robinson + hall

AUCTIONS

IN-ROOM & LIVESTREAM AUCTION

Wednesday
9th December 2026
12.00pm

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



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





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

17th February 2027

For all enquiries or a valuation contact
01234 362899 / 01280 818907
auctions@robinsonandhall.co.uk

robinson + hall
AUCTIONS

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 (5th 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 £5,000 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 £5,000 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 £5,000 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 9th December 2026 12.00pm

In-Room & Livestream Online Auction

LOT	ADDRESS	*GUIDE PRICE	LOT TYPE
1	9 Oxford Street, Bletchley, Buckinghamshire MK2 2UA	£160,000+	Residential for Improvement
2	Flats 1-4, 92A High Street, Tring, Hertfordshire HP23 4AF	£150,000+	Residential Investment
3	24 Beckett Court, Bedford, Bedfordshire MK40 1JP	£40,000+	Residential for Improvement
4	6 Orchard Estate, Eggington, Bedfordshire LU7 9PF	£230,000+	Residential for Improvement
5	Land Adjacent to 5 Dynes Place, Moggerhanger, Bedford MK44 3RH	£20,000+	Plots/Building Land
6	83 Ridgeway, Wellingborough, Northamptonshire NN8 4RY	£150,000+	Residential for Improvement
7	The OId Chapel, Station Road, Alvescot, Oxfordshire OX18 2PU	£400,000+	Residential
8	79 Green Lane, Wolverton, Buckinghamshire MK12 5HW	£170,000+	Residential for Improvement
9	62 Town Bridge Court, Chesham, Buckinghamshire HP5 1LN	£40,000+	Residential
10	September Cottage, 158 High Street, Amersham, Buckinghamshire HP7 0EG	£500,000+	Residential
11	4 Church Row, Ware, Hertfordshire SG12 9ER	£110,000+	Residential
12	28 Runfold Avenue, Luton, Bedfordshire LU3 2EH	£120,000+	Residential for Improvement
13	Flat E, 74 Cardigan Street, Luton, Bedfordshire LU1 1RR	£70,000+	Residential
14	60 High Road, Beeston, Bedfordshire SG19 1PA	£75,000+	Residential
15	Hill House, Water Stratford Road, Tingewick, Buckinghamshire MK18 4NU	£320,000+	Residential
16	Flat 8, Brache Court, Seymour Road, Luton LU1 3NP	£80,000+	Residential Investment
17	Plot 1, Land adjacent to The Vicarage, Church Road, Keysoe, Bedfordshire MK44 2HW	£40,000+	Agricultural/Amenity Land
18	20A Viceroy Court, High Street South, Dunstable, Bedfordshire LU6 3HW	£50,000+	Residential Investment
19	Drakefield, 1 White Lion Road, Amersham, Buckinghamshire HP7 9HX	£450,000+	Residential for Improvement
20	Ortygia, Lower Road, Harrow, Middlesex HA2 0DA	£1,100,000+	Residential Investment
21	Plot 2, Land adjacent to The Vicarage, Church Road, Keysoe, Bedfordshire MK44 2HW	£40,000+	Agricultural/Amenity Land
22	Flat 137 Kingfisher Heights, 2 Bramwell Way, London E16 2GS	£320,000+	Residential Investment
23	78A Western Avenue, Buckingham, Buckinghamshire MK18 1LN	£150,000+	Residential for Improvement
24	17 Oakhill Place, High View, Bedford, Bedfordshire MK41 8FB	£30,000+	Residential
25	53 Bittern Way, Letchworth Garden City, Hertfordshire SG6 4TL	£65,000+	Residential for Improvement
26	125 Ashton Road, Luton, Bedfordshire LU1 3QQ	£210,000+	Residential for Improvement
27	Strawberry Cottage, 4 Park Road, Chesham, Buckinghamshire HP5 2JE	£300,000+	Residential for Improvement
28	8 Stotfold Court, Stony Stratford, Buckinghamshire MK11 1NY	£180,000+	Residential for Improvement
29	21 Rowle Close, Stantonbury, Buckinghamshire MK14 6BJ	£95,000+	Residential for Improvement
30	Land North of Hartland, Bideford, Devon EX39 6AS	£50,000+	Agricultural/Amenity Land
31	Flat 25, Hometree House, London Road, Bicester, Oxfordshire OX26 6BP	£40,000+	Residential
32	20 Arnolds Way, Oxford, Oxfordshire OX2 9JB	£620,000+	Residential for Improvement
33	2 Hawridge Lane, Bellingdon, Buckinghamshire HP5 2XX	£450,000+	Residential
34	Cayla Kennels & Cattery, Water Stratford, Buckinghamshire MK18 5DP	£180,000+	Commercial
35	33 West Street, Harrow, Middlesex HA1 3EG	£450,000+	Residential for Improvement
36	Plot 1, Land to the rear of 2 Hawridge Lane, Bellingdon, Buckinghamshire HP5 2XX	£160,000+	Agricultural/Amenity Land
37	Plot 2, Land at Ramscote Lane, Bellingdon, Buckinghamshire HP5 2XP	£160,000+	Agricultural/Amenity Land
38	Plot adjacent to Buckingham Rugby Club, Duck Lake, Maids Moreton, Buckinghamshire MK18 1RF	£300,000+	Plots/Building Land

*Description on Auction Information page

AUCTION INFORMATION

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

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

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

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

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

Deposit When you sign the Memorandum of Sale you will be asked to pay a deposit of 10% of the purchase price subject to a minimum deposit of £5,000. 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.

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

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Residential for improvement

1

9 Oxford Street, Bletchley, Buckinghamshire MK2 2UA

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











A two-bedroom end of terrace house offering potential for refurbishment and improvement.

Situated on the popular Oxford Street, within walking distance of Bletchley town centre and the mainline railway station, this two-bedroom bay-fronted terraced home offers an excellent opportunity for refurbishment and .

Requiring modernisation throughout, the accommodation comprises an entrance hall, bay-fronted lounge, separate dining room, kitchen, and ground floor W.C. To the first floor are two double bedrooms and a family bathroom. Externally, the property benefits from a generous rear garden and an oversized garage with electric door access.

Accommodation:
Ground Floor: Entrance hall, sitting room, dining room, kitchen and W.C.
First Floor: Two double bedrooms and a family bathroom.

Exterior:
Enclosed rear garden and a garage with electric door access.

Auctioneer's Note:
There are signs of cracks in the garage wall.

VAT:
VAT is not applicable.

Open House Viewings:
Tue 24 Nov 13:30-14:00
Sat 28 Nov 13:00-13:30
Wed 2 Dec 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

Urban&Rural
urbanandrural.com

Tenure: Freehold
Local Authority: Milton Keynes Council. Tel: 01908 691691
Solicitors: William Morris, Seebeck House, 1 Seebeck Place, Milton Keynes MK5 8FR.
Energy Performance Certificate (EPC): Current Rating F
Council Tax Band: B
Services: Interested parties are requested to make their own enquiries to the relevant authorities as to the availability of services.

Additional Fees
Buyer's Premium: There is no Buyer's Premium payable on this lot.
Administration Charge: Purchasers will be required to pay an administration fee of £1,500 incl. VAT.
Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

Additional Fees and Disbursements will be charged to the buyer - see individual property details at robinsonandhallauctions.co.uk and Special Conditions of Sale for actual figures

Flats 1-4, 92A High Street, Tring, Hertfordshire HP23 4AF

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











Four studio flats which form the upper two floors of an attractive building, which is superbly located in the centre of this highly-regarded Hertfordshire market town.

Set within the very heart of Tring, fronting the High Street and above a long-established flower shop, these four x let studio apartments have a recessed entrance to the side of the shop entrance, with a front door to stairs leading up to the first floor. Here, there are two flats; one being the largest unit facing the High Street with a large bay window, and the second unit looking to the rear, with French doors which lead out onto a small balcony. On the second floor, again one flat looks to the front, the other to the rear.

All flats share the communal bathroom, a separate shower room and also a WC all of which are on the second floor. Each unit benefits from door entry phones activating the front door, kitchenettes with floor and wall-mounted cupboards, a sink, refrigerator and a microwave oven. Two flats have washing machines. The landlord recovers electricity consumed in each flat via coin-operated electric meters.

Lease:
125 years from 29/09/2007 (105 years remaining)

VAT:
VAT is not applicable.

Tenancy:
Each flat is let under an Assured Periodic Tenancy (APT) agreement:
Flat 1 is let for £500 per calendar month.
Flat 2 is let for £450 per calendar month.
Flat 3 is let for £476 per calendar month.
Flat 4 is let for £600 per calendar month.

The combined income/expenditure based on the Seller's last financial year is:
Rents & coin meter receipts: £25,224
Council Tax: £2,460
Ground Rent/Insurance: £689
Electric/Gas/Water/Sewerage: £2,541
Fire Alarm Service: £209
Boiler Service/Certificate: £108
Net Income: £19,217

Open House Viewings:
Tue 24 Nov 14:45-15:30
Wed 2 Dec 14:45-15:30
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: Dacorum Borough Council. Tel: 01442 228000
Solicitors: BWK Solicitors, 2-3 Broadway Court, 80-82, The Broadway, Chesham HP5 1EG. Tel: 01494 773 377. Ref: Hannah Birtles.
Energy Performance Certificate (EPC): Current Rating D
Council Tax Band: C
Services: Interested parties are requested to make their own enquiries to the relevant authorities as to the availability of services.

Additional Fees
Buyer's Premium: There is no Buyer's Premium payable on this lot.
Administration Charge: Purchasers will be required to pay an administration fee of £1,500 incl. VAT.
Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

Additional Fees and Disbursements will be charged to the buyer - see individual property details at robinsonandhallauctions.co.uk and Special Conditions of Sale for actual figures

Residential for improvement

3

24 Beckett Court, Bedford, Bedfordshire MK40 1JP

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











This one-bedroom, fourth-floor apartment which is in need of modernisation, is centrally located in Bedford, close to both the bus and train stations.

Beckett Court is one of three high-rise apartment buildings built in the mid-twentieth century, situated in the Greyfriars development area of Bedford. It is positioned in close proximity to Bedford Bus Station and less than half a mile from Bedford Train Station, which benefits from direct lines to London St. Pancras in as little as 40 minutes.

The building is accessed from a secure central entrance on the ground-floor. There is a separate residents entrance to the storage area, where this flat benefits from a lockable ground floor storage unit within the building. The apartment kitchen and bathroom are in need of refurbishment. There is then a large living room, which benefits from a balcony, the living room leads on to the well proportioned double-bedroom at the rear of the property, these rooms would benefit from redecoration.

Accommodation:
Communal entrance with lifts to all floors. Front door, hallway, kitchen, bathroom, living room, double bedroom.

Lease:
125 years from 14/06/1982 (80 years remaining)

Ground Rent:
£10 per annum

Service Charge:
TBC

VAT:
VAT is not applicable.

Open House Viewings:
Wed 25 Nov 11:45-12:15
Sat 28 Nov 09:15-09:45
Tue 1 Dec 11:45-12:15
These are open house viewings, you do not need to make an appointment you can simply attend between the published times.

Partner Agent

Beards
Estate Agents

Tenure: Leasehold
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 TBC
Council Tax Band: A
Services: Interested parties are requested to make their own enquiries to the relevant authorities as to the availability of services.

Additional Fees
Buyer's Premium: There is no Buyer's Premium payable on this lot.
Administration Charge: Purchasers will be required to pay an administration fee of £1,500 incl. VAT.
Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

Additional Fees and Disbursements will be charged to the buyer - see individual property details at robinsonandhallauctions.co.uk and Special Conditions of Sale for actual figures



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Residential for improvement

4

6 Orchard Estate, Eggington, Bedfordshire LU7 9PF

***GUIDE PRICE: £230,000+ (plus fees)**







A two-bedroom semi-detached bungalow requiring modernisation, located in the Bedfordshire village of Eggington.

This attractive two-bedroom semi-detached bungalow occupies a generous plot within the highly sought-after Bedfordshire village of Eggington. The accommodation is well-proportioned throughout and comprises an entrance hall, a spacious dual-purpose sitting/dining room, study, kitchen, two bedrooms and a family bathroom.

Externally, the property benefits from ample off-road parking via a driveway leading to an attached garage. The front garden is enclosed by attractive low brick walls, while the rear garden is predominantly laid to lawn with a paved terrace, all enclosed by fencing, providing an excellent degree of privacy.

Eggington is a charming and traditional rural village, offering the appeal of country living whilst remaining conveniently connected to nearby towns and transport links. The village is served by a popular farm shop, and a range of shopping, leisure and recreational facilities available, approximately 2.5 miles away in the vibrant market town of Leighton Buzzard. There is a lower school in the neighbouring village of Stanbridge and a choice of further educational establishments in Leighton Buzzard. There are excellent accessibility to major road networks including the A5 and M1 (Junctions 11A and 12). Mainline rail services from Leighton Buzzard provide direct access to London Euston in approximately 35 minutes, making the village an attractive option for commuters.

Accommodation:
Entrance hall, sitting/dining room, study, kitchen, two bedrooms and family bathroom.

Exterior:
Outside the property has ample off-road parking via a driveway leading to an attached garage and the front garden is enclosed by attractive walls, while the rear garden is predominantly laid to lawn with a paved terrace, all enclosed by fencing.

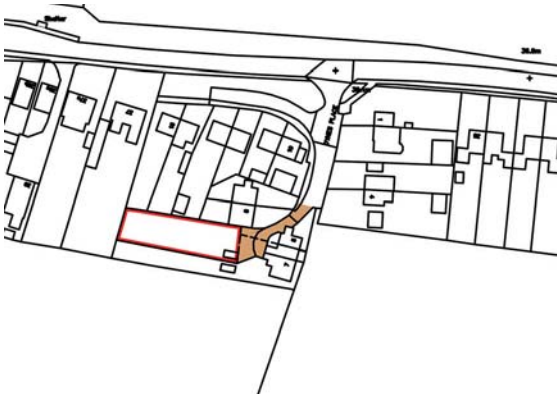
VAT:
VAT is not applicable.

Open House Viewings:
Tue 24 Nov 15:00-15:30
Sat 28 Nov 14:30-15:00
Wed 2 Dec 15:00-15:30
These are open house viewings, you do not need to make an appointment you can simply attend between the published times.

Tenure: Freehold
Local Authority: Central Bedfordshire Council. Tel: 0300 300 8307
Solicitors: William Morris, Seebeck House, 1 Seebeck Place, Milton Keynes MK5 8FR.
Energy Performance Certificate (EPC): Current Rating E
Council Tax Band: D
Services: Interested parties are requested to make their own enquiries to the relevant authorities as to the availability of services.

Additional Fees
Buyer's Premium: There is no Buyer's Premium payable on this lot.
Administration Charge: Purchasers will be required to pay an administration fee of £1,500 incl. VAT.
Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

Additional Fees and Disbursements will be charged to the buyer - see individual property details at robinsonandhallauctions.co.uk and Special Conditions of Sale for actual figures





5

Plots/Building Land

Land adjacent to 5 Dynes Place, Moggerhanger, Bedfordshire MK44 3RH

***GUIDE PRICE:**

£20,000+ (plus fees)

A rectangular-shaped parcel of land which is set between gardens of the adjacent residential properties.

Located behind a terrace of three houses (numbers 5, 6 and 7), that lie at the end of a short cul-de-sac on the edge of the village, this level rectangular plot measures approx. 0.12 acres, or 495 square metres.

What3Words:
///pioneered.darker.confetti

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

VAT:
VAT is not applicable.

Tenure: Freehold
Local Authority: Central Bedfordshire Council. Tel: 0300 300 8307
Solicitors: Palmers Solicitors, Hassett House, Hassett Street, Bedford MK40 1HA. Tel: 01234 211 161. Ref: Yagnesh Shah.
Energy Performance Certificate (EPC): Current Rating N/A
Services: Interested parties are requested to make their own enquiries to the relevant authorities as to the availability of services.

Additional Fees
Buyer's Premium: There is no Buyer's Premium payable on this lot.
Administration Charge: Purchasers will be required to pay an administration fee of £1,500 incl. VAT.
Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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Residential for improvement

6

83 Ridgeway, Wellingborough, Northamptonshire NN8 4RY

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











An extended two-bedroom, semi-detached bay-fronted bungalow occupying a generous plot with off-road parking, detached garage and south west facing rear garden, that is in need of modernisation.

Set back from the road, this semi-detached bungalow is well presented but would benefit from modernisation. Internally, there is scope to change the layout that comprises two reception rooms, two bedrooms, kitchen, utility room and bathroom. Externally, the property enjoys attractive and well-kept gardens to both the front and rear, together with ample parking and a detached garage to the side.

The property is conveniently situated for a range of local amenities including shops, supermarkets, healthcare facilities and leisure amenities. Wellingborough town centre is 1 mile away and the railway station is readily accessible providing direct services to London St Pancras International, whilst the A45 offers convenient access to Northampton, Rushden Lakes and the wider road network.

Accommodation:
Entrance hallway, living room, dining room, kitchen, bathroom, two bedrooms and utility room.

Exterior:
Off-road parking, garage and front and rear gardens.

VAT:
VAT is not applicable.

Open House Viewings:
Wed 25 Nov 10:00-10:30
Sat 28 Nov 10:30-11:00
Tue 1 Dec 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

Simpson & Weekley

Tenure: Freehold
Local Authority: North Northamptonshire Council
Solicitors: Evans Cook Solicitors, 62 Broad Green, Wellingborough, Northamptonshire NN8 4LQ. Tel: 01933 278 259. Ref: Andrea Jefferson.
Energy Performance Certificate (EPC): Current Rating C
Council Tax Band: C
Services: Interested parties are requested to make their own enquiries to the relevant authorities as to the availability of services.

Additional Fees
Buyer's Premium: There is no Buyer's Premium payable on this lot.
Administration Charge: Purchasers will be required to pay an administration fee of £1,500 incl. VAT.
Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

Additional Fees and Disbursements will be charged to the buyer - see individual property details at robinsonandhallauctions.co.uk and Special Conditions of Sale for actual figures

Residential

7

The OId Chapel, Station Road, Alvescot, Oxfordshire OX18 2PU

***GUIDE PRICE: £400,000+ (plus fees)**







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

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

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

Accommodation:
Ground Floor: Entrance hall, open-plan kitchen/dining/living room, study, utility room, and W/C.
First Floor: Landing, master bedroom with an ensuite bathroom, which was formerly the fourth bedroom, two further bedrooms, and a family bathroom.

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

Auctioneer's Note:
The property is Grade II listed.
Listing No: 1198197.

VAT:
VAT is not applicable.

Open House Viewings:
Thu 26 Nov 10:30-11:00
Sat 28 Nov 11:00-11:30
Thu 3 Dec 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

PENNY & SINCLAIR

Tenure: Freehold
Local Authority: West Oxfordshire District Council
Solicitors: Arnold Thomson Solicitors, 203-207 Watling Street West, Towcester NN12 6BX. Tel: 01327 350 266. Ref: Rhiannon Beswick.
Energy Performance Certificate (EPC): Current Rating E
Council Tax Band: F
Services: Interested parties are requested to make their own enquiries to the relevant authorities as to the availability of services.

Additional Fees
Buyer's Premium: There is no Buyer's Premium payable on this lot.
Administration Charge: Purchasers will be required to pay an administration fee of £1,500 incl. VAT.
Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

Additional Fees and Disbursements will be charged to the buyer - see individual property details at robinsonandhallauctions.co.uk and Special Conditions of Sale for actual figures

Residential for improvement

8

79 Green Lane, Wolverton, Buckinghamshire MK12 5HW

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









An attractive bay-fronted period house that offers good-sized accommodation, which includes three bedrooms and a first-floor bathroom, with a generous garden and gated vehicular access at the rear to allow for off-road parking.

Set back from a popular residential road, this three-bedroom mid-terraced Victorian house accommodation comprises the original two separate reception rooms, which have been opened into a through sitting room and dining room with a long galley kitchen where there are steps down to a half cellar, and at the far end of the kitchen is a toilet (the former coal /wood storage) a utility/store, and a door leading to the rear garden. At the end of the rear garden are large sturdy gates to a service road, allowing for vehicles to be drawn off the road. Internally the condition is dated; consequently the house offers an excellent opportunity to refurbish. It should also be noted that within the loft is closed-cell spray foam insulation.

VAT:
VAT is not applicable.

Accommodation:
Ground Floor: Entrance hall, through sitting room and dining room, kitchen, toilet and utility/store room.
First Floor: Large master bedroom at the front, two further bedrooms and a bathroom.

Exterior:
At the front is a brick wall to the front boundary, a small front garden and a pathway to the porch and front door. The rear garden benefits from brick walls to both side boundaries and a substantial set of steel framed gates in three sections which allow vehicular access to the service road.

Open House Viewings:
Tue 24 Nov 10:45-11:15
Sat 28 Nov 10:15-10:45
Wed 2 Dec 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: EMW Law, 1 Seebeck House, Seebeck Place, Knowlhill, Milton Keynes MK5 8FR. Tel: 0345 070 6000. Ref: Kelly Loft.
Energy Performance Certificate (EPC): Current Rating D
Council Tax Band: B
Services: Interested parties are requested to make their own enquiries to the relevant authorities as to the availability of services.

Additional Fees
Buyer's Premium: There is no Buyer's Premium payable on this lot.
Administration Charge: Purchasers will be required to pay an administration fee of £1,500 incl. VAT.
Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

Additional Fees and Disbursements will be charged to the buyer - see individual property details at robinsonandhallauctions.co.uk and Special Conditions of Sale for actual figures

Residential

9

62 Town Bridge Court, Chesham, Buckinghamshire HP5 1LN

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







Superbly located within a small development at the end of the High Street, this two-bedroom, warden-assisted retirement flat benefits from residents' parking.

Set at the end of the thriving pedestrianised High Street of this charming market town, within a development for the over 60s, this first-floor flat has wonderful views of Old Chesham including St. Mary's Church and Lowndes Park to the side. There are well-proportioned rooms, with two bedrooms and a generous living room, kitchen and bathroom. The apartments are warden controlled, and the flat has a telephone intercom system operating the communal entrances, with alarm systems in the flats for added security and wellbeing. There is also a communal residents' lounge, outside seating areas, and residents' parking. The flat is within striking distance of Chesham High Street with its range of shops, local amenities and cafes, along with the Metropolitan Line station offering a direct service into London.

Accommodation:
Entrance hallway with a storage cupboard, kitchen, two bedrooms, bathroom, and living room.

Exterior:
The well-tended grounds include a number of shrubs and flower beds, seating areas, and a paved parking area.

Lease:
99 years from 01/01/1985 (57 years remaining)

Ground Rent:
£1 per annum

Service Charge:
£2,911.44 per annum

Auctioneer's Note:
Residents will be asked by the Scheme Manager to verify they are over the age of 60 and to provide proof of independent living or provide information of any care they are in receipt of enabling independent living prior to moving in.

VAT:
VAT is not applicable.

Open House Viewings:
Please contact us on 01234 362 899 to arrange a viewing.

Partner Agent

Frost
The Frost Partnership

Tenure: Leasehold
Local Authority: Buckinghamshire County Council. Tel: 0300 131 6000
Solicitors: Blaser, 2 Lacemaker Court, London Road, Amersham HP7 0HS. Tel: 01494 478 660. Ref: Lyndse Richardson.
Energy Performance Certificate (EPC): Current Rating D
Council Tax Band: C
Services: Interested parties are requested to make their own enquiries to the relevant authorities as to the availability of services.

Additional Fees
Buyer's Premium: There is no Buyer's Premium payable on this lot.
Administration Charge: Purchasers will be required to pay an administration fee of £1,500 incl. VAT.
Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

Additional Fees and Disbursements will be charged to the buyer - see individual property details at robinsonandhallauctions.co.uk and Special Conditions of Sale for actual figures

Residential

10

September Cottage,158 High Street,Amersham,Buckinghamshire HP7 0EG

***GUIDE PRICE: £500,000+ (plus fees)**



A very attractive period cottage, which is superbly located at the western end of the High Steet of Old Amersham.

This Victorian terraced cottage was originally a Shardeloes estate property constructed in 1892, and it occupies a lovely setting within walking distance of the shops and amenities of the Old Town, yet away from the main cluster of the town's buildings. It is set along the continuation of the High Street, within a traffic calmed environment with trees and countryside both opposite and to the rear.

The cottage is set well back from the road, with a deep front garden, and internally it has been refurbished by the owner to include new fixtures and fittings that includes a kitchen and three shower rooms fitted in late 2025/early 2026. The original ground-floor area has been opened through into one large living space and a rear extension houses the kitchen and a shower room. The layout of the first-floor has also been altered, with one of the bedrooms now benefiting from an ensuite shower room and the third bedroom now reduced to a study, to allow for a staircase to a light and airy loft room which has two Velux windows that look to the rear.

VAT:
VAT is not applicable.

Accommodation:
Ground Floor: Double-aspect living room with a window to the front and French doors to the rear, galley kitchen and a shower room.
First Floor: Master-bedroom with an en-suite shower room, second bedroom, study, and a shower room.
Second Floor: A sizeable loft room with a 14' x 9'6'' floor area and restricted headroom.

Exterior:
The deep front garden benefits from a period wall to the front boundary, several mature shrubs, a lawn and a gravelled pathway to the front door. The rear garden has a patio, a lawn, mature shrubs and a timber garden shed.

Open House Viewings:
Tue 24 Nov 09:30-10:00
Sat 28 Nov 09:30-10:00
Wed 2 Dec 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

binks estate agent













Tenure: Freehold
Local Authority: Buckinghamshire County Council. Tel: 0300 131 6000
Solicitors: BWK, Broadway Court, 2 82, The Broadway, Chesham HP5 1EG. Tel: 01494 773 377. Ref: Jackie Stay.
Energy Performance Certificate (EPC): Current Rating D
Council Tax Band: F
Services: Interested parties are requested to make their own enquiries to the relevant authorities as to the availability of services.

Additional Fees

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

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

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

Additional Fees and Disbursements will be charged to the buyer – see individual property details at robinsonandhallauctions.co.uk and Special Conditions of Sale for actual figures

4 Church Row, Ware, Hertfordshire SG12 9ER

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











A top-floor, one-bedroom apartment situated in a purpose built block, along a private mews road.

This top-floor flat is part of a collection of just 19 residences which are situated on a private no-through road, overlooking the gardens of the nearby church. The development is centrally located in the historic market town of Ware, just 0.5 miles from the train station, with direct routes to London Liverpool Street in as little as 30 minutes.

The apartment has recently had the lease extended to 990 years, and local lettings agent Country Lettings have given an expected rental figure of £1,100-£1,200 pcm. The building has recently had extensive works completed including new roofing and outside elevation. There is an allocated parking-space and additional visitor spaces within the grounds. Accessed via a central stairwell, shared with 3 other apartments, the flat is comprised of a well proportioned double bedroom, a modern bathroom suite and sizeable kitchen/diner/living room. The kitchen has a purpose built skylight and the flat requires cosmetic renovation to the walls and carpets.

Accommodation:
Entrance hallway, bedroom, shower room, kitchen/dining/family room.

Exterior:
Private no-through mews, and allocated parking.

Lease:
990 years from 24/06/2025 (989 years remaining)

Ground Rent:
£150 per annum.

Service Charge:
£2,300 per annum.

VAT:
VAT is not applicable.

Open House Viewings:
Thu 26 Nov 10:00-10:30
Sat 28 Nov 09:15-09:45
Thu 3 Dec 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: Leasehold
Local Authority: East Hertfordshire District Council. Tel: 01279 655261
Solicitors: Attwaters Solicitors, 5 East Street, Ware, Hertfordshire SG12 9HJ. Tel: 0330 221 8855. Ref: Leah Terry.
Energy Performance Certificate (EPC): Current Rating E
Council Tax Band: B
Services: Interested parties are requested to make their own enquiries to the relevant authorities as to the availability of services.

Additional Fees
Buyer's Premium: There is no Buyer's Premium payable on this lot.
Administration Charge: Purchasers will be required to pay an administration fee of £1,500 incl. VAT.
Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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Residential for improvement

12

28 Runfold Avenue, Luton, Bedfordshire LU3 2EH

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









A bay-fronted three-bedroom end-of-terrace house which is well located within a popular residential road, just a short distance from a recreation ground/municipal parkland.

This mid-twentieth century bay-fronted house is set back from the road with a garden at the front and a gated pathway at the side which leads to the back garden. The layout and many of the fixtures and fittings are original, and the rear wall has structurally failed. Consequently, the house requires significant refurbishment and repair works. It also offers the opportunity to extend it to the rear by some distance to create a large and contemporary family home. The house is located within 2 miles of Leagrave Train Station which provides direct access into London St Pancras.

Accommodation:
Ground Floor: Entrance hall, sitting room with a bay window to the front and a fireplace, dining room, and kitchen.
First Floor: Landing, master bedroom with a bay window, two further bedrooms and a bathroom.

Exterior:
The front garden offers the potential to create off-road parking, and there is side access to the generous-size rear garden. Here, there are fenced boundaries, a lawn, and several shrubs.

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 9th December 2026.
The completion period is 40 business days.

VAT:
VAT is not applicable.

Open House Viewings:
Wed 25 Nov 09:30-10:00
Sat 28 Nov 12:30-13:00
Tue 1 Dec 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.

Tenure: Freehold
Local Authority: Luton Borough Council. Tel: 01582 546000
Solicitors: Neves Solicitors, 6-8 Stuart Street, Luton LU1 2SJ. Tel: 01582 725 311. Ref: Haqib Iqbal.
Energy Performance Certificate (EPC): Current Rating TBC
Council Tax Band: B
Services: Interested parties are requested to make their own enquiries to the relevant authorities as to the availability of services.

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.

Additional Fees and Disbursements will be charged to the buyer - see individual property details at robinsonandhallauctions.co.uk and Special Conditions of Sale for actual figures

Residential

13

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

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











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

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

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

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

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

Ground Rent:
£400 per annum

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

VAT:
VAT is not applicable.

Open House Viewings:
Wed 25 Nov 13:15-13:45
Sat 28 Nov 13:45-14:15
Tue 1 Dec 13:15-13:45
These are open house viewings, you do not need to make an appointment you can simply attend between the published times.

Partner Agent

Tenure: Leasehold
Local Authority: Luton Borough Council. Tel: 01582 546000
Solicitors: Burrows, 49 Bell Street, Sawbridgeworth CM21 9AR. Tel: 01244 450 721. Ref: Colin McWilliams.
Energy Performance Certificate (EPC): Current Rating C
Council Tax Band: A
Services: Interested parties are requested to make their own enquiries to the relevant authorities as to the availability of services.

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.

Additional Fees and Disbursements will be charged to the buyer - see individual property details at robinsonandhallauctions.co.uk and Special Conditions of Sale for actual figures

Residential

14

60 High Road, Beeston, Bedfordshire SG19 1PA

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









A two-bedroom end-of-terrace period cottage located in the village of Beeston.

Located within the popular village of Beeston, offering excellent access to the A1 corridor and surrounding market towns, this is a well-presented two-bedroom end-of-terrace period property. The ground-floor accommodation comprises a modern refitted family bathroom and a spacious 20 ft open-plan living area leading to a fitted kitchen. On the first floor are two double bedrooms. Further benefits include gas central heating via a replacement combination boiler and uPVC double glazing throughout. To the rear of the property is a generous enclosed rear garden with patio and lawn areas. Beeston is situated within a short drive of Sandy, with easy access to the A1(M) and to the mainline railway station to London St Pancras.

Accommodation:
Ground Floor: Open-plan living room and kitchen area, hallway and family bathroom.
First Floor: Two bedrooms.

Exterior:
Enclosed rear garden with patio and lawn areas.

VAT:
VAT is not applicable.

Open House Viewings:
Wed 25 Nov 13:15-13:45
Sat 28 Nov 10:45-11:15
Tue 1 Dec 13:15-13:45
These are open house viewings, you do not need to make an appointment you can simply attend between the published times.

Partner Agent

Kennedy & Co.

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: Julie Bonich.
Energy Performance Certificate (EPC): Current Rating E
Council Tax Band: A
Services: Interested parties are requested to make their own enquiries to the relevant authorities as to the availability of services.

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.

Additional Fees and Disbursements will be charged to the buyer - see individual property details at robinsonandhallauctions.co.uk and Special Conditions of Sale for actual figures

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Residential

15

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

***GUIDE PRICE: £320,000+ (plus fees)**











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

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

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

VAT:
VAT is not applicable.

Accommodation:
Ground Floor: Garage and utility room with rear access.
First Floor: Entrance porch, open-plan kitchen/diner, living room, bathroom and two bedrooms.
Second Floor: Landing, master bedroom with en-suite and another bedroom with en-suite.

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

Open House Viewings:
Thu 26 Nov 13:30-14:00
Sat 28 Nov 12:45-13:15
Thu 3 Dec 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

LION ESTATES

Tenure: Freehold
Local Authority: Buckinghamshire County Council. Tel: 0300 131 6000
Solicitors: Arnold Thomson Solicitors, 203-207 Watling Street West, Towcester NN12 6BX. Tel: 01327 350 266. Ref: Rhiannon Beswick.
Energy Performance Certificate (EPC): Current Rating C
Council Tax Band: F
Services: Interested parties are requested to make their own enquiries to the relevant authorities as to the availability of services.

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.

Additional Fees and Disbursements will be charged to the buyer - see individual property details at robinsonandhallauctions.co.uk and Special Conditions of Sale for actual figures

Flat 8, Brache Court, Seymour Road, Luton LU1 3NP

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







An attractive one-bedroom first-floor apartment with a long lease, that is currently tenanted producing £800 per calendar month.

Situated within a purpose-built block, this well-presented one-bedroom first-floor apartment benefits from a long lease with approximately 937 years remaining. Currently tenanted and generating an annual rental income of £9,600, the property represents an excellent investment. Further benefits include residents' parking located directly outside the building. The accommodation comprises a bright and spacious living room, a modern fitted kitchen, a generously-sized double bedroom and family bathroom, all maintained to a good standard throughout.

Please note that whilst the apartment is formally a first-floor property, it is accessed at ground-floor level from the Seymour Court car park. When viewed from Park Street, the property is positioned above a row of garages, giving it a first-floor elevation. Conveniently located, the apartment is approximately 0.7 miles from Luton Airport Parkway railway station, providing direct access to London in as little as 25 minutes. Luton town centre is approximately 0.8 miles away, while Junction 10 of the M1 motorway is around 2.8 miles from the property, offering excellent transport links.

Accommodation:
Entrance hall, living room, kitchen, double bedroom and family bathroom.

Exterior:
Communal parking.

Lease:
999 years from 01/12/1964 (937 years remaining)

Ground Rent:
No ground rent payable.

Service Charge:
£210 paid quarterly.

Tenancy:
The property is subject to an Assured Periodic Tenancy (APT) agreement, producing £800 per calendar month.

Auctioneer's Note:
The managing agents advise that the freeholder is absent and that their understanding is that the freehold passed to the Crown some years ago. This has not been independently verified, and the current ownership of the freehold remains unconfirmed.

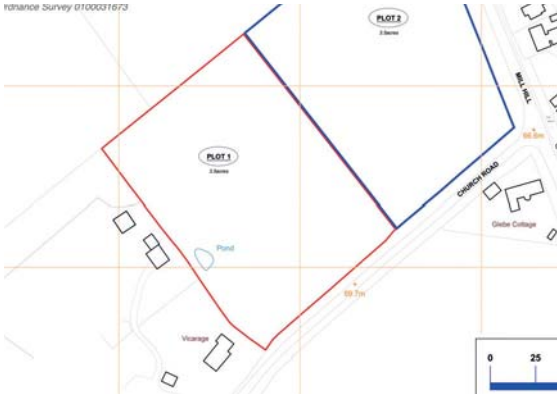
VAT:
VAT is not applicable.

Open House Viewings:
Tue 24 Nov 12:15-12:45
Sat 28 Nov 10:30-11:00
Tue 1 Dec 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.

Tenure: Leasehold
Local Authority: Luton Borough Council. Tel: 01582 546000
Solicitors: Solomon Solicitors, 6-8 Stuart Street, Luton LU1 2SJ. Tel: 01582 533 333. Ref: Kate Bukhrashvili.
Energy Performance Certificate (EPC): Current Rating D
Council Tax Band: A
Services: Interested parties are requested to make their own enquiries to the relevant authorities as to the availability of services.

Additional Fees
Buyer's Premium: There is no Buyer's Premium payable on this lot.
Administration Charge: Purchasers will be required to pay an administration fee of £1,500 incl. VAT.
Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

Additional Fees and Disbursements will be charged to the buyer - see individual property details at robinsonandhallauctions.co.uk and Special Conditions of Sale for actual figures



17

Agricultural/Amenity Land

Plot 1, Land adjacent to The Vicarage, Church Road, Keysoe, Bedfordshire MK44 2HW

***GUIDE PRICE:**

£40,000+ (plus fees)

A gently sloping rectangular-shaped parcel of land with a good road frontage that measures approximately 3.5 acres and which is adjacent to residential property.



With a wide entrance from Church Road, there are established hedges at the front, side and rear boundaries. The obligation to erect a stockproof fence to the side boundary with plot 2 will be the responsibility of the buyer of this plot.

What3Words:
///bashed.left.senders

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.



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20A Viceroy Court, High Street South, Dunstable, Bedfordshire LU6 3HW

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







A ground-floor studio apartment, centrally located 0.2 miles from Dunstable town centre.

This ground-floor studio apartment is set in a purpose-built block located only 0.2 miles from Dunstable town centre. The property is situated in a quiet location to the rear of the development and the accommodation comprises a bedroom/living room, separate kitchen and bathroom. The property has been wall maintained, with a new combi-boiler installed May 2026, with a 10 year warranty, and passed both, the annual gas safety check and Electrical Installation Condition Report in May 2026, both report will be available in the legal pack. The apartment has been let to the current tenant for 7 years, producing an annual rental income of £7,800.

Viceroy Court is located within the heart of Dunstable with local amenities just a short walk away, including bus routes that run along the dedicated bus way into Luton's airport and train stations and easy access to both the A5 and M1.

Accommodation:
Bedroom/living room, separate kitchen and bathroom.

Exterior:
There is permit parking at the property, we are advised that permit parking costs £65 per quarter.

Lease:
189 years from 29/09/1963 (126 years remaining)

Ground Rent:
£1.88 per quarter

Service Charge:
£372.26 per quarter and £169.10 per quarter for the Reserve Fund.

Tenancy:
The property is subject to an Assured Periodic Tenancy (APT) agreement, producing £650 per calendar month.

VAT:
VAT is not applicable.

Open House Viewings:
Wed 25 Nov 14:30-15:00
Sat 28 Nov 15:00-15:30
Tue 1 Dec 14:30-15:00
These are open house viewings, you do not need to make an appointment you can simply attend between the published times.

Partner Agent

Urban&Rural
urbanandrural.com

Tenure: Leasehold
Local Authority: Central Bedfordshire Council. Tel: 0300 300 8307
Solicitors: Solomon Solicitors, 6-8 Stuart Street, Luton LU1 2SJ. Tel: 01582 533 333. Ref: Kate Bukhrashvili.
Energy Performance Certificate (EPC): Current Rating C
Council Tax Band: A
Services: Interested parties are requested to make their own enquiries to the relevant authorities as to the availability of services.

Additional Fees
Buyer's Premium: There is no Buyer's Premium payable on this lot.
Administration Charge: Purchasers will be required to pay an administration fee of £1,500 incl. VAT.
Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

Additional Fees and Disbursements will be charged to the buyer - see individual property details at robinsonandhallauctions.co.uk and Special Conditions of Sale for actual figures

2022

6

AUCTIONS IN 2022

119

TOTAL LOTS OFFERED IN 2022

robinson + hall AUCTIONS

101

TOTAL LOTS SOLD IN 2022



85%

SUCCESS RATE IN 2022

£22.1 MILLION

TOTAL RAISED IN 2022

2023

6

AUCTIONS IN 2023

131

TOTAL LOTS OFFERED IN 2023

robinson + hall AUCTIONS

113

TOTAL LOTS SOLD IN 2023



£26.3 MILLION

TOTAL RAISED IN 2023

86%

SUCCESS RATE IN 2023

2024

6 AUCTIONS IN 2024

robinson + hall AUCTIONS

150 TOTAL LOTS OFFERED IN 2024

130 TOTAL LOTS SOLD IN 2024



87% SUCCESS RATE IN 2024

£28.5 MILLION TOTAL RAISED IN 2024

2025

6 AUCTIONS IN 2025

robinson + hall AUCTIONS

NEW RECORD!

194 TOTAL LOTS OFFERED IN 2025

NEW RECORD!

165 TOTAL LOTS SOLD IN 2025



NEW RECORD!

£34.9 MILLION TOTAL RAISED IN 2025

85% SUCCESS RATE IN 2025

Residential for improvement

19

Drakefield, 1 White Lion Road, Amersham, Buckinghamshire HP7 9HX

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











This detached Victorian house occupies a generous-sized plot, offering excellent potential to improve and enlarge. The house is less than 2 miles from Chalfont & Latimer overground/underground railway station, 1 mile from Amersham underground station and 4.5 miles from Junction 18 of the M25.

Within the catchment area of the highly-regarded Dr Challoner's Grammar & High Schools, and set back from the road, this three-bedroom detached house is positioned to one side of a very wide plot, benefitting from off-road parking and well-screened gardens with mature laurel hedges. The accommodation is laid over two floors and includes two reception rooms plus a kitchen on the ground floor and three well-proportioned bedrooms and a bathroom on the first floor. The overall decorative condition is good, although some of the fixtures are dated, thus there is an excellent opportunity to refurbish and, given the amount of ground to one side, room for a significant extension.

Accommodation:
Ground Floor: Entrance hall, two reception rooms which both benefit from fireplaces, a double-aspect kitchen, utility room and a cloakroom.
First Floor: Landing, three bedrooms and a bathroom.

Exterior:
A vehicular gated entrance leads into an area of hardstanding that can be extended with the removal of a section of fencing to the side of the house. There is also a pedestrian gated entrance and a gate into the garden. The principal garden lies to the side of the house and includes a lawn and a paved seating area. The garden backs onto the neighbouring primary school and it wraps around the rear of the house to two timber sheds at the side.

VAT:
VAT is not applicable.

Open House Viewings:
Tue 24 Nov 10:45-11:15
Sat 28 Nov 10:45-11:15
Wed 2 Dec 10:45-11:15
These are open house viewings, you do not need to make an appointment you can simply attend between the published times.

Partner Agent

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Tenure: Freehold
Local Authority: Buckinghamshire County Council. Tel: 0300 131 6000
Solicitors: Blaser Mills Law, 2 London Road, Amersham, Buckinghamshire HP7 0HS. Tel: 01494 787 148. Ref: Joanne Edwards.
Energy Performance Certificate (EPC): Current Rating D
Council Tax Band: 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.

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Ortygia, Lower Road, Harrow, Middlesex HA2 0DA

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



A very large detached freehold house with over 4,000 sq. ft. of accommodation which is divided into 5 flats and 2 garages, with off-road parking, and a 200 ft rear garden backing onto school playing fields.

Occupying a plot of approximately a third of an acre, this substantial Victorian building sits back from Lower Road with views to the front and rear over Harrow School playing fields. The original house has been enlarged to one side and divided into five flats and two garages, with four of the flats let, generating an annual income of £76,800 and the one vacant flat on the lower ground floor requiring improvement.

Each of the apartments are large, with just one flat on the lower ground floor, first floor and second floor, and two on the upper ground floor. Consequently, the building offers the potential to further subdivide and possibly to enlarge further, subject to any necessary consents.

VAT:
VAT is not applicable.

Open House Viewings:
Thu 26 Nov 11:30-12:15
Sat 28 Nov 13:00-14:00
Thu 3 Dec 11:30-12:15
These are open house viewings, you do not need to make an appointment you can simply attend between the published times.

Accommodation:
Flat 1 - Lower ground floor: Hallway, living room with French doors into the garden, kitchen, two bedrooms and a bathroom.
Flat 2 - Upper ground floor: Hallway, living room, kitchen, one bedroom and a bathroom.
Flat 2a - Upper ground floor: Hallway, living room, kitchen, two bedrooms and a bathroom.
Flat 3 - First floor: Hallway, living room, study, kitchen, four bedrooms and a bathroom.
Flat 4 - Second floor: Hallway, living room, kitchen, three bedrooms, bathroom and a roof terrace.

Exterior:
There is a low brick wall and a hedge to the front boundary with an in and out driveway and paving providing hardstanding for several vehicles, plus access to the two integral garages. At the side is a wide gated passageway to the long rear garden that has walled and fenced boundaries, a lawn, flower and shrub borders, several trees and a dilapidated brick summerhouse.

Partner Agent

The Bloxham Partnership













Tenure: Freehold
Local Authority: London Borough of Harrow. Tel: 020 8863 5611
Solicitors: Heald Law, 4 Bramley Road, Bletchley, Milton Keynes MK1 1PT. Tel: 01908 662 277. Ref: Shabnum Hussain.
Energy Performance Certificate (EPC): Current Rating Flat 1: F, Flat 2: D, Flat 2a: D, Flat 3: D, Flat 4: D
Council Tax Band: Flat 1: D, Flat 2: C, Flat 2a: C, Flat 3: D, Flat 4: D
Services: Interested parties are requested to make their own enquiries to the relevant authorities as to the availability of services.

Additional Fees

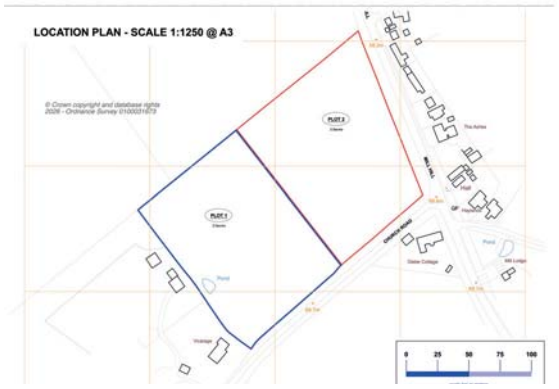
Buyer's Premium: There is no Buyer's Premium payable on this lot.

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.

Additional Fees and Disbursements will be charged to the buyer – see individual property details at robinsonandhallauctions.co.uk and Special Conditions of Sale for actual figures





21

Agricultural/Amenity Land

Plot 2, Land Adjacent to The Vicarage, Church Road, Keysoe, Bedfordshire MK44 2HW

***GUIDE PRICE:**

£40,000+ (plus fees)

Measuring approximately three-and-a half acres, this rectangular-shaped parcel of land benefits from long road boundaries to both Church Road and Kimbolton Road.

Located opposite residential property along the Kimbolton Road, this parcel of land has a gentle gradient down from Church Road, with hedged boundaries to three sides and an entrance along Church Road.

What3Words:
///holly.defenders.trial

VAT:
VAT is not applicable.

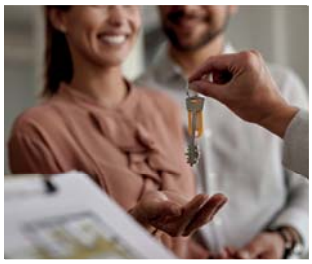
Viewing Times:
You are welcome to view in daylight hours, at your convenience.

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.



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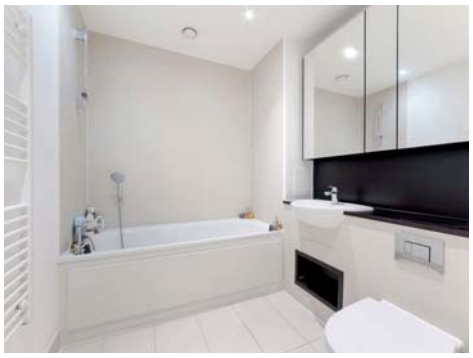
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Flat 137 Kingfisher Heights, 2 Bramwell Way, London E16 2GS

***GUIDE PRICE: £320,000+ (plus fees)**







A let two-bedroom apartment superbly situated within a modern contemporary building, less than 100 metres from the DLR station and the Thames Barrier Park, and just 300 metres from the River Thames.

This flat offers an excellent investment opportunity, currently achieving a gross rental income of £28,800 per year. Benefitting from over 780 sq. ft. of accommodation, this flat is on the raised ground floor, including a south-westerly facing balcony and master bedroom with en-suite. The development also boasts 24-hour concierge services and a residents' gym. The Waterside Park development area of Royal Docks is located on the doorstep of the Thames Barrier Park, which has views of the iconic Thames Barrier flood defence. The local area has an abundance of amenities, and the Kingfisher Heights building is just 80 metres from the nearest DLR station of Pontoon Dock.

Accommodation:
Raised Ground Floor Apartment: Entrance hallway, master bedroom with ensuite, family bathroom, second bedroom, kitchen/diner leading on to balcony.

Lease:
125 years from 04/06/2015 (113 years remaining)

Ground Rent:
£350 per annum.

Service Charge:
£3,015.26 per annum.

Tenancy:
The property is subject to an Assured Periodic Tenancy (APT) agreement, producing £2,400 per calendar month.

VAT:
VAT is not applicable.

Open House Viewings:
Wed 25 Nov 12:00-12:30
Sat 28 Nov 12:00-12:30
Wed 2 Dec 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.

Tenure: Leasehold
Local Authority: London Borough of Newham. Tel: 020 8430 2000
Solicitors: Rich & Carr Solicitors, 24 Rutland Street, Leicester, Leicestershire LE1 1RD. Tel: 0116 253 8021. Ref: Elliot Tildesley.
Energy Performance Certificate (EPC): Current Rating C
Council Tax Band: D
Services: Interested parties are requested to make their own enquiries to the relevant authorities as to the availability of services.

Additional Fees
Buyer's Premium: There is no Buyer's Premium payable on this lot.
Administration Charge: Purchasers will be required to pay an administration fee of £1,500 incl. VAT.
Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

Additional Fees and Disbursements will be charged to the buyer - see individual property details at robinsonandhallauctions.co.uk and Special Conditions of Sale for actual figures

Residential for improvement

23

78A Western Avenue, Buckingham, Buckinghamshire MK18 1LN

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











A three-bedroom semi-detached house offering potential for refurbishment and improvement while occupying a generous plot. The property benefits from off-road parking, a front garden and an enclosed rear garden.

This semi-detached house is in poor condition, the current layout provides well-proportioned living space with two reception rooms on the ground-floor along with a kitchen, down stairs W/C and store room. On the first-floor, off the landing are two double bedrooms and one single bedroom, and the bathroom, although the property requires a comprehensive refurbishment throughout, with cracks evident to some internal floors and wall areas.

Externally, both the front and rear gardens have become substantially overgrown and require clearance and landscaping works. The property is conveniently located within easy reach of a range of local amenities including shopping facilities, supermarkets, schools, within catchment for local schooling including the Royal Latin Grammar school, along with healthcare services and leisure amenities. Excellent transport links are available nearby, with convenient access to major road networks and public transport services.

Auctioneer's Note:
There are cracks to the floor areas and some internal walls.

Accommodation:
Ground Floor: Hallway, living room, dining room, kitchen, W/C and store room.
First Floor: Landing, three bedrooms and bathroom.

Exterior:
Off-street parking, front garden and enclosed rear garden.

VAT:
VAT is not applicable.

Open House Viewings:
Thu 26 Nov 14:30-15:00
Sat 28 Nov 13:45-14:15
Thu 3 Dec 14:30-15:00
These are open house viewings, you do not need to make an appointment you can simply attend between the published times.

Partner Agent

hillyards.

Tenure: Freehold
Local Authority: Buckinghamshire County Council. Tel: 0300 131 6000
Solicitors: Sharratts, 1 the Old Yard, Rectory Lane, Brasted, Westerham TN16 1JP. Tel: 01959 568 000. Ref: Rosie Sullivan.
Energy Performance Certificate (EPC): Current Rating D
Council Tax Band: C
Services: Interested parties are requested to make their own enquiries to the relevant authorities as to the availability of services.

Additional Fees
Buyer's Premium: There is no Buyer's Premium payable on this lot.
Administration Charge: Purchasers will be required to pay an administration fee of £1,500 incl. VAT.
Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

Additional Fees and Disbursements will be charged to the buyer - see individual property details at robinsonandhallauctions.co.uk and Special Conditions of Sale for actual figures

Residential

24

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

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











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

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

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

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

Exterior:
Communal gardens.

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

Service Charge:
£11,009.88 per annum.

Ground Rent:
£435 per annum.

VAT:
VAT is not applicable.

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

Tenure: Leasehold
Local Authority: Bedford Borough Council. Tel: 01234 267422
Solicitors: Sharman Law, 88 Dunstable Street, Ampthill, Bedford MK45 2JR. Tel: 01525 750 750. Ref: Helen Morris.
Energy Performance Certificate (EPC): Current Rating B
Council Tax Band: B
Services: Interested parties are requested to make their own enquiries to the relevant authorities as to the availability of services.

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.

Additional Fees and Disbursements will be charged to the buyer - see individual property details at robinsonandhallauctions.co.uk and Special Conditions of Sale for actual figures



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Residential for improvement

25

53 Bittern Way, Letchworth Garden City, Hertfordshire SG6 4TL

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







A one-bedroom, ex-local authority apartment in close proximity to Letchworth Garden City centre, boasting panoramic countryside views.

The Bittern Way building, located in the north end of the town, contains a selection of one-bedroom flats, purpose built in the mid-twentieth century. Number 53 is situated on the fourth floor and benefits from westerly facing windows, giving uninterrupted views of the countryside as far as the Bedfordshire Greensand Ridge some 10 miles away. The building is situated roughly one mile from the town centre, Letchworth Garden City Station and the green spaces of Norton Common.

The flat has a large double-bedroom and a sizeable living/dining room. It is in need of some refurbishment throughout. The development offers ample residents parking and a well maintained communal green spaces. All floors are served by a secure central entrance hallways and lifts. Local agent Lane & Bennetts estimate a gross rental income of £9,900 per annum.

Accommodation:
Entrance hallway, bedroom, bathroom, storage cupboard, lounge/diner, kitchen.

Exterior:
Residents parking and maintained communal grounds.

Lease:
125 years from 04/03/2002 (100 years remaining)

Ground Rent:
£10 per annum.

Service Charge:
£784.40 per annum.

VAT:
VAT is not applicable.

Open House Viewings:
Thu 26 Nov 12:00-12:30
Sat 28 Nov 11:00-11:30
Thu 3 Dec 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

Lane& BENNETTS

Tenure: Leasehold
Local Authority: North Hertfordshire District Council. Tel: 01462 474000
Solicitors: Palmers Solicitors, Hassett House, Hassett Street, Bedford MK40 1HA. Tel: 01234 211 161. Ref: Yagnesh Shah.
Energy Performance Certificate (EPC): Current Rating E
Council Tax Band: B
Services: Interested parties are requested to make their own enquiries to the relevant authorities as to the availability of services.

Additional Fees
Buyer's Premium: There is no Buyer's Premium payable on this lot.
Administration Charge: Purchasers will be required to pay an administration fee of £1,500 incl. VAT.
Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

Additional Fees and Disbursements will be charged to the buyer - see individual property details at robinsonandhallauctions.co.uk and Special Conditions of Sale for actual figures

Residential for improvement

26

125 Ashton Road, Luton, Bedfordshire LU1 3QQ

***GUIDE PRICE: £210,000+ (plus fees)**











A large four-bedroom bay-fronted Victorian semi-detached property requiring modernisation throughout.

Set back from a popular residential road, just a short distance from the town centre and the highly regarded Stockwood Park, is this attractive four-bedroom Victorian semi-detached house. The property requires substantial refurbishment throughout and consequently offers an excellent opportunity for those seeking to modernise and add value. Once improved, the property has the potential to provide a substantial family home in a convenient and well-established residential location.

The accommodation comprises an entrance porch leading to an entrance hall, sitting room, dining room, and a large kitchen/breakfast room. On the first-floor there is a landing, master bedroom, three further well-proportioned bedrooms, and a family bathroom. To the front of the property is a small garden enclosed by a brick wall, with side access leading to a good-sized rear garden. The rear garden includes a terrace area with steps rising to the main garden, which is enclosed and currently somewhat overgrown.

Accommodation:
Ground Floor: Entrance hall, two reception rooms and a kitchen/breakfast room.
First Floor: Four bedrooms and a family bathroom.

Exterior:
A small garden enclosed by a brick wall to the front and a good-sized rear garden with a terrace area.

VAT:
VAT is not applicable.

Open House Viewings:
Wed 25 Nov 11:00-11:30
Sat 28 Nov 11:00-11:30
Tue 1 Dec 11:00-11:30
These are open house viewings, you do not need to make an appointment you can simply attend between the published times.

Partner Agent

penrose ESTATE AGENTS

Tenure: Freehold
Local Authority: Luton Borough Council. Tel: 01582 546000
Solicitors: Gough Thorne, Suite D, Regency Court, 224 Upper Fifth Street, Central Milton Keynes, Milton Keynes, Buckinghamshire MK9 2HR. Tel: 01908 909 910. Ref: Zain Jarral.
Energy Performance Certificate (EPC): Current Rating TBC
Council Tax Band: B
Services: Interested parties are requested to make their own enquiries to the relevant authorities as to the availability of services.

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.

Residential for improvement

27

Strawberry Cottage, 4 Park Road, Chesham, Buckinghamshire HP5 2JE

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







This attractive two-bedroom end-of-terrace cottage, benefiting from off-road parking within a rear garage, offers the scope to refurbish, located on Park Road, overlooking Lowndes Park.

This cottage provides well-proportioned accommodation with a lounge, under-stairs storage and kitchen on the ground floor, and two double bedrooms and a bathroom on the first floor. Externally, the property benefits from an enclosed garden and patio area providing outdoor space, together with a garage. There is a range of outbuildings, which are some distance from the main building, and cracks are visible within the outbuilding/garage.

The property is located just a short walk from the town centre, opposite Lowndes Park, with attractive views across one of Chesham's most popular public green spaces. The cottage is ideally situated for access to local amenities, Chesham town centre offers a wide range of shops, supermarkets, cafés, restaurants, and leisure facilities. Chesham underground station (Metropolitan line) provides direct services into London, while the A416 and nearby M25 offer convenient road links to surrounding towns and the wider motorway network.

Accommodation:
Ground Floor: Living room, under-stairs storage, and kitchen.
First Floor: Landing, two double-sized bedrooms, and bathroom.

Exterior:
The property benefits from off-street parking within the rear garage along with a mature garden, a patio area, and outbuildings off the back of the garage offering storage and workable space.

Auctioneer's Note:
The property is Grade II Listed:
Listing No: 1332619

VAT:
VAT is not applicable.

Open House Viewings:
Tue 24 Nov 12:00-12:30
Sat 28 Nov 12:00-12:30
Wed 2 Dec 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

HouseShaw
SALES, LETTINGS & INVESTMENTS

Tenure: Freehold
Local Authority: Buckinghamshire County Council. Tel: 0300 131 6000
Solicitors: Mewies, Clifford House, Keighley Road, Skipton, West Yorkshire BD23 2NB. Tel: 01756 799 000. Ref: Rebecca McDevitt.
Energy Performance Certificate (EPC): Current Rating D
Council Tax Band: 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.

Residential for improvement

28

8 Stotfold Court, Stony Stratford, Buckinghamshire MK11 1NY

***GUIDE PRICE: £180,000+ (plus fees)**









An extended three-bedroom semi-detached house requiring completion works, at the end of a no-through-road.

This semi-detached house is set at the end of a cul-de-sac and has recently been extended with a sizable ground-floor addition. This will provide the house with a splendid large open plan kitchen/dining/family room that includes skylight roof windows and bi-fold doors to the low maintenance rear garden. The current works are at 'first fix' stage providing the perfect opportunity to complete the build to the purchasers own specifications. Other works have reworked the entrance hallway and downstairs w/c, with a snug to one side. The upstairs is comprised of three good sized bedrooms and a family bathroom, with separate bath and shower.

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

Exterior:
The front garden currently has an area of hard-standing suitable for one car and a gravelled area which offers the potential to create additional off-road parking. There is side access to the enclosed rear garden which benefits from fenced boundaries, a paved seating area and an area requiring landscaping suitable for a lawn and flower beds.

VAT:
VAT is not applicable.

Open House Viewings:
Tue 24 Nov 09:30-10:00
Sat 28 Nov 09:00-09:30
Wed 2 Dec 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.

Tenure: Freehold
Local Authority: Milton Keynes Council. Tel: 01908 691691
Solicitors: Arnold Thomson Solicitors, 203-207 Watling Street West, Towcester NN12 6BX. Tel: 01327 350 266. Ref: Rhiannon Beswick.
Energy Performance Certificate (EPC): Current Rating F
Council Tax Band: C
Services: Interested parties are requested to make their own enquiries to the relevant authorities as to the availability of services.

Additional Fees
Buyer's Premium: There is no Buyer's Premium payable on this lot.
Administration Charge: Purchasers will be required to pay an administration fee of £1,500 incl. VAT.
Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

Additional Fees and Disbursements will be charged to the buyer - see individual property details at robinsonandhallauctions.co.uk and Special Conditions of Sale for actual figures

Residential for improvement

29

21 Rowle Close, Stantonbury, Buckinghamshire MK14 6BJ

***GUIDE PRICE: £95,000+ (plus fees)**







A two-bedroom end-of-terrace maisonette with a garden, situated in North Milton Keynes.

This ground-floor two-bedroom property is situated in the district of Stantonbury, positioned between the popular green spaces of Linford Wood and Great Linford Park. This maisonette is less than 3 miles to the central shopping area of Milton Keynes and just over 3 miles to Milton Keynes Central Station, offering direct lines to London Euston in as little as 30 minutes.

The property has a good-sized garden with rear access, inside, the entrance porchway opens up to a large lounge/diner and recently renovated galley-style kitchen which has a door to the rear garden. From the interior hallway there are two well-proportioned bedrooms and a family bathroom suite. The property would benefit from some refurbishment and the garden could be improved with some landscaping. This property comes with the use of a garage which is situated to the rear of the property in an area of residents' garages and parking. Some residents have demolished their garages, using the space instead for additional parking. The current owner has had a professional bathroom re-design prepared that they are happy to share with the purchaser.

Accommodation:
Entrance hallway, lounge/diner, kitchen, two bedrooms and a family bathroom suite.

Exterior:
A garden to the rear, and a single garage within a block.

Lease:
99 years from 29/09/1974 (46 years remaining)

Ground Rent:
£45 per annum.

Service Charge:
£60 per annum.

VAT:
VAT is not applicable.

Open House Viewings:
Tue 24 Nov 12:00-12:30
Sat 28 Nov 11:30-12:00
Wed 2 Dec 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

TAYLORWALSH
PROPERTY CONSULTANTS

Tenure: Leasehold
Local Authority: Milton Keynes Council. Tel: 01908 691691
Solicitors: Horne, 47A High Street, Egham, Surrey TW20 9ES. Tel: 01784 432 292. Ref: Ian Wylds.
Energy Performance Certificate (EPC): Current Rating E
Council Tax Band: A
Services: Interested parties are requested to make their own enquiries to the relevant authorities as to the availability of services.

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.

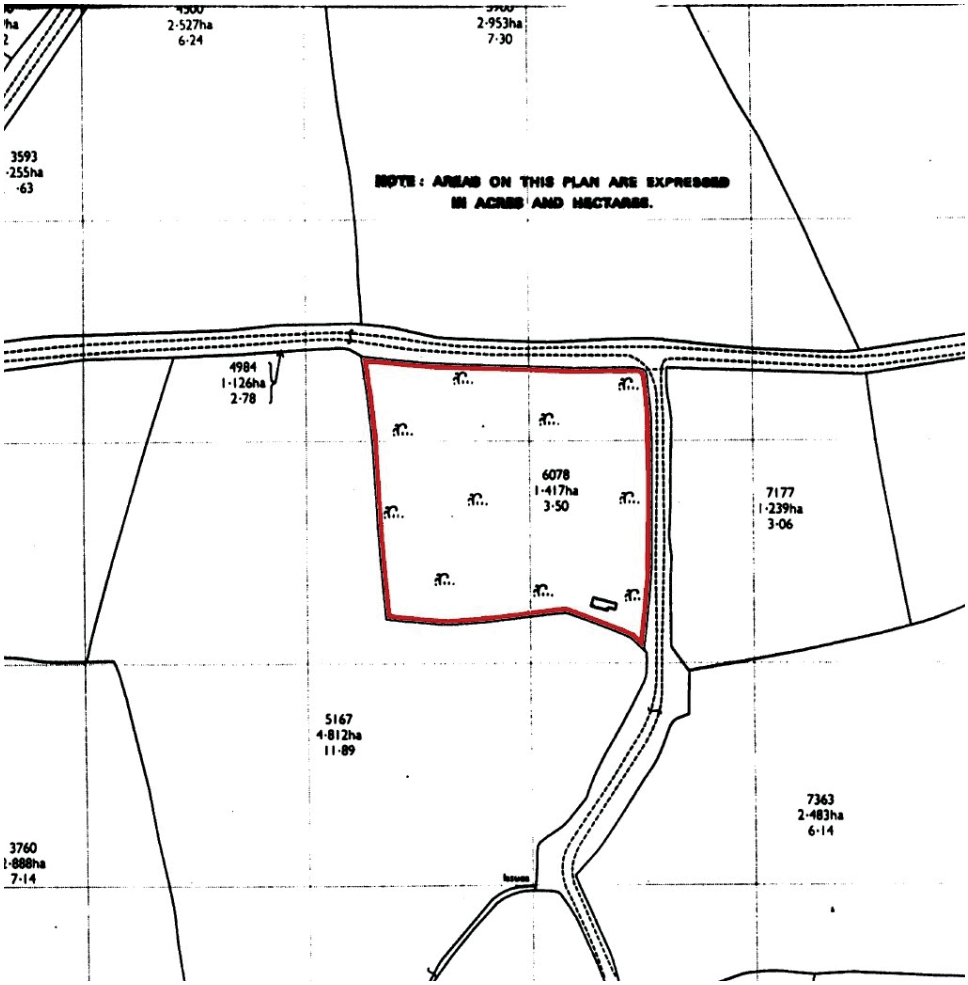
Additional Fees and Disbursements will be charged to the buyer - see individual property details at robinsonandhallauctions.co.uk and Special Conditions of Sale for actual figures

Agricultural/Amenity Land

30

Land North of Hartland, Bideford, Devon EX39 6AS

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









A level parcel of land measuring approximately three and a half acres, with a building and a gated entrance to the highway, which is very well located within an extremely picturesque part of North Devon.

This square-shaped overgrown parcel of land benefits from hedged boundaries, a direct road access and a small open-fronted barn measuring approximately 7m x 3.5m that has a concrete floor and an area of hardstanding. The land sits alongside a single-track country lane and is surrounded by farmland. Hartland Point and Lighthouse is just two and a half miles distant and the land it is equidistant to both the picturesque village of Hartland, which is due south, and the South West Costal Path, which is to the north.

What3Words:
///plausible.pizzas.staring

Auctioneer's Note:
The photographs are historical and the land has become somewhat overgrown with scrub.

VAT:
VAT is not applicable.

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

Tenure: Freehold
Local Authority: Torridge District Council
Solicitors: Hobson & Latham, 47 Gildredge Road, Eastbourne BN21 4RY. Tel: 01323 412 333. Ref: Stephen McDonagh.
Energy Performance Certificate (EPC): Current Rating N/A
Council Tax Band: 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.

Additional Fees and Disbursements will be charged to the buyer - see individual property details at robinsonandhallauctions.co.uk and Special Conditions of Sale for actual figures

Residential

31

Flat 25, Hometree House, London Road, Bicester, Oxfordshire OX26 6BP

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











A one-bedroom first-floor over 60's retirement apartment well located within close proximity of Bicester's Market Square and Sheep Street, both under 200 yards away, and only 0.3 miles from Bicester Village train station.

This first-floor apartment set within an over 60's independent living retirement complex is within walking distance of Bicester's Market Square. The apartment is found in good decorative order and has a generous living room with windows overlooking the communal gardens, a well-proportioned double bedroom with built-in wardrobes and views over the garden, and both the kitchen and the shower room have been recently refurbished.

Hometree House has a range of communal facilities: there is a secure entrance, lift, owners' lounge, kitchen, gardens, and parking to the rear. The complex is located close to the heart of Bicester, providing owners with easy access to an array of shops, cafes, and restaurants.

Accommodation:
Entrance hallway, living room, kitchen, bathroom and bedroom.

Exterior:
Secure entrance, owners' lounge with kitchen, communal gardens, and off-street parking at the rear.

Lease:
125 years from 01/04/1987 (85 years remaining)

Service Charge:
£4,889.88 per annum.

Ground Rent:
£480.54 per annum.

VAT:
VAT is not applicable.

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

Partner Agent

THOMAS MERRIFIELD

Tenure: Leasehold
Local Authority: Cherwell District Council. Tel: 01295 227001
Solicitors: Spratt Endicott, 5 Sheep Street, Bicester OX26 6JB. Tel: 01295 204 058. Ref: Maria Young.
Energy Performance Certificate (EPC): Current Rating B
Council Tax Band: B
Services: Interested parties are requested to make their own enquiries to the relevant authorities as to the availability of services.

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.

Additional Fees and Disbursements will be charged to the buyer - see individual property details at robinsonandhallauctions.co.uk and Special Conditions of Sale for actual figures

Residential for improvement

32

20 Arnolds Way, Oxford, Oxfordshire OX2 9JB

***GUIDE PRICE: £620,000+ (plus fees)**











A five-bedroom detached house in need of refurbishment, set in a large plot of approximately 0.4 acres, and is located in a popular area of Oxford.

Set back from the road, this detached house offers over 1,850 sq. ft. of accommodation and the space to enlarge, subject to any necessary local authority consents. There is off-road parking to the front of the house for several vehicles and gardens to the front and rear which are enclosed. Both gardens have mature bushes and trees with the rear garden mainly laid to lawn. Internally, the ground-floor accommodation comprises an entrance hall, sitting room, dining room, kitchen, study, W/C, and integral garage with an adjoining store room. On the first floor, there are five good-sized bedrooms and two bathrooms.

Just off Cumnor Hill, Arnolds Way is a popular residential area that is well connected providing access to the A34, A420, Oxford Ring Road and the M4 and M40 motorways which link to London, the Midlands and the west. Oxford and Oxford Parkway rail stations are approximately two miles and six miles away respectively. Both offer a direct service into London in under an hour.

Accommodation:
Ground Floor: Entrance hallway, office, living room, dining room, kitchen, W/C, integral garage and store room.
First Floor: Landing, five bedrooms and two bathrooms.

Exterior:
Front and rear gardens along with off-road parking and a garage.

VAT:
VAT is not applicable.

Open House Viewings:
Thu 26 Nov 12:00-12:30
Sat 28 Nov 12:00-12:30
Thu 3 Dec 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

Breckon & Breckon est.1947

Tenure: Freehold
Local Authority: Vale of White Horse District Council
Solicitors: FidLaw Limited, 2 Portman Street, London W1H 6DU. Tel: 020 3198 9318. Ref: Georgia Catarame.
Energy Performance Certificate (EPC): Current Rating D
Council Tax Band: G
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.

Additional Fees and Disbursements will be charged to the buyer - see individual property details at robinsonandhallauctions.co.uk and Special Conditions of Sale for actual figures



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Residential

33

2 Hawridge Lane, Bellingdon, Buckinghamshire HP5 2XX

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



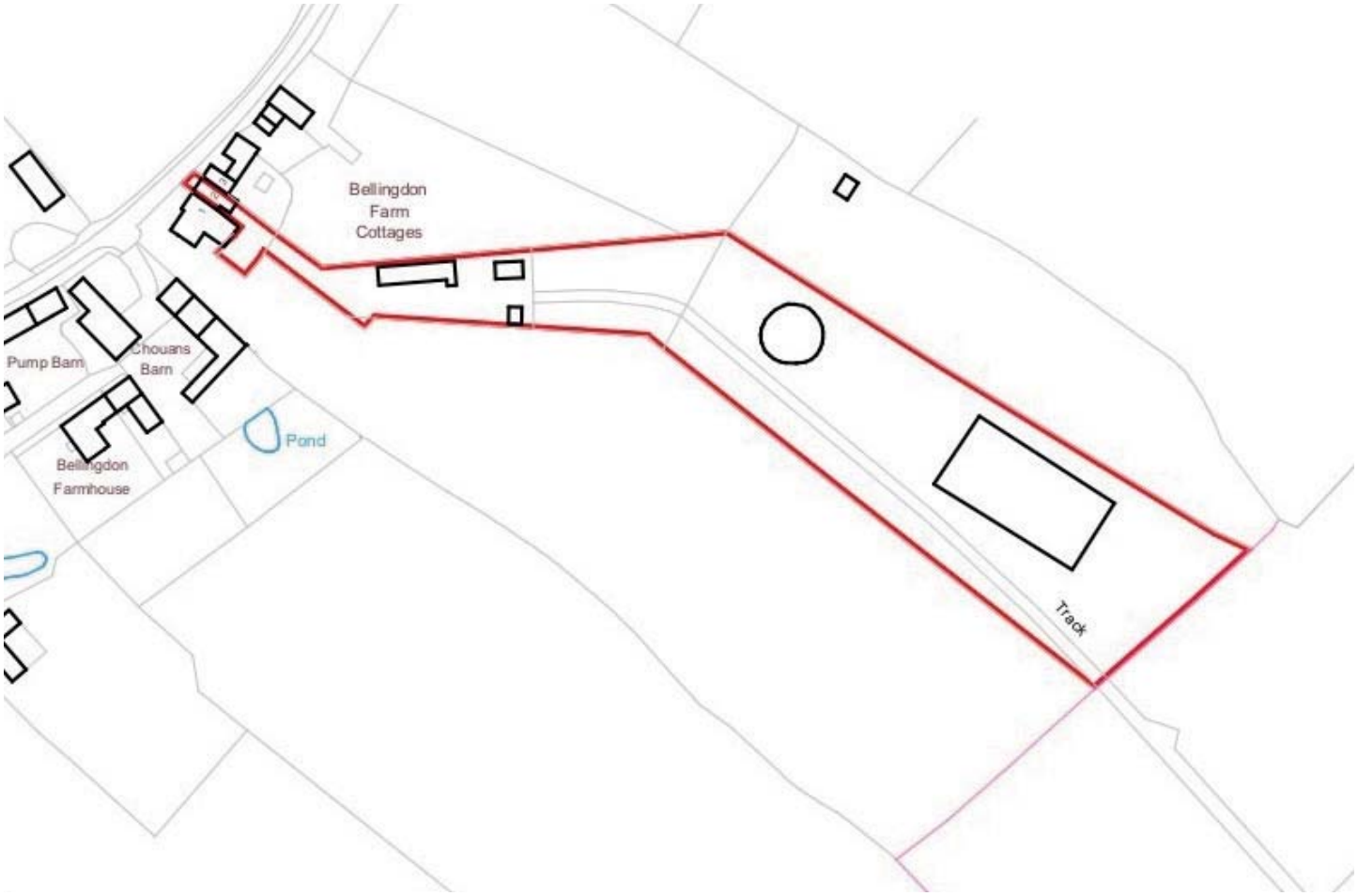
Set within attractive countryside is a highly regarded area of South Bucks, this equestrian property comprises a very pretty three-bedroom cottage with gardens, paddock land, and stables, totalling two acres.

This very well-presented mid-terrace period cottage is located within a short no-through road within a small ridge-top village in the Chiltern Hills that offers easy access to Chesham, Gt Missenden, Tring and Berkhamsted. The cottage forms the mid-section of a row of three cottages and has a contemporary interior in keeping with the style of property, and accommodation over three floors. This includes two reception rooms and a kitchen on the ground floor, with access to the cellar, then on the first floor is the master bedroom and shower room, with the two remaining bedrooms on the second floor.

The building is set back from the lane with a small front garden, then at the rear is a larger fenced garden, a gravelled area of hardstanding then a collection of buildings and land. The buildings comprise a timber stable block with three stalls and a tack room, plus a small feed store built with concrete blocks and a small timber shed with a fenced concrete yard in the foreground. There is also a separate timber stable and feed store, with single stable/field shelter before the entrance into the level fenced paddock.

Accommodation:
Ground Floor: Sitting room with an inglenook fireplace and access to the cellar, exposed wall timbers and floorboards. Kitchen with painted shaker style units , hardwood work surfaces, and a cast iron range cooker. Dining/sunroom with solid side walls a glazed end wall looking into the garden, plus a pitched glazed roof.
First Floor: A sizeable master bedroom with a pretty fireplace and a window to the front overlooking fields. The shower room was recently refitted and benefits from tiled walls and floor plus a large shower cubicle and a window to the rear.
Second Floor: Here there are two bedrooms, the larger one benefitting from a fireplace and a window to the front, the smaller one having a window to the rear.

Exterior:
At the front is an open garden with an area of lawn, a flower border and path to the front door. To the rear is a larger fenced garden laid to lawn then a gravelled area of hardstanding this is accessed via a right of way over a driveway to the side of Number One, providing parking for several vehicles. Beyond this are the stables, feed stores and tack room with the fenced paddock beyond.









Auctioneer's Note:
The property is Grade II listed.
Listing No: 1162868
The right of way to the side of number one is documented within the title, however it has at times been obstructed. Please refer to the legal pack.

VAT:
VAT is not applicable.

Open House Viewings:
Tue 24 Nov 13:15-13:45
Sat 28 Nov 13:15-13:45
Wed 2 Dec 13:15-13:45
These are open house viewings, you do not need to make an appointment you can simply attend between the published times.



Tenure: Freehold
Local Authority: Buckinghamshire County Council. Tel: 0300 131 6000
Solicitors: Heald Solicitors, 4 Bramley Road, Bletchley, Milton Keynes, Buckinghamshire MK1 1PT. Tel: 01908 662 277. Ref: Caroline Wilton.
Energy Performance Certificate (EPC): Current Rating E
Council Tax Band: C
Services: Interested parties are requested to make their own enquiries to the relevant authorities as to the availability of services.

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.

Additional Fees and Disbursements will be charged to the buyer - see individual property details at robinsonandhallauctions.co.uk and Special Conditions of Sale for actual figures

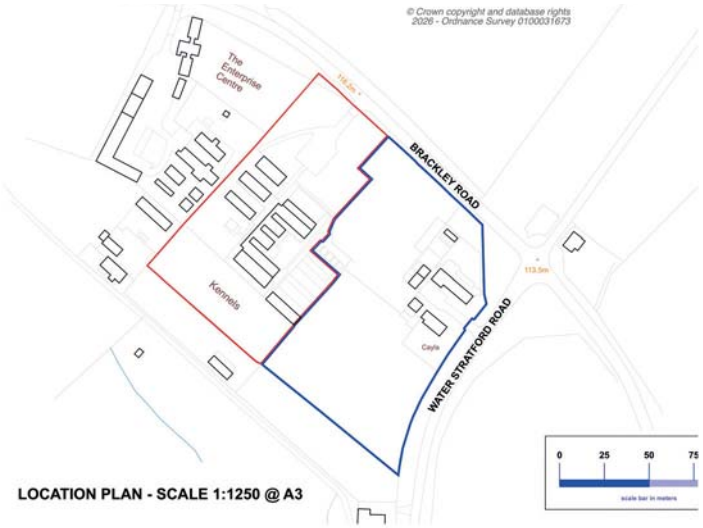
Commercial

34

Cayla Kennels & Cattery, Water Stratford, Buckinghamshire MK18 5DP

***GUIDE PRICE: £180,000+ (plus fees)**











Occupying a large plot in excess of two and a half acres, this former commercial dog kennel and cattery includes several large buildings and a sizeable parking area.

Set on the edge of Water Stratford with an established entrance on the A422 between Buckingham and Brackley, this substantial property operated for many years as a commercial dog kennel and cattery until 2022, housing up to 100 dogs and 60 cats. The original buildings are of concrete construction that date back to the Second World War when they were erected for the site to be used as a prisoner of war camp. Since then, some of the buildings have been demolished and the broken concrete covered with topsoil to form a bund along the far (south-western) boundary.

The remaining buildings were converted into kennel stalls, grooming areas, kitchens, offices, and a reception area, and one of the buildings housed a swimming pool for hydrotherapy, although the pool has been filled in with rubble. In addition to the original buildings, there are fenced exercise areas, timber-built kennels, and garden areas, and in the foreground there is a large parking area with a wide gated access. The plot is very well screened with mature hedges and fencing, and throughout there is a wide variety of mature trees.

What3Words:
///drags.retrieves.jubilant

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 9th December 2026.

VAT:
VAT is not applicable.

Open House Viewings:
Fri 27 Nov 10:00-10:45
Fri 4 Dec 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.

Tenure: Freehold
Local Authority: Buckinghamshire County Council. Tel: 0300 131 6000
Solicitors: EMW Law, 1 Seebeck House, Seebeck Place, Knowlhill, Milton Keynes MK5 8FR. Tel: 0345 070 6000. Ref: Rhiannon Penney.
Energy Performance Certificate (EPC): Current Rating N/A
Council Tax Band: 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.

Additional Fees and Disbursements will be charged to the buyer - see individual property details at robinsonandhallauctions.co.uk and Special Conditions of Sale for actual figures





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Residential for improvement

35

33 West Street, Harrow, Middlesex HA1 3EG

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











A three bedroom period house with a large rear garden that is superbly located within this particularly sought-after enclave of North West London.

Requiring refurbishment, this attractive terraced house is located towards the top of Harrow-on-the-Hill, set amongst other period property. The house offers accommodation over three floors with part of the main bedroom above a ground-floor reception room of number 35, and the décor along with the fixtures and fittings, are dated. Consequently, the house offers an excellent opportunity to refurbish and significantly improve. The house faces directly onto the pavement, and at the rear is a good-sized secluded walled garden, although the wall along the western side boundary is unstable and will require repair by the new owners.

Accommodation:
Ground Floor: Entrance vestibule, sitting room, dining room and kitchen.
First Floor: Landing, master bedroom with an ensuite shower room, two further bedrooms and a bathroom.
Second Floor: A useable attic room with a window and radiator.

Exterior:
The rear garden extends to approximately 50 feet and includes a small brick outhouse and a timber garden shed.

VAT:
VAT is not applicable.

Open House Viewings:
Thu 26 Nov 10:30-11:00
Sat 28 Nov 10:00-11:00
Thu 3 Dec 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.

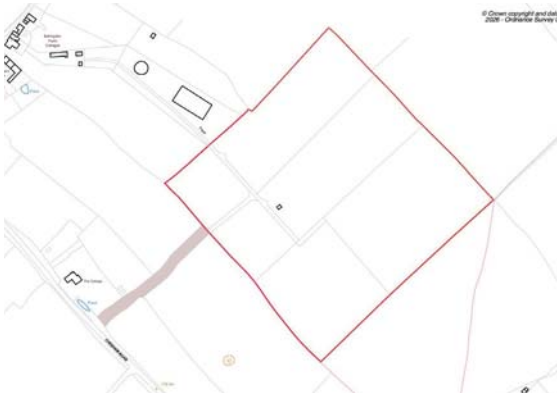
Partner Agent

The Bloxham Partnership

Tenure: Freehold with Flying Freehold
Local Authority: London Borough of Harrow. Tel: 020 8863 5611
Solicitors: Howard Kennedy, 1 London Bridge, London SE1 9BG. Tel: 020 3755 6000. Ref: Jason Tann.
Energy Performance Certificate (EPC): Current Rating D
Council Tax Band: D
Services: Interested parties are requested to make their own enquiries to the relevant authorities as to the availability of services.

Additional Fees
Buyer's Premium: There is no Buyer's Premium payable on this lot.
Administration Charge: Purchasers will be required to pay an administration fee of £1,500 incl. VAT.
Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

Additional Fees and Disbursements will be charged to the buyer - see individual property details at robinsonandhallauctions.co.uk and Special Conditions of Sale for actual figures





36

Agricultural/Amenity Land

Plot 1, Land to the rear of 2 Hawridge Lane, Bellingdon, Buckinghamshire HP5 2XX

***GUIDE PRICE:**

£160,000+ (plus fees)

Surrounded by grazing and farmland and located to the side of a well-regarded South Bucks Chiltern village, this level block of grazing land measures approximately 17.25 acres and is divided into 6 paddocks.

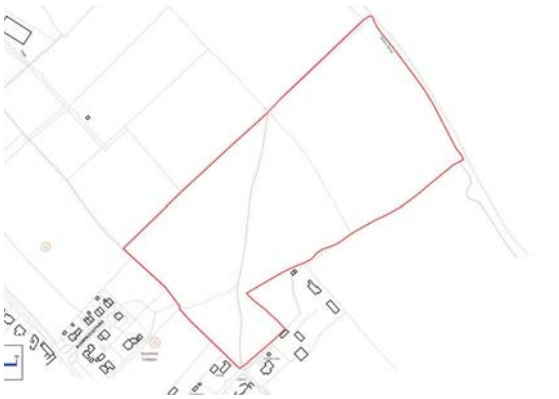
This rectangular block of land is set back from the Chesham Road where a gated entrance leads from the road over a right of way through a small paddock. The land is sub-divided into 6 rectangular paddocks of differing sizes with secure fencing which is a combination of Tornado polymer-coated steel 'lightening wire' fencing, and post and rail fencing with foal-proof closely-spaced wire mesh. A central grass track leads through the land with gated entrances into the paddocks which are inset at angles to allow for easy access for tractors and trailed farm machinery. Within one of the paddocks is a timber field shelter, and along the north-west boundary is a public footpath.

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 Solicitors, 4 Bramley Road, Bletchley, Milton Keynes, Buckinghamshire MK1 1PT. Tel: 01908 662 277. Ref: Caroline Wilton.
Energy Performance Certificate (EPC): Current Rating N/A
Council Tax Band: N/A
Services: Interested parties are requested to make their own enquiries to the relevant authorities as to the availability of services.

Additional Fees
Buyer's Premium: There is no Buyer's Premium payable on this lot.
Administration Charge: Purchasers will be required to pay an administration fee of £1,500 incl. VAT.
Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.





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Agricultural/Amenity Land

Plot 2, Land at Ramscote Lane, Bellingdon, Buckinghamshire HP5 2XP

***GUIDE PRICE:**

£160,000+ (plus fees)

A 22-acre parcel of grazing land, with a gated access adjacent to and opposite residential property, that is set within the Chiltern Hills with nearby access to a good network of bridleways.

This gently undulating parcel of land is within a very well-regarded South Bucks village, one of a collection of small villages in the Chilterns that lie between Great Missenden and Berkhamsted, Tring, and Chesham. There is a gated entrance on a bend along Ramscote Lane, between The Hollies and Hill Top Farm, which has a metal five-bar field gate to allow for vehicular access, set back sufficiently for a vehicle to draw off the road. To the side of this gate is a pedestrian gate, allowing access to two footpaths; one to the side boundary and the other crossing the first of two evenly-sized paddocks, both benefitting from established hedges to their boundaries, with the exception of their north-western boundaries which are fenced.

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 Solicitors, 4 Bramley Road, Bletchley, Milton Keynes, Buckinghamshire MK1 1PT. Tel: 01908 662 277. Ref: Caroline Wilton.
Energy Performance Certificate (EPC): Current Rating N/A
Council Tax Band: 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.

Additional Fees and Disbursements will be charged to the buyer - see individual property details at robinsonandhallauctions.co.uk and Special Conditions of Sale for actual figures

Plot adjacent to Buckingham Rugby Club, Duck Lake, Maids Moreton, Buckinghamshire MK18 1RF

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









A level building plot that measures in excess of one acre, with an approved consent for up to three dwellings, located on the edge of a sought-after village just outside the market town of Buckingham.

An application for permission in principle for a minimum of one and a maximum of three dwellings has been approved on this 1.12-acre parcel of land. It is located next to the Buckingham Rugby Club in the village of Maids Moreton, directly to the north of Buckingham. The plot is a regular square shape with a wide road frontage and direct road access with an existing entrance that has a pair of field gates. Overall, the plot is level and there are established hedges and trees to the boundaries. It has become overgrown with self-seeded scrub.

What3Words:
///forwarded.talked.talkers

Planning:
Reference: PL/26/06367/PIP
Proposal: Application for permission in principle for the erection of a minimum of 1 and a maximum of 3 dwellings.
Decision: Approved
Decision Date: 16/10/2026.

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: Arnold Thomson Solicitors, 203-207 Watling Street West, Towcester NN12 6BX. Tel: 01327 350 266. Ref: Rhiannon Beswick.
Energy Performance Certificate (EPC): Current Rating N/A
Council Tax Band: 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.

Additional Fees and Disbursements will be charged to the buyer - see individual property details at robinsonandhallauctions.co.uk and Special Conditions of Sale for actual figures

MEMORANDUM OF SALE

robinson hall AUCTIONS

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:

* For the purpose of this contract, the conditions of sale include the three sections of the RICS Common Auction Conditions, the Glossary, Conduct of the Auction and the General Conditions.

COMMON AUCTION CONDITIONS (EDITION 5)

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Introduction

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

Glossary

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

Auction conduct conditions

The Auction Conduct Conditions govern the relationship between the auctioneer and anyone who participates in the auction. They apply wherever the property is located, and cannot be changed or removed, even by a special condition or the total replacement of all sale conditions, without the auctioneer's agreement. We recommend a two-part notice to bidders, with 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.

The RICS owns the copyright in all editions of the Common Auction Conditions (CAC), but permits the free use of the 5th edition if the user:

- relies on its own legal advice as to whether the CAC are suitable;
- agrees that the Royal Institution of Chartered Surveyors and those who advised it have no liability to anyone who uses or relies on the CAC;
- reproduces all compulsory sections of the CAC without variation, except where specifically stated;
- acknowledges that the CAC are reproduced with the consent of the RICS; and
- refers to the Conditions as the Common Auction Conditions (5th edition).

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

Glossary

This glossary applies to the AUCTION CONDUCT CONDITIONS and the SALE CONDITIONS. It is a compulsory section of the Common AUCTION Conditions 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 tothe CONDITIONS and YOU, WE, the SELLER and the BUYER all submit to the jurisdiction of the Courts of England and Wales.

Wherever it makes sense:

- 'month' means calendar month
- singular words can be read as plurals, and plurals as singular words;
- a"person" includes a corporate body;
- words of one gender include the other genders;
- references to legislation and regulations are to that legislation and those regulations modified or re-enacted bythe date of the AUCTION or the CONTRACT DATE (as applicable)
- references to official guidance and procedures and to the recommendations of a supervisory body are to that guidance and those procedures and recommendations as at the date of the AUCTION or the CONTRACT DATE (as applicable) and
- where the following words appear in small capitals they have the specified meanings.

ACTUAL COMPLETION DATE

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

ADDENDUM

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

AGREED COMPLETION DATE Subject to CONDITION G9.3:

a) the date specified in the SPECIAL CONDITIONS; or

b) if no date is specified, 20 BUSINESS DAYS after the CONTRACT DATE;

but if that date is not a BUSINESS DAY the first subsequent BUSINESS DAY.

AML

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

AML INFORMATION

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

AML REGULATIONS

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

APPROVED FINANCIAL INSTITUTION

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

ARREARS

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

ARREARS SCHEDULE

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

AUCTION

The auction advertised in the CATALOGUE or on the WEBSITE.

AUCTION CONDUCT CONDITIONS

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

AUCTIONEERS

The auctioneers at the AUCTION.

BUSINESS DAY

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

BUYER

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

CATALOGUE

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

COMPLETION

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

CONDITION

One of the AUCTION CONDUCT CONDITIONS or SALE CONDITIONS.

CONTRACT

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

CONTRACT DATE

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

a) the date of the SALE MEMORANDUM signed by both the SELLER and BUYER or

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

DOCUMENTS

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

EXTRA GENERAL CONDITIONS

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

FINANCIAL CHARGE

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

GENERAL CONDITIONS

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

INTEREST RATE

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

LOT

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

OLD ARREARS

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

PARTICULARS

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

PRACTITIONER

An insolvency practitioner for the purposes of the Insolvency Act 1986 (or, in relation to jurisdictions outside the 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, but no condition is a SALE CONDITION to the extent that it purports to vary, exclude or replace any AUCTION CONDUCT CONDITION (or all of them) unless that condition has been specifically agreed in writing with the AUCTIONEERS before the date of the AUCTION.

SALE MEMORANDUM

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

SELLER

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

SPECIAL CONDITIONS

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

TENANCIES

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

TENANCY SCHEDULE

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

TRANSFER

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

TUPE

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

VAT

Value added tax or other tax of a similar nature.

VAT OPTION

An option to tax.

WE (and US and OUR)

The AUCTIONEERS.

WEBSITE

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

YOU (and YOUR)

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

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 CAC. They cannot be disapplied or varied without OUR written agreement, even by a CONDITION purporting to replace the CAC in their entirety.

A1 Introduction

The AUCTION CONDUCT CONDITIONS apply wherever the LOT is located.

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

A2 OUR role

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

a) prepare the CATALOGUE and PARTICULARS from information supplied by or on behalf of each SELLER

b) offer each LOT for sale

c) sell each LOT

d) receive and hold deposits

e) sign each SALE MEMORANDUM and

f) treat a CONTRACT as repudiated if the BUYER fails to sign a SALE MEMORANDUM or pay a deposit as required by these AUCTION CONDUCT CONDITIONS or fails to provide AML INFORMATION.

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

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

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

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

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

A3 Bidding and reserve prices

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

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

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

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

A3.5 Where there is a reserve price, the SELLER may bid (or ask US or another agent to bid on the SELLER'S behalf) up

COMMON AUCTION CONDITIONS (EDITION 5)

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to the reserve price but may not make a bid equal to or exceeding the reserve price. YOU accept that it is possible that all bids up to the reserve price are bids made by or on behalf of the SELLER.

A4 The PARTICULARS and other information

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

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

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

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

A5 The CONTRACT

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

A5.2 The BUYER:

a) must buy the LOT on the terms of the SALE MEMORANDUM at the PRICE YOU bid (plus VAT, if applicable)

b) is not obliged to pay any other money, expenses, charges or consideration to the SELLER, the SELLER'S agent, or to anyone else, unless the amount is either specifically stated in the SPECIAL CONDITIONS or is:

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

ii) apportionments and/or interest pursuant to CONDITION G10

iii) ARREARS as provided by CONDITION G11 or

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

A5.3 YOU must:

a) provide all information WE need from YOU to enable US to complete the SALE MEMORANDUM

b) sign the completed SALE MEMORANDUM as BUYER (or as agent for the BUYER), failing which WE are authorised to sign it on the BUYER'S behalf and

c) pay the deposit

and if YOU do not, WE may as agent for the SELLER treat that failure as YOUR repudiation of the CONTRACT and offer the LOT for sale again; the SELLER may then have a claim against YOU for breach of CONTRACT.

A5.4 The deposit:

a) must be paid in pounds sterling in the manner stipulated in CONDITION A6

b) may be declined by US unless drawn on YOUR account, or that of the BUYER, or of another person who would not expose US to a breach of AML REGULATIONS

c) is to be held by US (or, at OUR option, the SELLER'S conveyancer) and

d) is to be held as stakeholder where VAT would be chargeable on the deposit were it to be held as agent for the SELLER, but otherwise is to be held as stakeholder unless the SALE CONDITIONS require it to be held as agent for the SELLER.

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

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

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

a) YOU are personally liable to buy the LOT even if YOU are acting as an agent and

b) YOU must indemnify the SELLER in respect of any loss the SELLER incurs as a result of the BUYER'S default.

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

A6 Extra Auction Conduct Conditions

A6.1 Despite any SPECIAL CONDITION to the contrary the minimum deposit WE accept is £5,000 (or the total PRICE, if less). A SPECIAL CONDITION may, however, require a higher minimum deposit.

A6.2 WE accept the following methods of payment of the deposit:

Debit card or bank transfer

General conditions of sale

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 so long as they are SALE CONDITIONS as defined in the glossary.

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

a) matters registered or capable of registration as local land charges

b) matters registered or capable of registration by any competent authority or under the provisions of any statute

c) notices, orders, demands, proposals, and requirements of any competent authority

d) charges, notices, orders, restrictions, agreements and other matters relating to town and country planning, highways or public health

e) rights, easements, quasi-easements, and wayleaves

f) outgoings and other liabilities

g) any interest which overrides, under the Land Registration Act 2002

h) matters that ought to be disclosed by the searches and 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.

b) the SELLER is to leave them at the LOT. The BUYER buys with full knowledge of:

G1.8 The BUYER buys with full knowledge of:

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

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

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

G2 Deposit

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

a) any minimum deposit stated in the AUCTION CONDUCT CONDITIONS (or the total PRICE, if this is less than that minimum) and

b) 10% of the PRICE (exclusive of any VAT on the PRICE).

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

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

G3 Between CONTRACT and COMPLETION

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

a) the LOT is sold subject to a TENANCY that requires the SELLER to insure the LOT or

b) the SPECIAL CONDITIONS require the SELLER to insure the LOT.

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

a) must produce to the BUYER on request all relevant insurance details

b) must use reasonable endeavours to maintain that or equivalent insurance and pay the premiums when due

c) gives no warranty as to the adequacy of the insurance

d) must at the request of the BUYER use reasonable endeavours to have the BUYER'S interest noted on the policy if it does not cover a contracting purchaser

e) must, unless otherwise agreed, cancel the insurance at COMPLETION, apply for a refund of the premium and (subject to the rights of any tenant or other third party) pay that refund to the BUYER and

f) (subject to the rights of any tenant or other third party) hold on trust for the BUYER any insurance payments that the SELLER receives in respect of loss or damage arising after the CONTRACT DATE, or assign to the BUYER the benefit of any claim and the BUYER must on COMPLETION reimburse to the SELLER the cost of that insurance as from the CONTRACT DATE (to the extent not already paid by the BUYER or a tenant or other third party).

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

Law of Property Act 1925 does not apply to the CONTRACT.

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

G4 Title and identity

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

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

a) if the LOT is registered land, the SELLER is to give to the BUYER within five BUSINESS DAYS of the CONTRACT DATE an official copy of the entries on the register and title plan and, where noted on the register, an official copy of all DOCUMENTS subject to which the LOT is being sold.

b) If the LOT is not registered land, the SELLER is to give to the BUYER within five BUSINESS DAYS of the CONTRACT DATE an abstract or epitome of title starting from the root of title mentioned in the SPECIAL CONDITIONS (or, if none is mentioned, a good root of title more than 15 years old) and must produce to the BUYER the original or an examined copy of every relevant DOCUMENT.

c) If title is in the course of registration, title is to consist of:

i) certified copies of the application for registration of title made to the Land Registry and of the DOCUMENTS accompanying that application

ii) evidence that all applicable stamp duty land tax relating to that application has been paid and

iii) a letter under which the SELLER or their conveyancer agrees to use all reasonable endeavours to answer any requisitions raised by the Land Registry and to instruct the Land Registry to send the completed registration DOCUMENTS to the BUYER.

d) The BUYER has no right to object to or make requisitions on any title information after COMPLETION or, if earlier, more than seven BUSINESS DAYS after that information has been given to the BUYER.

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

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

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

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

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

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

G5 TRANSFER

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

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 the 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.

COMMON AUCTION CONDITIONS (EDITION 5)

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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:

a) the balance of the PRICE (plus VAT if applicable) adjusted to take account of apportionments and interest under CONDITION G10

b) any amounts payable under CONDITIONS G3.2 and G11 but no other amounts unless stated in the SPECIAL CONDITIONS.

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

a) direct transfer from the BUYER'S conveyancer to the SELLER'S conveyancer and

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

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

G6.5 If COMPLETION takes place after 1400 hours for a reason other than the SELLER'S default, it is to be treated, for the purposes of apportionment and calculating interest, as if it had taken place on the next BUSINESS DAY.

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

G7 Notice to complete

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

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

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

a) terminate the CONTRACT

b) claim the deposit and any interest on it if held by a stakeholder

c) forfeit the deposit and any interest on it

d) resell the LOT and

e) claim damages from the BUYER.

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

a) terminate the CONTRACT and

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

G8 If the CONTRACT is brought to an end

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

a) the BUYER must return all papers to the SELLER and appoint the SELLER their agent to cancel any registration of the CONTRACT and

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

G9 Landlord's licence

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

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

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

G9.4 The SELLER must:

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

b) enter into any authorised guarantee agreement (AGA) properly required (procuring a guarantee of the AGA if lawfully required by the landlord).

G9.5 The BUYER must promptly:

a) provide references and other relevant information and

b) comply with the landlord's lawful requirements.

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

G10 Interest and apportionments

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

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

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

a) the BUYER is liable to pay interest and

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

G10.4 Apportionments are to be calculated on the basis that:

a) the SELLER receives income and is liable for outgoings for the whole of the day on which apportionment is to be made

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

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 the SELLER or BUYER as appropriate within five BUSINESS DAYS of the date when the amount is known.

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

G11 ARREARS

Part 1 – Current rent

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

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

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

Part 2 – BUYER to pay ARREARS

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

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

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

Part 3 – BUYER not to pay ARREARS

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

a) so state or

b) give no details of any ARREARS.

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

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

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

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

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

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

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

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

G12 Management

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

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

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

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

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

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

G13 Rent deposits

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

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

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

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

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

b) give notice of assignment to the tenant and

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

G14 VAT

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

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

G15 Transfer as a going concern

G15.1 Where the SPECIAL CONDITIONS so state:

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

b) this CONDITION (G15) applies.

G15.2 The SELLER confirms that:

a) they are registered for VAT, either in the SELLER'S name or as a member of the same VAT group and

b) they have (unless the sale is a standard-rated supply) made in relation to the LOT a VAT OPTION that remains valid and will not be revoked before COMPLETION.

G15.3 The BUYER confirms that:

a) they are registered for VAT, either in the BUYER'S name or as a member of a VAT group

b) they have made, or will make before COMPLETION, a VAT OPTION in relation to the LOT and will not revoke it before or within three months after COMPLETION

c) article 5(2B) of the Value Added Tax (Special Provisions) Order 1995 does not apply to them and

d) they are not buying the LOT as a nominee for another person.

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

a) of the BUYER'S VAT registration

b) that the BUYER has made a VAT OPTION and

c) that the VAT OPTION has been notified in writing to HM Revenue and Customs

and, if they do not produce the relevant evidence at least two BUSINESS DAYS before the AGREED COMPLETION DATE, CONDITION G14.1 applies at COMPLETION.

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

a) retain and manage the LOT for the BUYER'S own benefit as a continuing business as a going concern subject to and with the benefit of the TENANCIES and

b) collect the rents payable under the TENANCIES and charge VAT on them.

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

a) the SELLER'S conveyancer is to notify the BUYER'S conveyancer of that finding and provide a VAT invoice in respect of the sale of the LOT

b) the BUYER must within five BUSINESS DAYS of receipt of the VAT invoice pay to the SELLER the VAT due and

c) if VAT is payable because the BUYER has not complied with this CONDITION (G15), the BUYER must pay and indemnify the SELLER against all costs, interest, penalties or surcharges that the SELLER incurs as a result.

G16 Capital allowances

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

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

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

G16.4 The SELLER and BUYER agree to:

a) make an election on COMPLETION under section 198 of the Capital Allowances Act 2001 to give effect to this CONDITION (G16) and

b) submit the value specified in the SPECIAL CONDITIONS to HM Revenue and Customs for the purposes of their respective capital allowance computations.

G17 Maintenance agreements

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

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

G18 Landlord and Tenant Act 1987

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

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

G19 Sale by PRACTITIONER

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

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

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

G19.4 The LOT is sold:

a) in its condition at COMPLETION

b) for such title as the SELLER may have and

c) with no title guarantee

and the BUYER has no right to terminate the CONTRACT or any other remedy if information provided about the LOT is inaccurate, incomplete or missing.

G19.5 Where relevant:

a) the DOCUMENTS must include certified copies of those under which the PRACTITIONER is appointed, the document of appointment and the PRACTITIONER'S acceptance of appointment and

b) the SELLER may require the TRANSFER to be by the lender exercising its power of sale under the Law of Property Act 1925.

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

G20 TUPE

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

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

a) The SELLER must notify the BUYER of those employees whose contracts of employment will transfer to the BUYER on COMPLETION (the 'transferring employees'). This notification must be given to the BUYER not less than 14 days before COMPLETION.

b) The BUYER confirms that they will comply with their obligations under TUPE and any SPECIAL CONDITIONS in respect of the transferring employees.

c) The BUYER and the SELLER acknowledge that, pursuant and subject to TUPE, the contracts of employment between the transferring employees and the SELLER will transfer to the BUYER on COMPLETION.

d) The BUYER is to keep the SELLER indemnified against all liability for the transferring employees after COMPLETION.

G21 Environmental conditions

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

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

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

G22 Service charge

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

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

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

a) service charge expenditure attributable to each TENANCY

b) payments on account of service charge received from each tenant

c) any amounts due from a tenant that have not been received and

d) any service charge expenditure that is not attributable to any TENANCY and is for that reason irrecoverable.

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

a) that payments that the tenant has made on account exceed attributable service charge expenditure, the SELLER must pay to the BUYER an amount equal to that excess when they provide the service charge account or

b) that attributable service charge expenditure exceeds payments made on account, the BUYER must use all reasonable endeavours to recover the shortfall from the tenant as soon as practicable and promptly pay the amount so recovered to the SELLER

but, in respect of payments on account that are still due from a tenant, CONDITION G11 (ARREARS) applies.

G22.5 In respect of service charge expenditure that is not attributable to any TENANCY, the SELLER must pay the expenditure incurred in respect of the period before the ACTUAL COMPLETION DATE and the BUYER must pay the expenditure incurred in respect of the period after the ACTUAL COMPLETION DATE. Any necessary monetary adjustment is to be made within five BUSINESS DAYS of the SELLER providing the service charge account to the BUYER.

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

a) the SELLER must pay it (including any interest earned on it) to the BUYER on COMPLETION and

b) the BUYER must covenant with the SELLER to hold it in accordance with the terms of the TENANCIES and to indemnify the SELLER if it does not do so.

G23 Rent reviews

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

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

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

G23.4 The SELLER must promptly:

a) give to the BUYER full details of all rent review negotiations and proceedings, including copies of all correspondence and other papers and

b) use all reasonable endeavours to substitute the BUYER for the SELLER in any rent review proceedings.

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

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

G23.7 If a rent review is agreed or determined before COMPLETION but the increased rent and any interest recoverable from the tenant has not been received by COMPLETION, the increased rent and any interest recoverable is to be treated as ARREARS.

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

G24 Tenancy renewals

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

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

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

G24.4 Following COMPLETION, the BUYER must:

a) with the cooperation of the SELLER, take immediate steps to substitute themself as a party to any proceedings

b) use all reasonable endeavours to conclude any proceedings or negotiations for the renewal of the TENANCY and the determination of any interim rent as soon as reasonably practicable at the best rent or rents reasonably obtainable and

c) if any increased rent is recovered from the tenant (whether as interim rent or under the renewed TENANCY), account to the SELLER for the part of that increase that relates to the SELLER'S period of ownership of the LOT within five BUSINESS DAYS of receipt of cleared funds.

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

G25 Warranties

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

G25.2 Where a warranty is assignable, the SELLER must:

a) on COMPLETION assign it to the BUYER and give notice of assignment to the person who gave the warranty and

b) apply for (and the SELLER and the BUYER must use all reasonable endeavours to obtain) any consent to assign that is required. If consent has not been obtained by COMPLETION, the warranty must be assigned within five BUSINESS DAYS after the consent has been obtained.

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

a) hold the warranty on trust for the BUYER and

b) at the BUYER'S cost, comply with such of the lawful instructions of the BUYER in relation to the warranty as do not place the SELLER in breach of its terms or expose the SELLER to any liability or penalty.

G26 No assignment

G26.1 The BUYER must not assign, mortgage or otherwise transfer or part with the whole or any part of the BUYER'S interest under this CONTRACT.

G27 Registration at the Land Registry

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

a) procure that they become registered at the Land Registry as proprietor of the LOT

b) procure that all rights granted and reserved by the lease under which the LOT is held are properly noted against the affected titles and

c) provide the SELLER with an official copy of the register relating to such lease showing themself registered as proprietor.

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

a) apply for registration of the TRANSFER

b) provide the SELLER with an official copy and title plan for the BUYER'S new title and

c) join in any representations the SELLER may properly make to the Land Registry relating to the application.

G28 Notices and other communications

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

G28.2 A communication may be relied on if:

a) delivered by hand or

b) made electronically and personally acknowledged (automatic acknowledgement does not count) or

c) there is proof that it was sent to the address of the person to whom it is to be given (as specified in the SALE MEMORANDUM) by a postal service that offers normally to deliver mail the next following BUSINESS DAY.

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

a) when delivered, if delivered by hand, or

b) when personally acknowledged, if made electronically

but if delivered or made after 1700 hours on a BUSINESS DAY, a communication is to be treated as received on the next BUSINESS DAY.

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

G29 Contracts (Rights of Third Parties) Act 1999

G29.1 No one is intended to have any benefit under the CONTRACT pursuant to the Contracts (Rights of Third Parties) Act 1999.

G30 Extra Conditions of Sale

The following general conditions, with reference to the 4th Edition of the Common Auction Conditions for Real Estate Auctions, are to be treated as being amended as follows:

1) Condition A1.2 of the Auction Conduct Conditions shall be amended by adding the words 'in writing' at the end.

2) Condition A5.4 (d) of the Auction Conduct Conditions in its entirety should read "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 agent for the SELLER unless the SALE CONDITIONS require it to be held as STAKEHOLDER.

Going once...

The most suitable properties for auction include:

- Properties in poor condition
- Tenanted properties
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- Small parcels of land
- Lock up garages & other small buildings

Auction dates:

17th February 2027

7th April 2027

26th May 2027

14th July 2027

1st September 2027

20th October 2027

8th December 2027

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