Kelly Loft.

Energy Performance Certificate (EPC): Current Rating C

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

Service Charge:

£1,444.46 per annum.

Tenancy:

The property is subject to an Assured Shorthold Tenancy producing £900 per month.

Council Tax Band:

B

VAT:

VAT is not applicable

Open House Viewings:

Tue 7 Oct 12:00-12:30

Sat 11 Oct 13:00-13:30

Thu 16 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.

Willow Cottage, 23 Church Walk, Kempston, Bedfordshire MK42 7BH

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



An attractive detached period house occupying a large plot that is nicely positioned within Church Walk, a no through road at the end of Water Lane. The house is set back from the front boundary with a large block paved area of hardstanding, a detached double width garage to the side, then at the re

Believed to be a late Victorian building, Willow Cottage has over time been enlarged and improved with additions to both the front & rear, plus internally there are modern fixtures and fittings that includes the kitchen and bathroom. The house sits back from the front boundary with a large front garden block paved to provide parking for several vehicles and to the side is a detached double width garage constructed of pre-cast concrete sections with a pitched tiled roof. A gated side passage leads to the large rear garden which offers a high degree of privacy with paddock land to the side and rear.

Internally the overall decorative condition appears good, although having last been used as a children's care home there are some fittings of regulatory requirement unbefitting a private house. On the ground floor are three reception rooms, a snug, a large kitchen, a utility room and a porch with a cloakroom/WC. On the first floor are five bedrooms, with the master bedroom benefiting from an en-suite shower room, and a family bathroom fitted with a contemporary suite, tiled walls and floor.

Auctioneer's Note:

Since 2021 the property has flooded on several occasions. Details will be included within the legal pack.

Tenure: Freehold

Local Authority: Bedford Borough Council. Tel: 01234 267422

Solicitors: Trowers & Hamlin LLP, One Snowhill, Snow Hill Queensway, Birmingham, B4 6GH. Tel: 0121 214 8800. Ref: Harriet Burford.

Energy Performance Certificate (EPC): Current Rating D

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, cloakroom, hallway, three reception rooms, snug, kitchen and utility room.

First Floor: Landing, master bedroom with en-suite shower room, four further bedrooms and a family bathroom.

Exterior:

At the front is a low brick wall to the front boundary with raised flower and shrub beds, a substantial area of block paved hardstanding with the double width garage to the side. The rear garden has a patio, a lawn and a separate seating deck alongside the stream at the side boundary. The garage was last used as a play room but has suffered water ingress to a carpeted floor.

Council Tax Band:

E

VAT:

VAT is not applicable

Open House Viewings:

Thu 9 Oct 12:45-13:15

Sat 11 Oct 13:30-14:00

Tue 14 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.

Thames View, 25 River Gardens, Purley on Thames, Reading, Berkshire RG8 8BX

*GUIDE PRICE: **£680,000+** (plus fees)



A magnificent riverside house with landscaped gardens and a 51 foot mooring that occupies a stunning position on the River Thames at the end of a private no-through road looking across beautiful countryside.

Offering approximately 2,000 square foot of versatile accommodation this splendid house is the penultimate house along a short private road of 27 individual properties. It stands on the western bank of a particularly attractive stretch of the River Thames between Pangbourne and Reading, looking across the river to delightful countryside. The very well presented accommodation is over two floors, with a large, light and airy kitchen dining room, sitting room and bathroom on the ground floor, all with tiled floors, tanked walls, high level sockets and flood defence doors to the external walls. On the first floor are five bedrooms with the master bedroom benefiting from a walk in dressing room, an en-suite shower room, plus a large balcony overlooking the river. The second bedroom benefits from an en-suite bathroom and previously the layout was reversed, with bedrooms on the ground floor and the kitchen/dining room and the sitting room was on the first floor. In addition to a standard single phase electrical supply there is also a three phase supply, a mains gas to radiator heating system and all of the sewers have one way traps.

Being designed to withstand periods of flood, the Seller has chosen not to continue incurring the extra expense of flood insurance, as although during such periods water permeates into the ground floor. It is rising ground water through the floor, rather than river water entering through door apertures, which enables a

quicker and easier clear up. Details relating to the Sellers existing and past insurance will be included within the legal pack.

The house sits nicely within its plot, being set back from the front boundary to allow for two similar sized gardens, designed by the renowned designer Anne Pearce. The rear garden offers a secluded space, well screened with architectural planting and restful seating areas and the front garden more formal, designed to act as an extension to the house with a terrace extending from the twin double door sets of the kitchen dining room. This front garden incorporates a subtle parking area that includes a manual turntable to allow for an efficient and contained space to re-direct a car and a steel railed fence with electrically operated sliding gate, also benefiting from high level electric connections. Immediately in line with the house plot is the mooring which has a floating pontoon and capacity to moor a vessel up to 51'.

Accommodation:

Ground Floor: Entrance hall, double aspect living room, kitchen dining room and bathroom.

First Floor: Landing, master bedroom with walk in dressing room, shower room and balcony, second bedroom with an ensuite bathroom and three further bedrooms.

Partner Agent:



Exterior:

The front is principally hard landscaped with seating areas and hardstanding, a formal lawn and low level planting to preserve the view over the river. On the other side of the roadway is a narrow lawn with a gangway to the pontoon. The rear garden is sheltered with a row of silver birch trees and there is a central courtyard area with a low maintenance and durable resin bonded surface.

Council Tax Band:

G

VAT:

VAT is not applicable

Open House Viewings:

Wed 8 Oct 10:30-11:00

Sat 11 Oct 09:30-10:00

Thu 16 Oct 10:30-11:00

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



Tenure: Freehold

Local Authority: West Berkshire Council

Solicitors: HCB Solicitors, 16 Castilian Street, Northampton, NN1 1JX. Tel: 01604 233 200. Ref: Andrea Norfor.

Energy Performance Certificate (EPC): Current Rating 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.

33

Agricultural/Amenity Land

Plot 3, Land on the South Side of Bicester Road, Twyford, Buckinghamshire MK18 4EN

***GUIDE PRICE:**

£50,000+ (plus fees)

Located on the edge of the village and adjacent to residential properties, this 2-acre parcel of land is a mixture of grassland and a wooded area known as The Orchard.

The Orchard is accessed by a steel gate and has mature hedges/trees surrounding. This parcel of land has mature boundaries to the northern, southern and eastern side. Partway through the land is a fence line which separates the grass and wooded areas with a gated access through to the wood. On the grass section is a wooden storage shed.

What3Words:

///short.plant.courts

VAT:

VAT is not applicable

Viewing Times:

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

Additional Fees

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

Administration Charge: Purchasers will be required to pay an administration fee of £1,500 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: Buckinghamshire County Council. Tel: 0300 131 6000

Solicitors: EMW Law, Seebeck House, 1 Seebeck Place, Milton Keynes, MK5 8FR. Tel: 0345 070 6000. Ref: Robert Goffman.

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.

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[*Description on Auction Information page](#)

34

Agricultural/Amenity Land

Plot 2, Land on the South Side of Bicester Road, Twyford, Buckinghamshire MK18 4EN

***GUIDE PRICE:**

£50,000+ (plus fees)

Located on the edge of the village of Twyford and adjacent to Manor Court, with shared access from Bicester Road, this level parcel of grazing land measures approximately 2 acres.

This level parcel of grassland is roughly square shaped and offers mature boundaries along the western and southern sides, with access gained from Bicester Road via a gated shared track.

What3Words:

///short.plant.courts

VAT:

VAT is not applicable

Viewing Times:

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

Additional Fees

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

Administration Charge: Purchasers will be required to pay an administration fee of £1,500 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: Buckinghamshire County Council. Tel: 0300 131 6000

Solicitors: EMW Law, Seebeck House, 1 Seebeck Place, Milton Keynes, MK5 8FR. Tel: 0345 070 6000. Ref: Robert Goffman.

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.

robinsonandhallauctions.co.uk

[*Description on Auction Information page](#)

Development Site on Bicester Road, Twyford, Buckinghamshire MK18 4EN

***GUIDE PRICE: £600,000+ (plus fees)**



Located on the edge of a well-regarded small village that lies between Buckingham and Bicester, and adjacent to open countryside and residential dwellings, this level parcel of land measures approximately 1.2 acres and has permission in principle for a maximum of nine dwellings.

With access from Bicester Road, this level parcel of land is laid to grass and has mature hedges along the roadside and western boundaries. Access is via a short track, which also offers access to other adjacent properties and land. Twyford Village comprises a good mix of established residential homes and boasts a primary school, village stores and The Crown Inn public house. The village is surrounded by open countryside and it lies approximately 7 miles from Bicester, which benefits from two railway stations offering mainline services to London, and just over 7 miles from the market town of Buckingham.

What3Words:

///short.plant.courts

VAT:

VAT is not applicable

Tenure: Freehold

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

Solicitors: EMW Law, Seebeck House, 1 Seebeck Place, Milton Keynes, MK5 8FR. Tel: 0345 070 6000. Ref: Robert Goffman.

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.

Planning:

Planning Application Number: 25/01692/PIP

Application for permission in principle for the erection of a minimum of one and maximum of nine dwellings.

Decision: Permission in Principle Granted

Decision Issue Date: Mon 21 July 2025

Permission in Principle (PIP):

PIP is the equivalent of Outline Planning Permission, as both seek to establish the principle of residential development without providing details of the proposed development. The main difference is that surveys are not mandatory when applying for PIP. However, even with an Outline application, certain surveys can be required by planning conditions. After obtaining PIP, a developer can proceed to the Technical Details Consent Stage (TDC) which is the equivalent of Reserved Matters in the event that one obtains Outline Permission.

Viewing Times:

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

Additional Fees

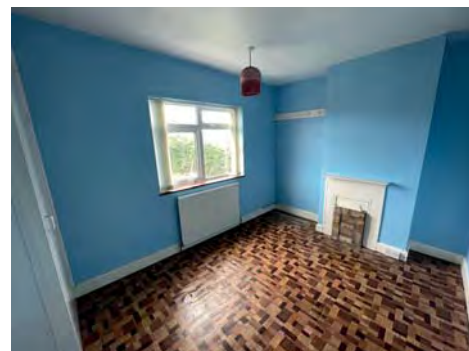
Buyer's Premium: There is no Buyer's Premium payable on this lot.

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

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

17 Brook Lane, Great Barford, Bedfordshire MK44 3LU

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



Requiring refurbishment, this semi-detached house is set within a no-through residential road and benefits from an open outlook to the rear.

This ex-local authority semi-detached house was originally a three bedroom house with a ground-floor bathroom, and at some point the bathroom was installed into one of the bedrooms, thus the overall size of the house is that of a three-bedroom house. The house sits well back from the road and although the roadside curb isn't dropped, there is plenty of space to allow for a substantial off-road parking area in the foreground, and at the rear there is potential to replace the existing lean-to extension with a large two-storey extension, which other houses along the road have already done.

Accommodation:

Ground Floor: Entrance hall, living room, kitchen, utility room and lean-to boot/garden room.

First Floor: Landing, two bedrooms and a bathroom.

Council Tax Band:

B

VAT:

VAT is not applicable

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 E

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

Exterior:

There is a hedge at the front boundary with a concrete area of hardstanding, a small patch of grass and a pathway to the side of the house to the principal entrance and the rear garden. The rear garden has an overgrown lawn and sheds. The latter section of the garden does not form part of the sale, this section is still owned by the local authority who have advised their willingness to sell for £4,000 subject to an overage. Please refer to the title plan and the legal pack.

Open House Viewings:

Thu 9 Oct 12:30-13:00

Sat 11 Oct 12:15-12:45

Wed 15 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

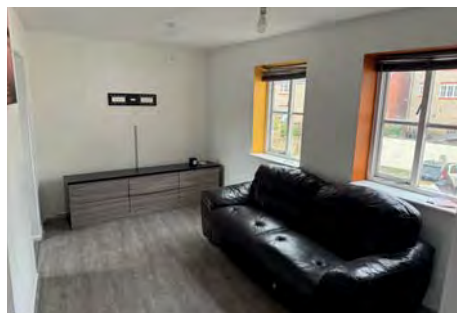
Buyer's Premium: There is no Buyer's Premium payable on this lot.

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.

4 Lee Court, St. Marys Street, Eynesbury, Cambridgeshire PE19 2SZ

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



A duplex one-bedroom maisonette, with a long lease, located in a courtyard setting in 'Old Eynesbury' close to St Neots town centre.

This duplex maisonette is set in a pretty courtyard location and has been well maintained by the current owner. The accommodation comprises ground-floor entrance with stairs to the first floor, landing, sitting room, refitted kitchen, bathroom and stairs to the second floor, with the bedroom covering the whole of the second floor.

Outside there is an allocated parking space in the courtyard to the front of the property.

Lease:

999 years from 29/09/2016 (990 years remaining)

Service Charge:

£900 per annum (includes ground rent & buildings insurance)

Tenure: Leasehold

Local Authority: Huntingdonshire District Council. Tel: 01480 388388

Solicitors: Simon Merchant Property Solicitor, The Old Stables, Highfield Farm, Perry, Cambridgeshire, PE28 0BN. Tel: 01480 860 808.

Energy Performance Certificate (EPC): Current Rating D

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

Council Tax Band:

A

VAT:

VAT is not applicable

Open House Viewings:

Thu 9 Oct 11:15–11:45

Sat 11 Oct 10:30–11:00

Wed 15 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.

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.

Agricultural/Amenity Land

Land West of Water Stratford Road, Water Stratford, Buckinghamshire MK18 5DX

*GUIDE PRICE:

£25,000+ (plus fees)

A very pretty parcel of land with river frontage, which comprises two small grass paddocks and a wooded section of former railway line.

Located on the edge of Water Stratford, with the River Great Ouse forming part of the boundary, this attractive parcel of land, measuring approximately 1.25 acres, has a gated access to the road close to the bridge over the river and is divided into three sections. The northern section was part of the old railway line which has become a wooded area with a variety of self-seeded trees and saplings. The entrance is into the mid section, a small grass paddock with a ditch and a wide hedge/small copse dividing it from the third (southerly) section, another grass paddock, with the river running around it.

What3Words:

///dignitary.buffoon.beginning

VAT: VAT is not applicable

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

Additional Fees

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

Administration Charge: Purchasers will be required to pay an administration fee of £1,500 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: Buckinghamshire County Council. Tel: 0300 131 6000

Solicitors: Heald Law, Artemis House, 4 Bramley Road, Milton Keynes, MK1 1PT. Tel: 01908 662 277. Ref: Oliver Anderson.

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.

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*Description on Auction Information page

UPCOMING AUCTION DATES

10th December 2025

25th February 2026

22nd April 2026

17th June 2026

5th August 2026

robinsonandhallauctions.co.uk



Plot 1 adjacent to 120 Chalkshire Road, Butlers Cross, Buckinghamshire HP17 0TJ

***GUIDE PRICE: £20,000+** (plus fees)



Located adjacent to 120 Chalkshire Road, this level parcel of land of rectangular shape measures approximately 0.25 acres and benefits from having road frontage, along with residential properties to the side and opposite, with open fields to the rear.

The land is a mixture of grass, hedges and trees, and to the boundaries are mature hedges and trees, plus a fence adjacent to 120 Chalkshire Road. Located close to Butlers Cross and only 1.3 miles from Ellesborough Golf Club, the land also offers easy access to the A4010 Risborough road which is approximately 1.6 miles from Stoke Mandeville and approximately 5 miles from Aylesbury.

What3Words:

///candle.workbench.clouding

Auctioneers 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 22nd October.

VAT:

VAT is not applicable

Viewing Times:

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

Partner Agent:



Tenure:

Freehold

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

Solicitors: Heald Solicitors, 4 Bramley Road, Milton Keynes, MK1 1PT. Tel: 01908 662 277. Ref: Kirsty Szulc.

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.

Barn Court, Toot Baldon, Oxford, Oxfordshire OX44 9NG

***GUIDE PRICE: £1,100,000+ (plus fees)**



A splendid village house which is superbly located, standing within a large one and a half acre plot and enjoying a high degree of privacy, yet within 150 yards of the centre of this highly regarded village which lies approx. 5 miles southeast of Oxford.

This substantial period stone-built period house which offers 2,500 sq. ft of accommodation is superbly positioned within a large plot that comprises mature landscaped grounds that are well screened of other dwellings. The house benefits from three significant outbuildings, the principal one being a period timber barn which offers excellent potential to convert into annexed accommodation, a stone built double width garage and a pretty brick-built summerhouse. In total these outbuildings provide an additional 1,800 sq. ft of floor area. Internally the house is dated, consequently it offers an excellent opportunity to refurbish, yet there are plenty of attractive characterful features which include exposed stone walls, ceiling and wall timbers and wooden panelling.

The entrance to the plot is a mere 100 yards from the centre of the village where there is a renowned gastropub, The Mole. From the gated entrance, a long driveway leads in front of the period barn at the side boundary to a turning circle, hardstanding, and the garage, which is conveniently sited to the side of the house. The mature gardens extend all around the house and provide several features with a decorative wishing well, brick and stone walls, hedges, shrubs and a variety of trees.

Accommodation:

Ground Floor: Reception hall, cloakroom, sitting room, dining room, garden room, study/snug, kitchen/breakfast room and utility room.

First Floor: Landing, master bedroom with an en-suite shower room, three further bedrooms and a family bathroom.

Council Tax Band:

G

VAT:

VAT is not applicable

Exterior:

Nicely screened from the road with mature trees and a hedge, the gardens offer a high degree of privacy and extend all around the house measuring approximately two acres in total. There are established lawns, a number of topiary shrubs, a variety of trees and in addition to the period timber barn there is a stone built double with garage, brick summer house, greenhouse, log store, a driveway and turning circle.

Auctioneer's Note:

The Property is Grade II listed.
Listing No: 1368730.

Open House Viewings:

Wed 8 Oct 10:00-10:45

Sat 11 Oct 11:15-12:00

Tue 14 Oct 10:00-10:45

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

Partner Agent:





Tenure: Freehold
Local Authority: Oxford City Council. Tel: 01865 249811
Solicitors: Horsey Lightly Solicitors, 2 West Mills, Newbury, Berkshire, RG14 5HG. Tel: 01635 580 858. Ref: Samantha Alvis.
Energy Performance Certificate (EPC): Current Rating 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.



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Plot 2 adjacent to 120 Chalkshire Road, Butlers Cross, Buckinghamshire HP17 0TJ

***GUIDE PRICE: £20,000+ (plus fees)**



Located adjacent to 120 Chalkshire Road and by the side of the access lane to Ellesborough recreation ground, this level parcel of land of rectangular shape measures approximately 0.25 acres and benefits from having road frontage, along with residential properties to the side and opposite, with open

The boundaries of the land are mainly mature hedges and trees. The land is located close to Butlers Cross and only 1.3 miles from Ellesborough Golf Club. The land also offers easy access to the A4010 Risborough road which is approximately 1.6 miles from Stoke Mandeville and approximately 5 miles from Aylesbury.

What3Words:

///gearbox.chaos.factually

Auctioneers 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 22nd October.

VAT:

VAT is not applicable

Viewing Times:

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

Partner Agent:



Tenure:

Freehold

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

Solicitors: Heald Solicitors, 4 Bramley Road, Milton Keynes, MK1 1PT. Tel: 01908 662 277. Ref: Kirsty Szulc.

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.

Agricultural/Amenity Land

Land to Rear of Ostlers Cottage, Water Stratford, Buckinghamshire MK18 5DX

*GUIDE PRICE:

£10,000+ (plus fees)

A small parcel of land which is set behind residential property within the heart of a very well-regarded village close to Buckingham and Stowe.

This part-wooded, irregular shaped parcel of land sits to the rear of residential property and is accessed via a short gated track to the side of the entrance to Blackbird Farm. This short track leads to other paddock land, and at its end is a gated entrance on the right-hand side providing access. There are several trees and an open area with nettles and other weeds, with the boundaries defined with close-boarded timber fencing as well as post and wire fencing.

What3Words:

///muddy.wiring.surveyors

VAT: VAT is not applicable

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



Tenure: Freehold

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

Solicitors: Heald Law, Artemis House, 4 Bramley Road, Milton Keynes, MK1 1PT. Tel: 01908 662 277. Ref: Oliver Anderson.

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.

robinsonandhallauctions.co.uk

*Description on Auction Information page



Before



After



Do you require planning advice?



After



Before

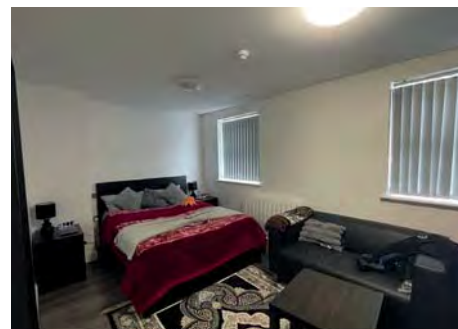
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50 Cheapside, Luton, Bedfordshire LU1 2HN

*GUIDE PRICE: **£850,000+** (plus fees)

A substantial freehold building comprising nine x studio flats and a one-bedroom apartment, with a HMO licence. Located in a prime central position close the mainline station and the Arndale shopping centre with all units currently being tenanted, producing an annual income of £83,760.

A fully licensed HMO (House of Multiple Occupancy) comprising nine x generous-sized en-suite studio flats over three floors and a self-contained one-bedroom basement apartment. Each studio has a living/bedroom area, en-suite shower room and kitchenette area. On the ground floor is also a fully equipped kitchen and a laundry area, with the washing machines and tumble dryers being coin operated. Each studio and the basement apartment are independently metered for utilities, payable by the tenants. Each studio is furnished including a bed, bedside cabinets, a wardrobe, and a fridge-freezer.

The property was renovated and extended in 2023 and has been finished to a very high standard and produces rental income of £83,760 per annum. To the rear of the property is a privately gated parking area for several vehicles which is accessed from the street via a shared driveway adjacent to the property.

VAT:

VAT is not applicable

Open House Viewings:

Tue 7 Oct 12:45-13:30

Sat 11 Oct 11:15-12:00

Wed 15 Oct 12:45-13:30

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

Tenancy:

Studio 1 is subject to an Assured Shorthold Tenancy producing £650 pcm.

Studio 2 is subject to an Assured Shorthold Tenancy producing £650 pcm.

Studio 3 is subject to an Assured Shorthold Tenancy producing £700 pcm.

Studio 4 is subject to an Assured Shorthold Tenancy producing £675 pcm.

Studio 5 is subject to an Assured Shorthold Tenancy producing £650 pcm.

Studio 6 is subject to an Assured Shorthold Tenancy producing £595 pcm.

Studio 7 is subject to an Assured Shorthold Tenancy producing £685 pcm.

Studio 8 is subject to an Assured Shorthold Tenancy producing £750 pcm.

Studio 9 is subject to an Assured Shorthold Tenancy producing £800 pcm.

Flat 50A is subject to an Assured Shorthold Tenancy producing £825 pcm.

Total monthly income: £6,980. Total annual income: £83,760.

Partner Agent:

Tenure: Freehold

Local Authority: Luton Borough Council. Tel: 01582 546000

Solicitors: Neves, AW House, 6-8 Stuart Street, Luton, LU1 2SJ. Tel: 01582 725311. Ref: Haqib Iqbal.

Energy Performance Certificate (EPC): Current Rating 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.



robinson
+ hall

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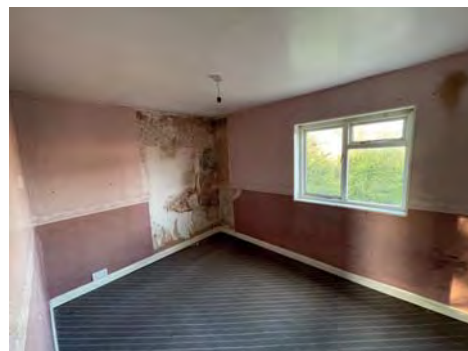
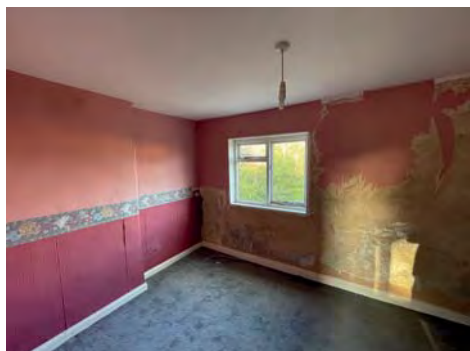
We offer a variety of commercial properties available for sale or lease, including retail spaces, office buildings, and industrial units.

01234 351000



16 Lenborough Road, Buckingham, Buckinghamshire MK18 1DJ

*GUIDE PRICE: **£155,000+** (plus fees)



A three-bedroom mid-terrace cottage that requires refurbishment and is located close to the centre of the Market Town of Buckingham.

Originally two cottages, with the single-storey extension added in 1990, this cottage is situated within the old town area of Buckingham, and offers an excellent opportunity to improve, change the layout and refurbish. The accommodation on the ground floor comprises two reception rooms, kitchen, bathroom and a short hallway, leading to the back door which has a lean-to and entrance to the rear enclosed garden. On the first floor is a landing that leads to the master bedroom, and the back bedroom from which access is gained to the second double bedroom.

Situated within a 0.6 mile walk of Buckingham town centre, and within walking distance of the university, the property benefits from being in catchment for both Buckingham secondary school and The Royal Latin Grammar Schools.

Accommodation:

Ground Floor: Hall way, dining room, lounge, kitchen and family bathroom.

First Floor: Landing and three bedrooms.

Tenure: Freehold

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

Solicitors: Archdeacon Russell Solicitors, 24a West Street, Buckingham, MK18 1HE. Tel: 01280 812 631. Ref: M Mackillop.

Energy Performance Certificate (EPC): Current Rating F

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

Exterior:

Enclosed rear garden.

Council Tax Band:

D

VAT:

VAT is not applicable

Open House Viewings:

Wed 8 Oct 14:45-15:15

Sat 11 Oct 11:00-11:30

Thu 16 Oct 14:45-15:15

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

Partner Agent:

Russell & Butler
independent estate agents

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 Barn Court, Toot Baldon, Oxford, Oxfordshire OX44 9NG

*GUIDE PRICE: **£80,000+** (plus fees)



A very attractive parcel of grazing land which is on the edge of a highly regarded village close to Oxford, that measures approximately five and a quarter acres.

With residential properties to three of the side boundaries, and agricultural land to the remaining boundary, this lovely five and a quarter acre meadow is located on the edge of a very well regarded small village which benefits from a significant number of attractive period properties that includes the renowned gastropub, The Mole, which is just 150 yards from the entrance. The entrance leads off a single track lane which is a no-through lane, the gate is well set back and there is a good roadside splay. There are established hedges to the boundaries and a gentle gradient affording far reaching views towards Oxford and good drainage.

What3Words:

///compound.emeralds.snuck

Tenure: Freehold

Local Authority: Oxford City Council. Tel: 01865 249811

Solicitors: Horsey Lightly Solicitors, 2 West Mills, Newbury, Berkshire, RG14 5HG. Tel: 01635 580 858. Ref: Samantha Alvis.

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

Auctioneer's Note:

The neighbouring property (Barn Court) is Grade II listed. Listing No: 1368730.

VAT:

VAT is not applicable

Viewing Times:

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

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.



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12 Sundon Park Parade, Luton, Bedfordshire LU3 3BH

*GUIDE PRICE: **£110,000+** (plus fees)**A two-bedroom first floor apartment, located in the popular Sundon Park area of Luton.**

This well maintained two-bedroom first floor apartment, is positioned centrally on Sundon Park Parade only 500 metres from a large supermarket, and approximately 1.0 miles from Leagrave mainline station and shopping parade. The property features a communal entrance leading to the first floor with a door to an external walkway providing access to the apartment's front door which opens into a welcoming hallway leading to a sitting/dining room, fitted kitchen, two bedrooms and a family bathroom. The apartment is sold with vacant possession and benefits from a long lease with 977 years remaining.

Lease:

999 years from 14/02/2003 (977 years remaining)

Ground Rent:

£50 per annum

Service Charge:

TBC

Council Tax Band:

A

VAT:

VAT is not applicable

Open House Viewings:

Tue 7 Oct 14:15-14:45

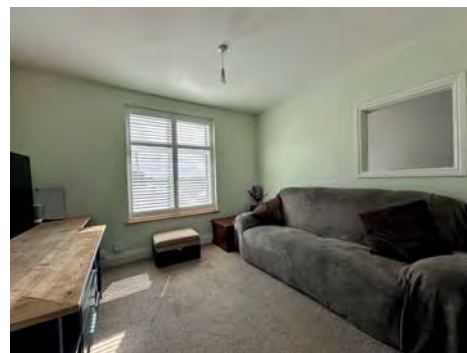
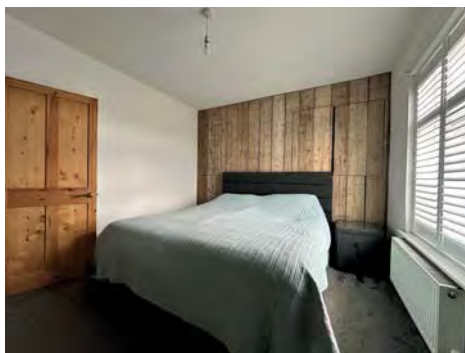
Sat 11 Oct 10:00-10:30

Wed 15 Oct 14:15-14:45

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

Partner Agent:**Tenure:** Leasehold**Local Authority:** Luton Borough Council. Tel: 01582 546000**Solicitors:** Ramsdens Solicitors, 15-17 Cheapside, Wakefield, WF1 2SD. Tel: 01924 669 523. Ref: Kerry Newell.**Energy Performance Certificate (EPC):** Current Rating 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.

14 Folly Road, Deanshanger, Northamptonshire MK19 6HZ

*GUIDE PRICE: **£300,000+** (plus fees)

This two bedroom semi-detached house, which is set back from the road, is in good decorative order and offers modern living, with potential to remodel or enlarge, and offers a rear enclosed garden measuring approximately 100ft long.

The house was originally a three bedroom but one of the bedrooms was converted to make an upstairs bathroom. Offering on the ground floor an entrance hallway, two reception rooms, kitchen, utility & W/C, storage and a conservatory/office. On the first floor are the two bedrooms, bathroom and the landing which offers access to the loft space. The house offers further potential to enlarge subject to any necessary local authority consents.

Located in the sought after village of Deanshanger, this family home fronts onto open spaces used by Deanshanger sport club, with the village boasting a variety of local amenities, including shops, cafe, a pub and Willow Tree Pre-School being only 0.5 miles away. The village has easy commuting links, with major road networks and just a short drive away from the town of Stony Stratford and only 8 miles away from Milton Keynes with the nearest railway station being Wolverton approximately 5 miles away.

Council Tax Band:

C

Tenure: Freehold**Local Authority:** West Northamptonshire Council. Tel: 0300 126 7000**Solicitors:** BWK Solicitors, 2-3 Broadway Court, 80-82 The Broadway, Chesham, HP5 1EG. Tel: 01494 773 377. Ref: Jackie Stay.**Energy Performance Certificate (EPC):** Current Rating E**Services:** Interested parties are requested to make their own enquiries to the relevant authorities as to the availability of services.**Accommodation:**

Ground Floor: Entrance hallway, living room, dining room, kitchen, utility & W/C, store and conservatory/office.

First Floor: Landing, master bedroom, second bedroom and bathroom.

Exterior:

Front enclosed courtyard garden and rear enclosed garden approximately 100 ft. long.

VAT:

VAT is not applicable

Open House Viewings:

Tue 7 Oct 09:30-10:00

Sat 11 Oct 11:00-11:30

Thu 16 Oct 09:30-10:00

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

Partner Agent:**Additional Fees**

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

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

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

1 & 2 School Cottages, Rhystone Lane, Lugwardine, Herefordshire HR1 4AW

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



Located on a very pretty lane tucked between the parish church and the former Victorian School, this pair of old school masters cottages stand within a generous plot of 0.2 acres and require significant refurbishment.

In need of significant works, this pair of semi-detached cottages offer an excellent opportunity to either refurbish as a pair of 2 or 3 bedroom cottages, to convert into one substantial detached house, or to demolish and re-develop, subject to any necessary consents. They are nicely positioned away from the main through road which runs between Hereford and Ledbury, along a pretty lane flanked with mostly individual period properties, between the old school building that is now a private house and the Norman parish church.

Accommodation:

Cottage Number 1:

Ground Floor: Entrance porch, two reception rooms, bathroom and toilet.

First Floor: Landing and two bedrooms.

Cottage Number 2:

Ground Floor: Entrance porch, two reception rooms, kitchen, utility room, shower room and a storeroom.

First Floor: Landing and three bedrooms.

Tenure: Freehold

Local Authority: Herefordshire County Council

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

Energy Performance Certificate (EPC): Current Rating G & E

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

Council Tax Band:

B

VAT:

VAT is not applicable

Open House Viewings:

Thu 9 Oct 14:00-14:30

Sat 11 Oct 09:00-09:30

Thu 16 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.

Additional Fees

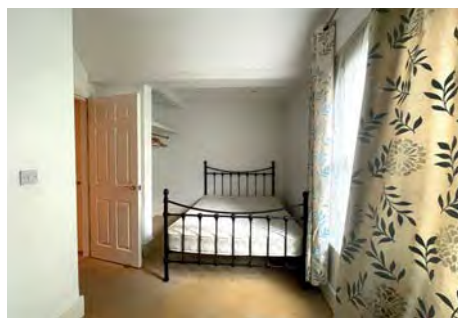
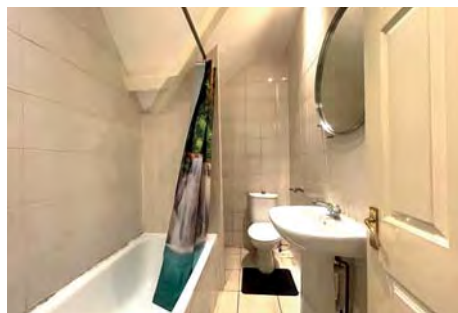
Buyer's Premium: There is no Buyer's Premium payable on this lot.

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 10, 4 Downs Road, Luton, Bedfordshire LU1 1QR

*GUIDE PRICE: **£80,000+** (plus fees)



A one-bedroom second-floor apartment well located approximately 0.6 miles from Luton Arndale shopping centre and mainline station.

This second-floor apartment is centrally located in Luton and is sold with vacant possession. The accommodation comprises an entrance hall, sitting/dining room, kitchen, spacious bedroom and a family bathroom. Overall the apartment is in good condition and would benefit from some re-decoration.

The driveway to the side of the apartments leads to a car parking area at the rear of the properties and spaces are not allocated.

Lease:
125 years from 02/01/2007 (106 years remaining)

Ground Rent:
£250 per annum.

Service Charge:
£1,200 per annum.

Council Tax Band:
A

VAT:
VAT is not applicable

Open House Viewings:
Tue 7 Oct 09:30–10:00
Sat 11 Oct 12:45–13:15
Wed 15 Oct 09:30–10:00
These are open house viewings, you do not need to make an appointment you can simply attend between the published times.

Partner Agent:



Tenure: Leasehold

Local Authority: Luton Borough Council. Tel: 01582 546000

Solicitors: Solomon Solicitors, Tel: 01582 533 333. Ref: Kate Bukhrashvili.

Energy Performance Certificate (EPC): Current Rating E

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

Additional Fees

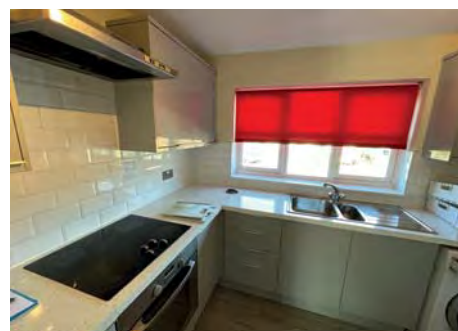
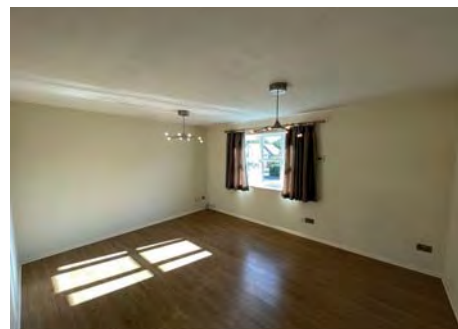
Buyer's Premium: There is no Buyer's Premium payable on this lot.

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.

2 Derwent Close, Amersham, Buckinghamshire HP7 9PG

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



This purpose-built two-bedroom first-floor maisonette is well located within a cul-de-sac, benefits from two parking spaces and communal gardens, and is a mile from Chalfont and Latimer rail station and 4 miles from J18 of the M25.

This first-floor maisonette forms one of four maisonettes within a two-storey building on the corner of a popular development of 26 properties in total. It is very well located within the sought after village of Little Chalfont, one of three villages collectively known as The Chalfonts that are set within attractive countryside just a few miles from north-west London. The maisonette is set back from Bell Lane, with communal gardens to the front and rear, and immediately behind the rear area of garden is a parking area with two allocated spaces. The property is a mile from the main line train station, with services to London Marylebone, and within the catchment area of the highly regarded Dr Challoner's Grammar School.

Accommodation:

The front door is under a covered pathway at ground level, stairs rise to a first-floor landing which has doors to all rooms and an airing cupboard. There is a generous-size living room, a separate kitchen, two bedrooms and a bathroom, with all rooms benefiting from windows.

Exterior:

To both the front and rear of the building are communal lawns, and a gateway at the rear leads to the parking area where there are two allocated spaces.

Lease:

125 years from 25/03/1991 (90 years remaining)

Tenure: Leasehold

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

Solicitors: IBB Law, The Great Barn, Burnham Road, Beaconsfield, HP9 2SF. Tel: 0330 175 7617. Ref: Devika Jayasinghe.

Energy Performance Certificate (EPC): Current Rating D

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

Ground Rent:

£112 per annum.

Service Charge:

£888 per annum (includes buildings insurance).

Council Tax Band:

D

VAT:

VAT is not applicable

Open House Viewings:

Wed 8 Oct 11:15-11:45

Sat 11 Oct 11:00-11:30

Thu 16 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.

Partner Agent:



Additional Fees

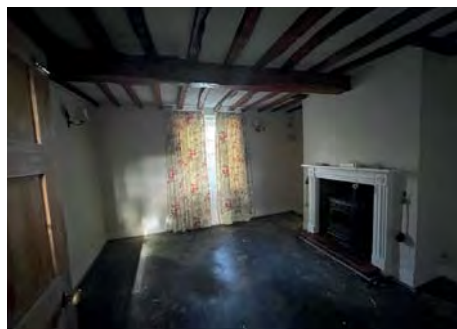
Buyer's Premium: There is no Buyer's Premium payable on this lot.

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.

Westbrook Cottage, Watling Street, Hockliffe, Bedfordshire LU7 9NB

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



An attractive detached cottage with a large garden, requiring refurbishment and well located in Hockliffe near Leighton Buzzard.

This 3/4 bedroom charming, double fronted cottage, is set in grounds of approximately 0.2 acres and is located in Hockliffe with easy access to Leighton Buzzard, the M1 Motorway, Luton airport and mainline station. The cottage has been subject to water ingress, mainly in a bedroom and the kitchen area, and hence requires refurbishment.

Outside there is large lawn area to the rear and side, with a greenhouse, brick built stable, outside WC and an abundance of trees and shrubs. Located in the front corner of the garden is a large garage with access to the road at the front of the property, historically the land had planning permission granted for the erection of one detached dwelling and garage (Planning Application Number: SB/89/01194/RM).

Accommodation:

Ground Floor: Entrance hall, sitting room, kitchen/dining room, conservatory and WC.

First Floor: Three bedrooms and a family bathroom.

Annex: One reception room with stairs leading to another room.

Exterior:

A small walled front garden with a pathway to the rear of the property. To the side and rear there is large lawn area to the side, with a greenhouse, brick built stable, outside WC and an abundance of trees and shrubs, and a garage with access to the road at the front of the property.

Auctioneers 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 22nd October.

Listing:

The property is Grade II Listed:

Listing No: 1114700.

Council Tax Band:

E

VAT:

VAT is not applicable

Open House Viewings:

Tue 7 Oct 10:00-10:45

Sat 11 Oct 15:30-16:00

Tue 14 Oct 10:00-10:45

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

Partner Agent:

Urban & Rural
urbanandrural.com

Tenure: Freehold

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

Solicitors: Sharman Law, 1 Harpur Street, Bedford, MK40 1PF. Tel: 01234 303 030. Ref: Giuseppe Ciampa.

Energy Performance Certificate (EPC): Current Rating F

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

Additional Fees

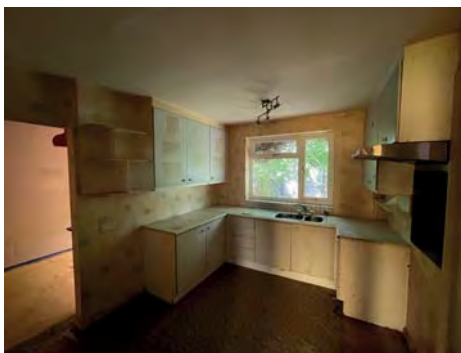
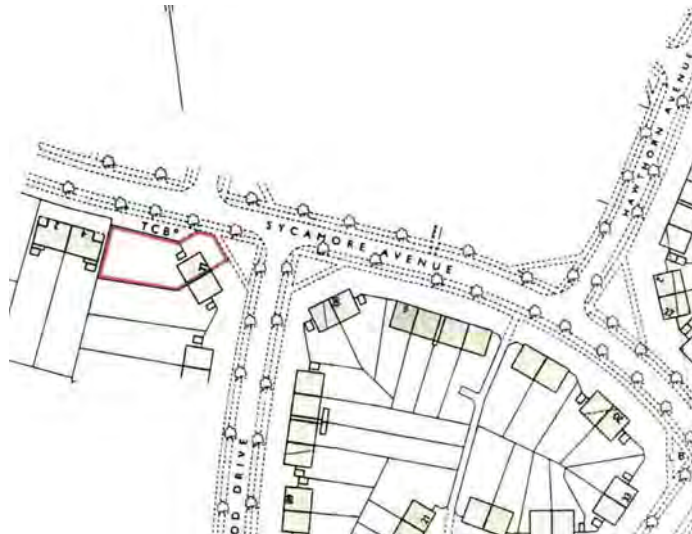
Buyer's Premium: There is no Buyer's Premium payable on this lot.

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.

77 Oakwood Drive, Bletchley, Buckinghamshire MK2 2JG

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



Set in a very wide plot in a popular residential area, this three-bedroom semi-detached house requires refurbishment and offers a development opportunity.

Located at the corner of Oakwood Drive and Sycamore Avenue, this mid-twentieth century detached house is nicely set back from the road and benefits from a gated vehicular entrance from Sycamore Avenue, and a substantial area of garden extends westwards, giving a wide frontage to Sycamore Avenue. The house is the original size having never been extended, with many of the fixtures and fittings either original or very dated, plus the living room has been fire damaged. Consequently, the property offers an excellent opportunity to refurbish and to either significantly enlarge or to construct an additional dwelling, subject to any necessary local authority consents.

Accommodation:

Ground Floor: Entrance hall, sitting room, dining room, kitchen and a toilet.

First Floor: Landing, three bedrooms and a bathroom.

Exterior: In front of the house is a lawn with a pathway to the front door and a pedestrian gate to the side. Further to the side are double gates with a driveway in front which is accessed from a dropped kerb on Sycamore Avenue. Beyond the double gates is a car port and the sizeable overgrown gardens which also benefit from a timber shed and a greenhouse.

Council Tax Band:

C

VAT:

VAT is not applicable

Open House Viewings:

Tue 7 Oct 14:15-14:45

Sat 11 Oct 10:45-11:15

Thu 16 Oct 14:15-14:45

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: EMW Law, Seebeck House, 1 Seebeck Place, Milton Keynes, MK5 8FR. Tel: 0345 074 2448. Ref: Kelly Loft.

Energy Performance Certificate (EPC): Current Rating 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.



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NOTES

[illegible]

MEMORANDUM OF SALE

Lot No:

Property Address:

Name of Bidder:

Address of Bidder:

Postcode:

Telephone:

Name of Buyer:

Address of Buyer:

Postcode:

Telephone:

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

Name & Address
of Seller:

The Price (excluding any VAT): £

in words

Deposit Paid: £

Completion Date:

Buyers Administration Fee: £

We acknowledge receipt of the deposit and buyers administration fee.

We acknowledge receipt of the deposit in the form of

Signed:

Date:

(Authorised Agent for Seller)

Signed:

Date:

(The Bidder)

Seller's Solicitor:

Address of Solicitor:

Postcode:

Telephone:

Buyer's Solicitor:

Address of Solicitor:

Postcode:

Telephone:

COMMON AUCTION CONDITIONS (EDITION 4)

REPRODUCED WITH THE CONSENT OF THE RICS

Introduction

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

Glossary

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

Auction Conduct Conditions

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

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

Sale Conditions

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

GLOSSARY

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

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

Wherever it makes sense:

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

ACTUAL COMPLETION DATE

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

ADDENDUM

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

AGREED COMPLETION DATE

Subject to CONDITION G9.3:

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

APPROVED FINANCIAL INSTITUTION

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

ARREARS

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

ARREARS SCHEDULE

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

AUCTION

The AUCTION advertised in the CATALOGUE.

AUCTION CONDUCT CONDITIONS

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

AUCTIONEERS

The AUCTIONEERS at the AUCTION.

BUSINESS DAY

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

BUYER

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

CATALOGUE

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

COMPLETION

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

CONDITION

One of the AUCTION CONDUCT CONDITIONS or SALE CONDITIONS.

CONTRACT

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

CONTRACT DATE

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

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

DOCUMENTS

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

EXTRA GENERAL CONDITIONS

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

FINANCIAL CHARGE

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

GENERAL CONDITIONS

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

INTEREST RATE

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

LOT

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

OLD ARREARS

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

PARTICULARS

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

PRACTITIONER

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

PRICE

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

READY TO COMPLETE

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

SALE CONDITIONS

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

SALE MEMORANDUM

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

SELLER

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

SPECIAL CONDITIONS

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

TENANCIES

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

TENANCY SCHEDULE

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

TRANSFER

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

TUPE

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

VAT

Value Added Tax or other tax of a similar nature.

VAT OPTION

An option to tax.

WE (and US and OUR)

The AUCTIONEERS.

YOU (and YOUR)

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

AUCTION CONDUCT CONDITIONS

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

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

A1

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

A1.2

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

A2

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

A2.7

OUR decision on the conduct of the AUCTION is final.

A2.8

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.

A2.9

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.

A2.10

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

A2.11

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

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

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

A3.3

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

A3.4

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

A3.5

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

A4

A4.1 **THE PARTICULARS AND OTHER INFORMATION**
WE have taken reasonable care to prepare PARTICULARS that correctly describe each LOT.

The PARTICULARS are based on information supplied by or on behalf of the SELLER. YOU need to check that the information in the PARTICULARS is correct.

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

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

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

A5

A5.1 **THE CONTRACT**
A successful bid is one WE accept as such (normally on the fall of the hammer). This CONDITION A5 applies to YOU only if YOU make the successful bid for a LOT.

A5.2 YOU are obliged to buy the LOT on the terms of the SALE MEMORANDUM at the PRICE YOU bid (plus VAT, if applicable).

A5.3 YOU must before leaving the AUCTION

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

A5.4 If YOU do not WE may either

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

COMMON AUCTION CONDITIONS (EDITION 4)

REPRODUCED WITH THE CONSENT OF THE RICS

A5.5	(b) sign the SALE MEMORANDUM on YOUR behalf. The deposit (a) must be paid in pounds sterling by cheque or by bankers' draft made payable to US (or, at OUR option, the SELLER'S conveyancer) drawn on an APPROVED FINANCIAL INSTITUTION (CONDITION A6 may state if WE accept any other form of payment); (b) may be declined by US unless drawn on YOUR account, or that of the BUYER, or of another person who (we are satisfied) would not expose US to a breach of money laundering regulations; (c) is to be held by US (or, at OUR option, the SELLER'S conveyancer); and (d) is to be held as stakeholder where VAT would be chargeable on the deposit were it to be held as agent for the SELLER, but otherwise is to be held as stakeholder unless the SALE CONDITIONS require it to be held as agent for the SELLER.				
A5.6	WE may retain the SALE MEMORANDUM signed by or on behalf of the SELLER until the deposit has been received in cleared funds.				
A5.7	Where WE hold the deposit as stakeholder WE are authorised to release it (and interest on it if applicable) to the SELLER on COMPLETION or, if COMPLETION does not take place, to the person entitled to it under the SALE CONDITIONS.				
A5.8	If the BUYER does not comply with its obligations under the CONTRACT then (a) YOU are personally liable to buy the LOT even if YOU are acting as an agent; and (b) YOU must indemnify the SELLER in respect of any loss the SELLER incurs as a result of the BUYER'S default.				
A5.9	Where the BUYER is a company YOU warrant that the BUYER is properly constituted and able to buy the LOT.				
A6	EXTRA AUCTION CONDUCT CONDITIONS				
A6.1	Despite any SPECIAL CONDITION to the contrary the minimum deposit WE accept is £4,000 (or the total PRICE, if less). A SPECIAL CONDITION may, however, require a higher minimum deposit.				
GENERAL CONDITIONS OF SALE					
Words in small capitals have the special meanings defined in the Glossary.					
The GENERAL CONDITIONS (as WE supplement or change them by any EXTRA GENERAL CONDITIONS or ADDENDUM) are compulsory but may be disapplied or changed in relation to one or more LOTS by SPECIAL CONDITIONS. The template form of SALE MEMORANDUM is not compulsory but is to be varied only if WE agree. The template forms of SPECIAL CONDITIONS and schedules are recommended, but are not compulsory and may be changed by the SELLER of a LOT.					
G1	THE LOT				
G1.1	The LOT (including any rights to be granted or reserved, and any exclusions from it) is described in the SPECIAL CONDITIONS, or if not so described is that referred to in the SALE MEMORANDUM.				
G1.2	The LOT is sold subject to any TENANCIES disclosed by the SPECIAL CONDITIONS, but otherwise with vacant possession on COMPLETION.				
G1.3	The LOT is sold subject to all matters contained or referred to in the DOCUMENTS. The SELLER must discharge FINANCIAL CHARGES on or before COMPLETION.				
G1.4	The LOT is also sold subject to such of the following as may affect it, whether they arise before or after the CONTRACT DATE and whether or not they are disclosed by the SELLER or are apparent from inspection of the LOT or from the DOCUMENTS: (a) matters registered or capable of registration as local land charges; (b) matters registered or capable of registration by any competent authority or under the provisions of any statute; (c) notices, orders, demands, proposals and requirements of any competent authority; (d) charges, notices, orders, restrictions, agreements and other matters relating to town and country planning, highways or public health; (e) rights, easements, quasi-easements, and wayleaves; (f) outgoing and other liabilities; (g) any interest which overrides, under the Land Registration Act 2002; (h) matters that ought to be disclosed by the searches and enquiries a prudent BUYER would make, whether or not the BUYER has made them; and (i) anything the SELLER does not and could not reasonably know about.				
G1.5	Where anything subject to which the LOT is sold would expose the SELLER to liability the BUYER is to comply with it and indemnify the SELLER against that liability.				
G1.6	The SELLER must notify the BUYER of any notices, orders, demands, proposals and requirements of any competent authority of which it learns after the CONTRACT DATE but the BUYER must comply with them and keep the SELLER indemnified.				
G1.7	The LOT does not include any tenant's or trade fixtures or				
	fittings. The SPECIAL CONDITIONS state whether any chattels are included in the LOT, but if they are: (a) the BUYER takes them as they are at COMPLETION and the SELLER is not liable if they are not fit for use, and (b) the SELLER is to leave them at the LOT.				
G1.8	The BUYER buys with full knowledge of (a) the DOCUMENTS, whether or not the BUYER has read them; and (b) the physical condition of the LOT and what could reasonably be discovered on inspection of it, whether or not the BUYER has inspected it.				
G1.9	The BUYER admits that it is not relying on the information contained in the PARTICULARS or on any representations made by or on behalf of the SELLER but the BUYER may rely on the SELLER'S conveyancer's written replies to written enquiries to the extent stated in those replies.				
G2	DEPOSIT				
G2.1	The amount of the deposit is the greater of: (a) any minimum deposit stated in the AUCTION CONDUCT CONDITIONS (or the total PRICE, if this is less than that minimum); and (b) 10% of the PRICE (exclusive of any VAT on the PRICE).				
G2.2	If a cheque for all or part of the deposit is not cleared on first presentation the SELLER may treat the CONTRACT as at an end and bring a claim against the BUYER for breach of CONTRACT.				
G2.3	Interest earned on the deposit belongs to the SELLER unless the SALE CONDITIONS provide otherwise.				
G3	BETWEEN CONTRACT AND COMPLETION				
G3.1	From the CONTRACT DATE the SELLER has no obligation to insure the LOT and the BUYER bears all risks of loss or damage unless (a) the LOT is sold subject to a TENANCY that requires the SELLER to insure the LOT or (b) the SPECIAL CONDITIONS require the SELLER to insure the LOT.				
G3.2	If the SELLER is required to insure the LOT then the SELLER (a) must produce to the BUYER on request all relevant insurance details; (b) must use reasonable endeavours to maintain that or equivalent insurance and pay the premiums when due; (c) gives no warranty as to the adequacy of the insurance; (d) must at the request of the BUYER use reasonable endeavours to have the BUYER'S interest noted on the policy if it does not cover a contracting purchaser; (e) must, unless otherwise agreed, cancel the insurance at COMPLETION, apply for a refund of premium and (subject to the rights of any tenant or other third party) pay that refund to the BUYER; and (f) (Subject to the rights of any tenant or other third party) hold on trust for the BUYER any insurance payments that the SELLER receives in respect of loss or damage arising after the CONTRACT DATE, or assign to the BUYER the benefit of any claim;				
G3.3	and the BUYER must on COMPLETION reimburse to the SELLER the cost of that insurance as from the CONTRACT DATE (to the extent not already paid by the BUYER or a tenant or other third party).				
G3.4	No damage to or destruction of the LOT, nor any deterioration in its condition, however caused, entitles the BUYER to any reduction in PRICE, or to delay COMPLETION, or to refuse to complete.				
G3.5	Section 47 of the Law of Property Act 1925 does not apply to the CONTRACT.				
G4	TITLE AND IDENTITY				
G4.1	Unless CONDITION G4.2 applies, the BUYER accepts the title of the SELLER to the LOT as at the CONTRACT DATE and may raise no requisition or objection to any of the DOCUMENTS that is made available before the AUCTION or any other matter, except one that occurs after the CONTRACT DATE.				
G4.2	The following provisions apply only to any of the following DOCUMENTS that is not made available before the AUCTION: (a) If the LOT is registered land the SELLER is to give to the BUYER within five BUSINESS DAYS of the CONTRACT DATE an official copy of the entries on the register and title plan and, where noted on the register, of all DOCUMENTS subject to which the LOT is being sold. (b) If the LOT is not registered land the SELLER is to give to the BUYER within five BUSINESS DAYS of the CONTRACT DATE an abstract or epitome of title starting from the root of title mentioned in the SPECIAL CONDITIONS (or, if none is mentioned, a good root of title more than fifteen years old) and must produce to the BUYER the original or an examined copy of every relevant DOCUMENT. (c) If title is in the course of registration, title is to consist of: (i) certified copies of the application for registration				
	of title made to the Land Registry and of the DOCUMENTS accompanying that application; (ii) evidence that all applicable stamp duty land tax relating to that application has been paid; and (iii) a letter under which the SELLER or its conveyancer agrees to use all reasonable endeavours to answer any requisitions raised by the Land Registry and to instruct the Land Registry to send the completed registration DOCUMENTS to the BUYER.				
G4.3	(d) The BUYER has no right to object to or make requisitions on any title information more than seven BUSINESS DAYS after that information has been given to the BUYER.				
	Unless otherwise stated in the SPECIAL CONDITIONS the SELLER sells with full title guarantee except that (and the TRANSFER shall so provide): (a) the covenant set out in section 3 of the Law of Property (Miscellaneous Provisions) Act 1994, shall not extend to matters recorded in registers open to public inspection; these are to be treated as within the actual knowledge of the BUYER; and (b) the covenant set out in section 4(1)(b) of the Law of Property (Miscellaneous Provisions) Act 1994, shall not extend to any condition or tenant's obligation relating to the state or condition of the LOT where the LOT is leasehold property.				
G4.4	The TRANSFER is to have effect as if expressly subject to all matters subject to which the LOT is sold under the CONTRACT.				
G4.5	The SELLER does not have to produce, nor may the BUYER object to or make a requisition in relation to, any prior or superior title even if it is referred to in the DOCUMENTS.				
G4.6	The SELLER (and, if relevant, the BUYER) must produce to each other such confirmation of, or evidence of, their identity and that of their mortgagees and attorneys (if any) as is necessary for the other to be able to comply with applicable Money Laundering Regulations and Land Registry Rules.				
G5	TRANSFER				
G5.1	Unless a form of TRANSFER is prescribed by the SPECIAL CONDITIONS (a) the BUYER must supply a draft TRANSFER to the SELLER at least ten BUSINESS DAYS before the AGREED COMPLETION DATE and the engrossment (signed as a deed by the BUYER if CONDITION G5.2 applies) five BUSINESS DAYS before that date or (if later) two BUSINESS DAYS after the draft has been approved by the SELLER; and (b) the SELLER must approve or revise the draft TRANSFER within five BUSINESS DAYS of receiving it from the BUYER.				
G5.2	If the SELLER has any liability (other than to the BUYER) in relation to the LOT or a TENANCY following COMPLETION, the BUYER is specifically to covenant in the TRANSFER to indemnify the SELLER against that liability.				
G5.3	The SELLER cannot be required to TRANSFER the LOT to anyone other than the BUYER, or by more than one TRANSFER.				
G5.4	Where the SPECIAL CONDITIONS state that the SELLER is to grant a new lease to the BUYER (a) the CONDITIONS are to be read so that the TRANSFER refers to the new lease, the SELLER to the proposed landlord and the BUYER to the proposed tenant; (b) the form of new lease is that described by the SPECIAL CONDITIONS; and (c) the SELLER is to produce, at least five BUSINESS DAYS before the AGREED COMPLETION DATE, the engrossed counterpart lease, which the BUYER is to sign and deliver to the SELLER on COMPLETION.				
G6	COMPLETION				
G6.1	COMPLETION is to take place at the offices of the SELLER'S conveyancer, or where the SELLER may reasonably require, on the AGREED COMPLETION DATE. The SELLER can only be required to complete on a BUSINESS DAY and between the hours of 0930 and 1700.				
G6.2	The amount payable on COMPLETION is the balance of the PRICE adjusted to take account of apportionments plus (if applicable) VAT and interest, but no other amounts unless specified in the SPECIAL CONDITIONS.				
G6.3	Payment is to be made in pounds sterling and only by (a) direct TRANSFER from the BUYER'S conveyancer to the SELLER'S conveyancer; and (b) the release of any deposit held by a stakeholder or in such other manner as the SELLER'S conveyancer may agree.				
G6.4	Unless the SELLER and the BUYER otherwise agree, COMPLETION cannot take place until both have complied with the obligations under the CONTRACT that they are obliged to comply with prior to COMPLETION, and the amount payable on COMPLETION is unconditionally received in the SELLER'S conveyancer's client account or as otherwise required by the terms of the CONTRACT.				
	If COMPLETION takes place after 1400 hours for a reason				

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	other than the SELLER'S default it is to be treated, for the purposes of apportionment and calculating interest, as if it had taken place on the next BUSINESS DAY.		rate assuming 365 days in a year (or 366 in a leap year), and income and expenditure relating to some other period accrues at an equal daily rate during the period to which it relates; and		
G6.6	Where applicable the CONTRACT remains in force following COMPLETION.		(c) where the amount to be apportioned is not known at COMPLETION apportionment is to be made by reference to a reasonable estimate and further payment is to be made by SELLER or BUYER as appropriate within five BUSINESS DAYS of the date when the amount is known.	G13	RENT DEPOSITS
G7	NOTICE TO COMPLETE			G13.1	Where any TENANCY is an assured shorthold TENANCY, the SELLER and the BUYER are to comply with their respective statutory duties in relation to the protection of tenants' deposits, and to demonstrate in writing to the other (before COMPLETION, so far as practicable) that they have complied.
G7.1	The SELLER or the BUYER may on or after the AGREED COMPLETION DATE but before COMPLETION give the other notice to complete within ten BUSINESS DAYS (excluding the date on which the notice is given) making time of the essence.			G13.2	The remainder of this CONDITION G13 applies where the SELLER is holding or otherwise entitled to money by way of rent deposit in respect of a TENANCY. In this CONDITION G13 "rent deposit deed" means the deed or other DOCUMENT under which the rent deposit is held.
G7.2	The person giving the notice must be READY TO COMPLETE.			G13.3	If the rent deposit is not assignable the SELLER must on COMPLETION hold the rent deposit on trust for the BUYER and, subject to the terms of the rent deposit deed, comply at the cost of the BUYER with the BUYER's lawful instructions.
G7.3	If the BUYER fails to comply with a notice to complete the SELLER may, without affecting any other remedy the SELLER has:			G13.4	Otherwise the SELLER must on COMPLETION pay and assign its interest in the rent deposit to the BUYER under an assignment in which the BUYER covenants with the SELLER to:
	(a) terminate the CONTRACT;				(a) observe and perform the SELLER's covenants and conditions in the rent deposit deed and indemnify the SELLER in respect of any breach;
	(b) claim the deposit and any interest on it if held by a stakeholder;				(b) give notice of assignment to the tenant; and
	(c) forfeit the deposit and any interest on it;				(c) give such direct covenant to the tenant as may be required by the rent deposit deed.
	(d) resell the LOT; and				
	(e) claim damages from the BUYER.				
G7.4	If the SELLER fails to comply with a notice to complete the BUYER may, without affecting any other remedy the BUYER has:			G14	VAT
	(a) terminate the CONTRACT; and			G14.1	Where a SALE CONDITION requires money to be paid or other consideration to be given, the payer must also pay any VAT that is chargeable on that money or consideration, but only if given a valid VAT invoice.
	(b) recover the deposit and any interest on it from the SELLER or, if applicable, a stakeholder.			G14.2	Where the SPECIAL CONDITIONS state that no VAT OPTION has been made the SELLER confirms that none has been made by it or by any company in the same VAT group nor will be prior to COMPLETION.
G8	IF THE CONTRACT IS BROUGHT TO AN END			G15	TRANSFER AS A GOING CONCERN
	If the CONTRACT is lawfully brought to an end:			G15.1	Where the SPECIAL CONDITIONS so state:
	(a) the BUYER must return all papers to the SELLER and appoints the SELLER its agent to cancel any registration of the CONTRACT; and				(a) the SELLER and the BUYER intend, and will take all practicable steps (short of an appeal) to procure, that the sale is treated as a TRANSFER of a going concern; and
	(b) the SELLER must return the deposit and any interest on it to the BUYER (and the BUYER may claim it from the stakeholder, if applicable) unless the SELLER is entitled to forfeit the deposit under CONDITION G7.3.				(b) this CONDITION G15 applies.
G9	LANDLORD'S LICENCE			G15.2	The SELLER confirms that the SELLER:
G9.1	Where the LOT is or includes leasehold land and licence to assign or sublet is required this CONDITION G9 applies.				(a) is registered for VAT, either in the SELLER's name or as a member of the same VAT group; and
G9.2	The CONTRACT is conditional on that licence being obtained, by way of formal licence if that is what the landlord lawfully requires.				(b) has (unless the sale is a standard-rated supply) made in relation to the LOT a VAT OPTION that remains valid and will not be revoked before COMPLETION.
G9.3	The AGREED COMPLETION DATE is not to be earlier than the date five BUSINESS DAYS after the SELLER has given notice to the BUYER that licence has been obtained ("licence notice").			G15.3	The BUYER confirms that
G9.4	The SELLER must				(a) it is registered for VAT, either in the BUYER's name or as a member of a VAT group;
	(a) use all reasonable endeavours to obtain the licence at the SELLER'S expense; and				(b) it has made, or will make before COMPLETION, a VAT OPTION in relation to the LOT and will not revoke it before or within three months after COMPLETION;
	(b) enter into any Authorised Guarantee Agreement ("AGA") properly required (procuring a guarantee of that AGA if lawfully required by the landlord).				(c) article 5(2B) of the Value Added Tax (Special Provisions) Order 1995 does not apply to it; and
G9.5	The BUYER must promptly			G15.4	The BUYER is to give to the SELLER as early as possible before the AGREED COMPLETION DATE evidence
	(a) provide references and other relevant information; and				(a) of the BUYER'S VAT registration;
	(b) comply with the landlord's lawful requirements.				(b) that the BUYER has made a VAT OPTION; and
G9.6	If within three months of the CONTRACT DATE (or such longer period as the SELLER and BUYER agree) the SELLER has not given licence notice to the BUYER the SELLER or the BUYER may (if not then in breach of any obligation under this CONDITION G9) by notice to the other terminate the CONTRACT at any time before the SELLER has given licence notice. That termination is without prejudice to the claims of either SELLER or BUYER for breach of this CONDITION G9.				(c) that the VAT OPTION has been notified in writing to HM Revenue and Customs; and if it does not produce the relevant evidence at least two BUSINESS DAYS before the AGREED COMPLETION DATE, CONDITION G14.1 applies at COMPLETION.
G10	INTEREST AND APPORTIONMENTS			G15.5	The BUYER confirms that after COMPLETION the BUYER intends to
G10.1	If the ACTUAL COMPLETION DATE is after the AGREED COMPLETION DATE for any reason other than the SELLER'S default the BUYER must pay interest at the INTEREST RATE on the money due from the BUYER at COMPLETION for the period starting on the AGREED COMPLETION DATE and ending on the ACTUAL COMPLETION DATE.				(a) retain and manage the LOT for the BUYER'S own benefit as a continuing business as a going concern subject to and with the benefit of the TENANCIES; and
G10.2	Subject to CONDITION G11 the SELLER is not obliged to apportion or account for any sum at COMPLETION unless the SELLER has received that sum in cleared funds. The SELLER must promptly pay to the BUYER after COMPLETION any sum to which the BUYER is entitled that the SELLER subsequently receives in cleared funds.			G15.6	If, after COMPLETION, it is found that the sale of the LOT is not a TRANSFER of a going concern then:
G10.3	Income and outgoings are to be apportioned at the ACTUAL COMPLETION DATE unless:				(a) the SELLER's conveyancer is to notify the BUYER's conveyancer of that finding and provide a VAT invoice in respect of the sale of the LOT;
	(a) the BUYER is liable to pay interest; and				(b) the BUYER must within five BUSINESS DAYS of receipt of the VAT invoice pay to the SELLER the VAT due; and
	(b) the SELLER has given notice to the BUYER at any time up to COMPLETION requiring apportionment on the date from which interest becomes payable by the BUYER; in which event income and outgoings are to be apportioned on the date from which interest becomes payable by the BUYER.				(c) if VAT is payable because the BUYER has not complied with this CONDITION G15, the BUYER must pay and indemnify the SELLER against all costs, interest, penalties or surcharges that the SELLER incurs as a result.
G10.4	Apportionments are to be calculated on the basis that:			G16	CAPITAL ALLOWANCES
	(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

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

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10th December 2025

2026

25th February 2026

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17th June 2026

5th August 2026

14th October 2026

9th December 2026

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