

MCHUGH & CO

Established 1983

SALE BY AUCTION



Thursday 14 October 2021

with bidding commencing at

7.30 am

(unless sold prior)

On-Line Auction

Remote Bidding Only

Through On-Line Bidding,
Telephone Bidding or Proxy Bidding

Auctioneers' Office:

71 Parkway, Regents Park, London NW1 7PP

020 7485 0112 • mchughandco.com

ESTATE AGENTS & AUCTIONEERS

Attention all Prospective Bidders

McHUGH & CO
ESTATE AGENTS & AUCTIONEERS

020 7485 0112
www.mchughandco.com

Due to Government advice regarding Covid-19, our auction will be held remotely with On-Line Bidding, Telephone Bidding and Proxy Bidding Options available.

In line with Money Laundering Regulations 2017, McHugh & Co, as Auctioneers & Estate Agents, are required to seek proof of the purchaser's identity. All bidders/purchasers must provide photographic identity and evidence of address.

If you would like to bid, please register to bid on the particular lot you want to bid on by clicking the 'bid now' icon and 'Login/register to bid' and then just follow the prompts. If you require further assistance on how to register or if you would prefer to set up a traditional telephone or proxy bid with us, please contact the auctioneers on 020 7485 0112.

Photographic Identity (one item only required)

- Current Signed Passport
- Current Full UK/EU Photo Card Driving Licence
- Firearms Certificate
- Resident Permit issued by the Home Office to EU Nationals

Evidence of Address (Secondary identification) (one item only required)

- A Utility Bill issued within the last three months (mobile phone bills are not acceptable)
- Council Tax Bill (for the current year)
- HMRC Tax Notification
- Recent Bank, Building Society, Credit Card/Mortgage Statement
- Current Full UK Driving Licence (if not used as photo ID)

If required McHugh & Co will use Smart Search/Experian to confirm a purchaser's identity.

If you wish to purchase in the name of a company we will require the original or a certified copy of incorporation as well as the two forms of aforementioned identification from all directors.

If the purchaser(s) details are different from the successful bidder's, the purchaser will also be required to submit their details and identification, and this will be requested from the purchaser's solicitors following the auction unless available in the auction room.

The successful bidder will also be required to have a valid letter of authority from the purchaser.

Note: The documents will be photocopied and retained on our paper files.

If you have any query about the acceptable forms of identification please do not hesitate to contact the auctioneer's office prior to the sale day.

- Any measurements referred to in the particulars are for guidance only and do not form part of any contract.
- All photographs and plans are published for the convenience of Purchasers only and do not form part of any contract.
- The successful bidder is under a Binding contract as soon as the electronic gavel falls on his/her bid.
- Upon purchase of any Lot, we shall e-mail you with our client account bank details requesting the balance for the 10% deposit (minimum deposit of £5,000 or whichever sum shall be the greater) and the auctioneers buyers fee of £1,000 inclusive of VAT. If you are the successful bidder you must pay the remaining deposit by electronic bank transfer to the McHugh & Co clients bank account immediately after the auction and no later than 5pm the following day. The deposit must be transferred from your personal or company bank account or a bank transfer from your solicitors client account. the Memorandum will then be completed by the Clerks for signature and exchange. **CASH DEPOSITS ARE NOT ACCEPTABLE.**
- Prospective Purchasers are advised that sales are subject to (a) the General Conditions of Sale printed in the catalogue; (b) Special Conditions of Sale available on application to the Auctioneers; (c) any addendums or alterations, made available for inspection.
- **BUYER'S FEE - Each successful buyer or bidder will be required to pay the Auctioneers McHugh & Co., a non-refundable buyer's fee of £1,000 inclusive of VAT. Lots sold for less than £10,000 the buyer's fee will be £300 inclusive of VAT.**
- **The seller may charge additional fees payable upon completion. If applicable, such fees are detailed within the special conditions of sale. Buyers are deemed to bid in full knowledge of this.**

INTRODUCING MCHUGH & CO ONLINE AUCTIONS

McHugh & Co. Online Auctions is an innovative and pioneering platform for buying and selling property.



Providing all the benefits with traditional auctions, including: speed and certainty of sale, transparency and zero risk of gazumping, with the added advantage of being able to bid pressure-free from the comfort of your own home or office via desktop, tablet or mobile phone.

In order to bid, you must register to do so by 1pm the day before the auction. The simplest way to register to bid is as follows:

Lot

Click on a lot you want to bid on.

bidnow

Click on the 'Bid now' icon.

Log in / register to bid

Click on the 'Log in/register to bid' button and then just follow the prompts.

If you require further assistance on how to register or if you would prefer to set up a traditional telephone or proxy bid with us, please download the necessary form on the McHugh & Co auction website.

All legal documents can be viewed online for free.

For more information call us on
020 7485 0112 | mchughandco.com

MCHUGH & CO
ESTATE AGENTS & AUCTIONEERS

Order of Sale and Guide Prices

Lot 1	Highcliff, Beacon Hill, Purfleet, Essex, RM19 1RB	£225,000+	Lot 31	84 Grange Road, Ilford, Essex, IG1 1EX	£250,000+
Lot 2	19 Station Close, Brookmans Park, Hertfordshire, AL9 7SU	£240,000+	Lot 32	15 Finn House, Beveden Street, Hoxton, N1 6BN	£300,000+
Lot 3	96 Milton Road, Belvedere, Kent, DA17 5BA	£150,000+	Lot 33	2(A) Putney Road, Enfield, Middlesex, EN3 6NJ	£90,000+
Lot 4	42 Harwood Avenue, Ardleigh Green, Hornchurch, Essex, RM11 2NT	£180,000+	Lot 34	41(A) Crockhamwell Road, Woodley, Reading, Berkshire, RG5 3JZ	£250,000+
Lot 5	8 Chapel Place, Ramsgate, Kent, CT11 9RY	£150,000+	Lot 35	136 Ellison Road, Streatham, SW16 5DD	£325,000+
Lot 6	30 Cecil Road, Plaistow, E13 0LR	£350,000+	Lot 36	4 Strathray House, 30 Marylebone High Street, Marylebone, W1U 4PN	£80,000+
Lot 7	65 Hazelbank Road, Catford, SE6 1LS	£450,000+	Lot 37	984 Tyburn Road, Birmingham, B24 0TL	£65,000+
Lot 8	101(A) Halstead Road, Winchmore Hill, N21 3DR	£200,000+	Lot 38	323(A) Long Lane, Hillingdon, Middlesex, UB10 9JU	£150,000+
Lot 9	22 Herron Court, Westmoreland Road, Bromley, Kent, BR2 0QX	£125,000+	Lot 39	24 Lady Margaret Road, Crawley, West Sussex, RH11 0BX	£230,000+
Lot 10	17 Winkfield Road, Plaistow, E13 0AR	£180,000+	Lot 40	171 Roundtable Road, Bromley, Kent, BR1 5LF	£175,000+
Lot 11	17 Carnarvon Road, Stratford, E15 4JW	£375,000+	Lot 41	13 High Street, Fareham, Hampshire, PO16 7AF	£40,000+
Lot 12	139 Birkbeck Road, Enfield, Middlesex, EN2 0EB	£325,000+	Lot 42	Flat 3, Wren View, Hornsey Lane, Highgate, N6 5LH	£295,000+
Lot 13	14 Grantley House, 11 Myers Lane, New Cross, SE14 5RZ	£95,000+	Lot 43	26 Queen Street, Croydon, Surrey, CR0 1SY	£175,000+
Lot 14	238 Derinton Road, Tooting, SW17 8HX	£340,000+	Lot 44	Flat C, 57 Norfolk House Road, Streatham, SW16 1JQ	£160,000+
Lot 15	1/6 Grange Court, 91 Payne Avenue, Hove, East Sussex, BN3 5HD	£100,000+	Lot 45	14 Wordsworth Road, Hampton, Middlesex, TW12 1ER	£290,000+
Lot 16	31 Shelley Avenue, Hornchurch, Essex, RM12 4BT	£300,000+	Lot 46	36 Fort Road, Newhaven, East Sussex, BN9 9EJ	£240,000+
Lot 17	49 Lodge Lane, North Finchley, N12 8JG	£325,000+	Lot 47	7 Ravigill Place, Hodge Lea, Milton Keynes, Buckinghamshire, MK12 6JL	£100,000+
Lot 18	49 King Edward Road, Gillingham, Kent, ME7 2RE	£90,000+	Lot 48	80 Hertford Road, Enfield, Middlesex, EN3 5AL	£110,000+
Lot 19	19 Ruskin Court, Winchmore Hill Road, Winchmore Hill, N21 1QJ	£300,000+	Lot 49	80 Wood Close, Windsor, Berkshire, SL4 3LA	£225,000+
Lot 20	35 Lothair Road, Luton, Bedfordshire, LU2 7XB	£200,000+	Lot 50	57 Hill Rise, Chippenham, Wiltshire, SN15 1AY	£50,000+
Lot 21	5 Exeter Court, Maple Road, Surbiton, Surrey, KT6 4AX	£175,000+	Lot 51	21 Caroline Close, Muswell Hill, N10 1DT	£180,000+
Lot 22	142 Causeway, Banbury, Oxon, OX16 4SQ	£90,000+	Lot 52	Flat 1, 58 Montague Road, Hounslow, Middlesex, TW3 1LD	£125,000+
Lot 23	12 Whitelodge Avenue, Merseyside, Liverpool, L36 2PU	£65,000+	Lot 53	Land Rear of 1/11 Mortimer Terrace, Kentish Town, NW5 1LH	£165,000+
Lot 24	Northcote, 86 Rickmansworth Road, Pinner, Middlesex, HA5 3TW	£400,000+	Lot 54	379/381/383/385 Bath Road, Arncliffe, Leeds, West Yorkshire, LS16 5EU	£200,000+
Lot 25	27 Wimborne Road, Luton, Bedfordshire, LU1 1PD	£90,000+	Lot 55	Church Building, 36 Fort Road, Newhaven, East Sussex, BN9 9EJ	£125,000+
Lot 26	39 Stirling Road, Plaistow, E13 0BJ	£250,000+	Lot 56	153(A) Woodward Road, Dagenham, Essex, RM9 4SU	£175,000+
Lot 27	5 Park Hill Court, Addiscombe Road, Croydon, CR0 5PG	£160,000+	Lot 57	15 Groom Park, Clacton-On-Sea, Essex, CO15 3NL	£95,000+
Lot 28	64 Mill Lane, Cheshunt, Waltham Cross, Hertfordshire, EN8 0JH	£210,000+	Lot 58	136 Foxholes Road, Poole, Dorset, BH15 3NE	£150,000+
Lot 29	21 Glenwood Road, Catford, SE6 4NF	£395,000+	Lot 59	372 Hornsey Road, Holloway, N19 4HT	£525,200+
Lot 30	156 Morden Road, Mitcham, Surrey, CR4 4DD	£150,000+	Lot 60	5 Lime Tree Walk, West Wickham, BR4 9EB	£225,000+

Order of Sale and Guide Prices

<p>Lot 61 Flat E, 37 Cambridge Road, Bromley, Kent, BR1 4EB £135,000+</p> <p>Lot 62 25 The Pines, Purley, Surrey, CR8 2DZ £95,000+</p> <p>Lot 63 14 High Street, Fareham, Hampshire, PO16 7AF £40,000+</p> <p>Lot 64 132(A) Milton Road, Swanscombe, Kent, DA10 0LY £60,000+</p> <p>Lot 65 17 High Street, Westerham, Kent, TN16 1RA £250,000+</p> <p>Lot 66 61 Parkdale Road, Plumstead, SE18 1RT £230,000+</p> <p>Lot 67 34 Jersey House, 2 Eastfield Road, Enfield, Middlesex, EN3 5UY £80,000+</p> <p>Lot 68 17 Winterslow House, Flaxman Road, Camberwell, SE5 9DQ £150,000+</p> <p>Lot 69 40(A) Stromness Road, Southend-on-sea, Essex, SS2 4JQ £70,000+</p> <p>Lot 70 41 Clifford Street, Newport, Isle Of Wight, PO30 5AD £95,000+</p> <p>Lot 71 46 Eversley Park Road, Winchmore Hill, N21 1JS £1,350,000+</p> <p>Lot 72 56 Wellesley Road, Wanstead, E11 2HF £895,000+</p> <p>Lot 73 37 Felixstowe Road, Edmonton, N9 0DX £250,000+</p> <p>Lot 74 30 Harborough Road, Desborough, Kettering, Northamptonshire, NN14 2QY £110,000+</p> <p>Lot 75 14 Strathmore Road, Whitwell, Hertfordshire, SG4 8AU £200,000+</p> <p>Lot 76 32 Abbey Street, Cinderford, Gloucestershire, GL14 2NW £80,000+</p> <p>Lot 77 The Old Forge, Upper Common, Kington Langley, Chippenham, Wiltshire, SN15 5PE £70,000+</p> <p>Lot 78 52 Parker Road, Winton, Bournemouth, BH9 1AY £200,000+</p> <p>Lot 79 Rear Flat, 36 Fort Road, Newhaven, East Sussex, BN9 9EJ £110,000+</p> <p>Lot 80 50 Upper Church Street, Oswestry, Shropshire, SY11 2AE £60,000+</p> <p>Lot 81 14 Cross Street, Standish, Wigan, WN6 0HQ £40,000+</p> <p>Lot 82 9 Eaton Close, Swindon, Wiltshire, SN3 2BU £70,000+</p> <p>Lot 83 135 Ollerton Road, Retford, Nottingham, DN22 7UG £30,000+</p> <p>Lot 84 2 Avondale Road, Nelson, Lancashire, BB9 0DA £30,000+</p> <p>Lot 85 7 Ashley Road, Southport, PR9 0RB £50,000+</p> <p>Lot 86 39 Edenvale Road, Paignton, Torbay, Devon, TQ3 2JJ £150,000+</p> <p>Lot 87 129 High Street, Royal Wootton Bassett, Swindon, SN4 7AY £95,000+</p> <p>Lot 88 10(A) Station Road, Colwyn Bay, Wales, LL29 8BU £65,000+</p> <p>Lot 89 639(A) London Road, Sheffield, S2 4HT £30,000+</p> <p>Lot 90 First Floor Flat, 72 Meadow Street, Preston, Lancashire, PR1 1TS £30,000+</p> <p>Lot 91 165(A) Poolstock Lane, Wigan, WN3 5HW £55,000+</p> <p>Lot 92 47 Tennyson Avenue, Bridlington, Yorkshire, YO15 2EX £10,000+</p>	<p>Lot 93 Flat 28 Risingholme Court, High Street, Heathfield, East Sussex, TN21 8GB £10,000+</p> <p>Lot 94 134 Feltham Road, Ashford, TW15 1AD £110,000+</p> <p>Lot 95 Land adjacent to 62 Ashfield Avenue, Bushey, Hertfordshire, WD23 4LN £20,000+</p> <p>Lot 96 Land at Rear of 121 High Street, Whitton, Twickenham, TW2 7LG £150,000+</p> <p>Lot 97 Land adjacent to 326 Pump Lane, Rainham, Gillingham, Kent, ME8 7TJ £15,000+</p> <p>Lot 98 Two Garages & Land rear of 94 & 96 Bath Road, Slough, Berkshire, SL1 3SY £20,000+</p> <p>Lot 99 Land Adjacent to 14 Chilthorne Close, Catford, SE6 4YW £25,000+</p> <p>Lot 100 Land to the Rear of 22 Forest Drive East, Leytonstone, E11 1JY £20,000+</p> <p>Lot 101 Land adjacent to 121 Louviers Road, Weymouth, Dorset, DT3 6AY £20,000+</p> <p>Lot 102 Garage/Workshop to the rear of 2 Portland Road, Hayes, Middlesex, UB4 8LG £15,000+</p> <p>Lot 103 Garage & Land to the rear of 44 Roebuck Road, Chessington, Surrey, KT9 1JU £5,000+</p> <p>Lot 104 6/8 Belgrave Hill, Bristol, Avon, BS8 2UA £40,000+</p> <p>Lot 105 Monarch Court Garages, Lyttelton Road, Hampstead Garden Suburb, N2 0RA £230,000+</p> <p>Lot 106 Workshop Rear of 12/13 Mill Lane, Carshalton, Surrey, SM5 2JY £110,000+</p> <p>Lot 107 Garage and Land to the rear of 1 Hood Walk, Romford, Essex, RM7 8NU £50,000+</p> <p>Lot 108 Garage and Land to the Rear of 65 Boscombe Road, Worcester Park, Surrey, KT4 8PJ £5,000+</p> <p>Lot 109 Land on the North Side of Woodlands Road, Edmonton, N9 8RP £95,000+</p> <p>Lot 110 Garage Rear of 44 Priors Road, Cheam, Sutton, Surrey, SM3 8LN £5,000+</p> <p>Lot 111 Land to the Rear of 18 Aylands Road, Enfield, Middlesex, EN3 6PN £10,000+</p> <p>Lot 112 Building on Prince George Street, Skegness, PE25 2BD £10,000+</p> <p>Lot 113 Garage 4, Park Lawn, 208/210 Parchmore Road, Thornton Heath, Surrey, CR7 8HA £13,000+</p> <p>Lot 114 Garage 11, Quadrant Road, Thornton Heath, Surrey, CR7 7DB £18,000+</p> <p>Lot 115 Garage, 53 Burford Close, Ilford, Essex, IG6 1ES £5,000+</p> <p>Lot 116 Lock-up Garage Rear of 11 Woodgrange Terrace, Enfield, Middlesex, EN1 1JE £10,000+</p> <p>Lot 117 17/20 Glyn Court, 633 London Road, Worcester Park, Surrey, SM3 9DF £1,000+</p> <p>Lot 118 3 Ivy Gardens, Crouch End, N8 9JE £40,000+</p> <p>Lot 119 19 High Street, Thornton Heath, Surrey, CR7 8RU £10,000+</p> <p>Lot 120 34 Tudor Road, Hayes, Middlesex, UB3 2QB £2,000+</p> <p>Lot 121 12 Calshot Road, Birmingham, B42 2BT £25,000+</p>
--	---

LOT 1

Six Week Completion

Highcliff, Beacon Hill, Purfleet, Essex, RM19 1RB

Thurrock Council

Situated off London Road in a popular location, close to local shopping/travelling facilities and Purfleet Train Station. Lakeside Shopping Centre is also nearby.

A **Semi-Detached House** requiring complete modernisation with **Garage** and spacious accommodation arranged on **Two Floors** comprising:

First Floor

- Bedroom (One)
- Bedroom (Two)
- Bedroom (Three)
- Bedroom (Four)
- Bathroom
- Separate WC

Ground Floor

- Entrance Hall
- Front Reception Room
- Rear Reception Room
- Dining Room
- Kitchen

LOT 2

By Order of
Mountview Estates Plc

19 Station Close Brookmans Park, Hertfordshire, AL9 7SU

Welwyn Hatfield Council

Situated adjacent to Brookmans Park Rail Station in a popular residential area close to Brookmans Park Golf Course and local shopping/travelling facilities.

A **Self-Contained Ground Floor Purpose Built Flat** requiring modernisation with accommodation comprising:

- Entrance Hall
- Living Room
- Bedroom (One)
- Bedroom (Two)
- Kitchen
- Bathroom/WC

Gas-fired central heating (system not tested)

Front Garden **Garden at Rear**

Leasehold for a term of 999 years from 24th June 1957 at a ground rent of £9 per annum with a share in the Freehold.

Vacant Possession upon completion

Freehold House Vacant Possession



Front Garden

Garden at Rear

Vacant Possession

Garage to the Side

EPC Rating: F

Driveway with Off-Street Parking

Inspection: By arrangement with the Auctioneers

Long Leasehold Flat Vacant Possession



EPC Rating: D

Inspection: By arrangement with the Auctioneers

LOT 3

Six Week Completion
or Earlier

96 Milton Road Belvedere, Kent, DA17 5BA

London Borough of Bexley

Situated in a cul de sac off Lessness Park close to local shopping/travelling facilities including Belvedere Train Station.

An **End of Terrace House** requiring modernisation with accommodation arranged on **Two Floors** comprising:

First Floor

- Bedroom (One)
- Bedroom (Two)
- Bedroom (Three)
- Bathroom/WC

Ground Floor

- Entrance Hall
- Front Reception Room
- Rear Reception Room
- Kitchen

Garden at Rear

Vacant Possession

Freehold House Vacant Possession



EPC Rating: F

Inspection: By arrangement with the Auctioneers

LOT 4

Six Week Completion
or Earlier

42 Harwood Avenue Ardleigh Green, Hornchurch, Essex, RM11 2NT

London Borough of Havering

Situated off Cecil Avenue close to local shopping/travelling facilities including Gidea Park Rail Station. Haynes Park is also nearby.

A **Terrace House** requiring modernisation with accommodation arranged on **Two Floors** comprising:

First Floor

- Bedroom (One)
- Bedroom (Two)
- Bedroom (Three)

Ground Floor

- Entrance Hall
- Front Reception Room
- Rear Reception Room
- Bathroom/WC
- Lean-to/Kitchen

Front Garden

Garden at Rear

Note: There may be potential for a loft conversion subject to the necessary planning consents being obtained.

Freehold House Vacant Possession



Vacant Possession

Inspection: By arrangement with the Auctioneers

EPC Rating: F

LOT 5

Six Week Completion
or Earlier

8 Chapel Place Ramsgate, Kent, CT11 9RY

Thanet District Council

Situated off the High Street, close to the Royal Ramsgate Marina and local shopping/travelling facilities including Ramsgate Train Station.

A **Semi-Detached House** requiring modernisation with **Garage** and spacious accommodation arranged on **Two Floors** comprising:

First Floor

- Bedroom (One)
- Bedroom (Two)
- Bedroom (Three)
- Shower Room
- Separate WC

Ground Floor

- Entrance Hall
- Through Reception Room
- Dining Room
- Kitchen
- Bathroom/WC

Front Garden

Garden at Rear

Freehold House Vacant Possession



Lock-Up Garage and Off-Street Parking

EPC Rating: TBC

Vacant Possession

Inspection: By arrangement with the Auctioneers

LOT 6

Six Week Completion
or Earlier

30 Cecil Road Plaistow, E13 0LR

London Borough of Newham

Situated off Terrace Road in a popular residential area close to the High Street and local shopping/travelling facilities including Plaistow Underground Station (District and Hammersmith and City Lines).

An **End of Terrace House** requiring complete modernisation with spacious accommodation arranged on **Three Floors** comprising:

Second Floor

- Bedroom (Four)

First Floor

- Bedroom (One)
- Bedroom (Two)
- Bedroom (Three)
- Bathroom/WC

Ground Floor

- Entrance Hall
- Front Reception Room
- Rear Reception Room
- Kitchen
- Dining Room

Cellar



Front Garden

Garden at Rear

EPC Rating: E

Vacant Possession

Inspection: By arrangement with the Auctioneers

LOT 7

65 Hazelbank Road Catford, SE6 1LS

London Borough of Lewisham

Situated off Verdant Lane in a popular residential area close to local shopping/travelling facilities including Catford, Catford Bridge and Hither Green Train Stations. Mountsfield Park is also nearby.

An **End of Terrace House** requiring modernisation with accommodation arranged on **Two Floors** with **Large Plot of Land** at side with **Off Street Parking** and **Development Potential** subject to planning consent being obtained:

First Floor

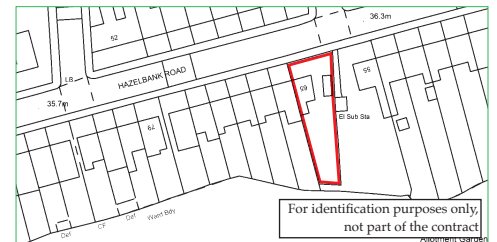
- Bedroom (One)
- Bedroom (Two)
- Bedroom (Three)
- Bathroom
- WC

Ground Floor

- Entrance Hall
- Front Reception Room
- Rear Reception Room
- Kitchen

Front Garden **Garden at Rear**
Vacant Possession

Freehold House Vacant Possession



Note: The CGI Image shows what a new building may look like on the site, subject to necessary planning consents being obtained.

EPC Rating: D

Inspection: By arrangement with the Auctioneers

LOT 8

101(A) Halstead Road Winchmore Hill, N21 3DR

London Borough of Enfield

Situated close to the junction with Firs Lane, in a popular residential area close to local shopping/travelling facilities including Winchmore Hill Rail Station.

An **End of Terrace House** with accommodation arranged on **Two Floors** comprising:

First Floor

- Bedroom (One)
- Bedroom (Two)
- Bathroom/WC

Ground Floor

- Entrance Hall
- Through Reception Room/Kitchen

Front Garden **Garden at Rear**

Off-Street Parking

Vacant Possession

Freehold House Vacant Possession



EPC Rating: TBC

Inspection: By arrangement with the Auctioneers

LOT 9

22 Herron Court Westmoreland Road, Bromley, Kent, BR2 0QX

London Borough of Bromley

Situated at the junction of South Hill Road, in a popular residential area close to local shopping/travelling facilities including Bromley South Rail Station.

A **Self-Contained Flat** on the **Second Floor** in a **Purpose Built Block** with accommodation comprising:

- Entrance Hall
- L-Shaped Studio Room
- Kitchen
- Bathroom/WC

Lock-Up Garage

Leasehold for a term of 135 years from 24th June 1995 at a current ground rent of £150 per annum.

Vacant Possession

EPC Rating: C

Inspection: By arrangement with the Auctioneers

Leasehold Flat Vacant Possession



LOT 10

Six Week Completion
or Earlier

17 Winkfield Road Plaistow, E13 0AR

London Borough of Newham

Situated off Balaam Street in a popular residential area close to the High Street and local shopping/travelling facilities including Plaistow Underground Station (District and Hammersmith and City Lines).

A **Terrace House** requiring modernisation with accommodation arranged on **Two Floors** comprising:

First Floor

- Bedroom (One)
- Bedroom (Two)

Ground Floor

- Reception Room
- Kitchen
- Bathroom/WC

Garden at Rear

Vacant Possession

Freehold House Vacant Possession



EPC Rating: D

Inspection: By arrangement with the Auctioneers

LOT 11

17 Carnarvon Road Stratford, E15 4JW

London Borough of Newham

Situated off Romford Road, in a popular residential area close to Westfield City Shopping Centre and Stratford Underground and Overground Stations.

A **Terrace House** requiring modernisation with accommodation arranged on **Two Floors** comprising:

First Floor

- Bedroom (One)
- Bedroom (Two)
- Bedroom (Three)
- Bathroom/WC

Ground Floor

- Entrance Hall
- Front Reception Room
- Rear Reception Room
- Kitchen

Front Garden

Garden at Rear

Note: There may be potential for conversion of the property into Self-Contained Flats subject to the necessary Planning consent being obtained.

Freehold House Vacant Possession



Vacant Possession

Inspection: By arrangement with the Auctioneers

EPC Rating: D

LOT 12

Six Week Completion
or Earlier

139 Birkbeck Road Enfield, Middlesex, EN2 0EB

London Borough of Enfield

Situated off Lancaster Road in a popular residential area close to local shopping/travelling facilities Enfield Town Centre and Gordon Hill and Enfield Chase Rail Station.

An **End of Terrace House** requiring modernisation with accommodation arranged on **Two Floors** comprising:

First Floor

- Bedroom (One)
- Bedroom (Two)
- Bedroom (Three)
- Bathroom/WC

Ground Floor

- Entrance Hall
- Front Reception Room
- Rear Reception Room
- Kitchen

Front Garden

Garden at Rear

Note: There may be potential for a loft conversion subject to the necessary Planning consent being obtained.

EPC Rating: E

Inspection: By arrangement with the Auctioneers

Vacant Possession

Freehold House Vacant Possession



LOT 13

14 Grantley House 11 Myers Lane, New Cross, SE14 5RZ

London Borough of Lewisham

Situated off Mercury Way, close to local shopping/travelling facilities on New Cross Road including New Cross Gate Overground and Train Station and South Bermondsey Train Station.

A **Self-Contained Ground Floor Flat** requiring modernisation in a **Purpose Built Block** comprising:

- Entrance Hall
- Two Rooms
- Kitchen
- Bathroom/WC

Leasehold for a term of 157 years from 17th March 2021 at a ground rent of £75 per annum rising to £140 per annum on 25th December 2022 and £210 from 25th December 2055 for the remainder of the term.

Vacant Possession

Leasehold Flat Vacant Possession



EPC Rating: E

Inspection: By arrangement with the Auctioneers

LOT 14

238 Derinton Road Tooting, SW17 8HX

London Borough of Wandsworth

Situated off Upper Tooting Road in a popular residential area, close to the High Street and local shopping/travelling facilities including Tooting Broadway and Tooting Bec Underground Stations (Northern Line).

A **Terrace House** requiring modernisation with accommodation arranged on **Two Floors** comprising:

First Floor

- Bedroom (One)
- Bedroom (Two)

Ground Floor

- Living Room
- Kitchen
- Bathroom/WC

Front Garden **Garden at Rear**

Vacant Possession

EPC Rating: TBC

Inspection: By arrangement with the Auctioneers

Freehold House Vacant Possession



LOT 15

1/6 Grange Court
91 Payne Avenue, Hove,
East Sussex, BN3 5HD
 Brighton and Hove City Council

Situated off Ruskin Road, in a popular residential area close to local shopping/travelling facilities including Aldrington and Hove Train Stations.

Freehold Ground Rents amounting to **£800 per annum** derived from **Six Self-Contained Flats** each on lease as follows:

Flat 1: 150 years from 1st August 2013 at a ground rent of £150 per annum.

Flat 2: 125 years from 23rd June 2017 at a ground rent of £250 per annum.

Flat 3: 125 years from 23rd June 2017 at a ground rent of £250 per annum.

Flat 4: 125 years from 1st August 1984 at a ground rent of £60 per annum.

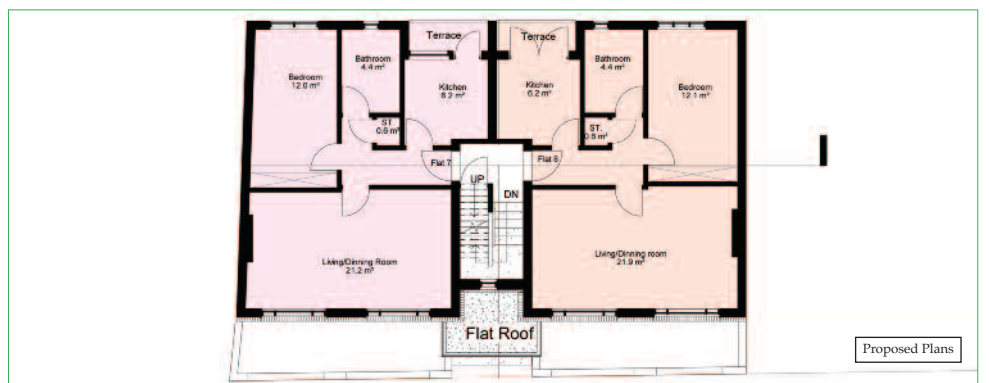
Flat 5: 125 years from 28th November 2001 at a ground rent of £30 per annum.

Flat 6: 125 years from 24th June 1984 at a ground rent of £60 per annum.

Planning Consent has been granted by Brighton and Hove City Council on 7th May 2021 for creation of an additional storey to form a new **Third Floor** containing **Two x One Bedroom Flats**. Copies of the plans and consent are available for inspection. (**Planning Reference Number BH2021/00528**)

In accordance with Section 5(B) of the Landlord and Tenant Act 1987 notices have been served on the lessees. The lessees have not reserved their right of first refusal.

Freehold Ground Rents and Roof Space with Planning Consent for Two Flats



LOT 16

31 Shelley Avenue
Hornchurch, Essex,
RM12 4BT

London Borough of Havering

Situated in a cul de sac off Upper Rainham Road, close to Harrow Lodge Park and local shopping/travelling facilities including Elm Park and Hornchurch Tube Stations.

A **Double Fronted Semi-Detached House** requiring modernisation with **Garage** and spacious accommodation arranged on **Two Floors** comprising:

First Floor

- Bedroom (One)
- Bedroom (Two)
- Bedroom (Three)
- Bedroom (Four)
- Bedroom (Five)
- Bathroom/WC

Ground Floor

- Entrance Hall
- Through Reception Room
- Kitchen
- Shower Room/WC

LOT 17

Eight Week Completion

49 Lodge Lane
North Finchley, N12 8JG

London Borough of Barnet

Situated off High Road, in a popular residential area close to local shopping/travelling facilities including Woodside Park Tube Station (Northern Line).

A **Terrace House** requiring modernisation with accommodation arranged on **Two Floors** comprising:

First Floor

- Bedroom (One)
- Bedroom (Two)
- Dressing Room
- Shower Room/WC

Ground Floor

- Entrance Lobby
- Through Reception Room
- Kitchen
- Lean to
- WC

Front Garden

Garden at Rear

Freehold House Vacant Possession



Lock-Up Garage

Front Garden with Off-Street Parking

Garden at Rear

Vacant Possession

EPC Rating: E

Inspection: By arrangement with the Auctioneers

Freehold House Vacant Possession



Vacant Possession

EPC Rating: D

Inspection: By arrangement with the Auctioneers

LOT 18

Six Week Completion
or Earlier

**49 King Edward Road
Gillingham, Kent, ME7 2RE**
Medway Council

Situated off Grange Road, close to local shopping/travelling facilities available in Gillingham Town Centre and Gillingham Train Station. Gillingham Golf Club is also nearby.

A **Terrace House** requiring modernisation with accommodation arranged on **Two Floors** comprising:

First Floor

- Bedroom (One)
- Bedroom (Two)

Ground Floor

- Entrance Hall
- Living Room
- Kitchen
- Lean-To
- Bathroom
- Separate WC

Garden at Rear

Vacant Possession

Freehold House Vacant Possession



EPC Rating: E

Inspection: By arrangement with the Auctioneers

LOT 19

By Order of
Hurstway Investment
Company Limited

**19 Ruskin Court
Winchmore Hill Road,
Winchmore Hill, N21 1QJ**
London Borough of Enfield

Situated in a popular residential area close to Eversley Park Road, Grovelands Park and the shopping/travelling facilities of Southgate including Southgate Underground Station. (Piccadilly Line).

A **Self-Contained First Floor Flat** requiring modernisation in a **Purpose Built Block** comprising:

- Entrance Hall
- Living Room
- Bedroom (One)
- Bedroom (Two)
- Kitchen
- Bathroom/WC

Balcony

Gas-fired central heating (system not tested)

Leasehold for a term of 125 years from 25th December 1997 at a ground rent of £100 per annum rising.

Leasehold Flat Vacant Possession



Vacant Possession

Inspection: By arrangement with the Auctioneers

EPC Rating: D

LOT 20

35 Lothair Road
Luton, Bedfordshire, LU2 7XB
Luton Borough Council

Situated off Hitchin Road, close to local shopping/travelling facilities and amenities available in Luton Town Centre including Luton Train Station.

A **Semi-Detached House** requiring modernisation with accommodation arranged on **Three Floors** comprising:

Loft

- One Room

First Floor

- Two Rooms
- Bathroom/WC

Ground Floor

- Entrance Hall
- Cloakroom WC
- Reception Room
- Kitchen/Diner
- Study

Front Garden

Garden at Rear

Freehold House Vacant Possession



Planning Consent was granted under (Planning Ref: 18/00102/FUL HH) for erection of first floor rear extension with gable end to incorporate room in the roof space with balcony, railings and frosted glass privacy screen. The works have already commenced.

Vacant Possession

EPC Rating: F

Inspection: By arrangement with the Auctioneers

LOT 21

5 Exeter Court
Maple Road, Surbiton,
Surrey, KT6 4AX

Royal Borough of Kingston upon Thames

Situated on Maple Road in a residential area close to local shopping and travelling amenities available on Victoria Road including Surbiton Train Station. Hampton Court Park and Bushy Park are also nearby.

A **Self-Contained Maisonette** requiring modernisation with accommodation arranged on **Two Floors** comprising:

Second Floor

- Bedroom (One)
- Bedroom (Two)
- Bathroom/WC

First Floor

- Reception/Dining Room
- Kitchen

Balcony

Garage

Leasehold for a term of 99 years from 1st July 1960 at a ground rent of £17 per annum.

Leasehold Maisonette Vacant Possession



Notice under section 42 of the Leasehold Reform Housing and Urban Development Act, 1993 has been served on the freeholder seeking a lease extension of the existing lease and the purchaser will have the benefit of this notice.

Vacant Possession

EPC Rating: D

Inspection: By arrangement with the Auctioneers

LOT 22

Six Week Completion
or Earlier

142 Causeway Banbury, Oxon, OX16 4SQ

Cherwell District Council

Situated near to the junction with Thorpe Way, close to local shopping/travelling facilities including Banbury Train Station.

An **End of Terrace House** requiring modernisation with accommodation arranged on **Two Floors** comprising:

First Floor

- Bedroom (One)
- Bedroom (Two)

Ground Floor

- Living Room
- Dining Room
- Kitchen
- Bathroom/WC

Garden at Rear

Vacant Possession

EPC Rating: G

Inspection: By arrangement with the Auctioneers

Freehold House Vacant Possession



LOT 23

12 Whitelodge Avenue Merseyside, Liverpool, L36 2PU

Knowsley Metropolitan Borough Council

Situated off Kingsway and within easy reach of local amenities and approximately 6 miles from Liverpool City Centre.

A **Terrace House** requiring modernisation with accommodation arranged on **Two Floors** comprising:

First Floor

- Bedroom (One)
- Bedroom (Two)
- Bedroom (Three)
- Shower Room/WC

Ground Floor

- Living Room
- Kitchen

Front Garden Garden at Rear

Vacant Possession

EPC Rating: D

Inspection: By arrangement with the Auctioneers

Freehold House Vacant Possession



Freehold Ground Rents and Planning Consent for Eight Two Bedroom Flats with Parking

Northcote

86 Rickmansworth Road,
Pinner, Middlesex, HA5 3TW

London Borough of Harrow

Situated between Pinner Road and Pinner Green, in a popular residential area close to local shopping/travelling facilities including Northwood Hills Tube Station (Metropolitan Line)

A **Freehold Block of Twenty Five Self-Contained Flats** and **Eleven Lock-Up Garages** each on Lease. A ground rent schedule is in the legal pack.

Planning Consent has been granted by Harrow Council on 9th July 2021 for Creation of a Third Floor comprising **Eight x Two Bedroom Flats, Parking, Bin and Cycle Stores**. Copies of the plans and consent are available for inspection (**Planning Reference P/2785/20**).

The Flat areas of the Eight new build Flats are approximately:

Flat 26	64.7m ²
Flat 27	74.1m ²
Flat 28	63.8m ²
Flat 29	70.0m ²
Flat 30	64.7m ²
Flat 31	70.0m ²
Flat 32	63.8m ²
Flat 33	70.1m ²

The block benefits from large private gardens

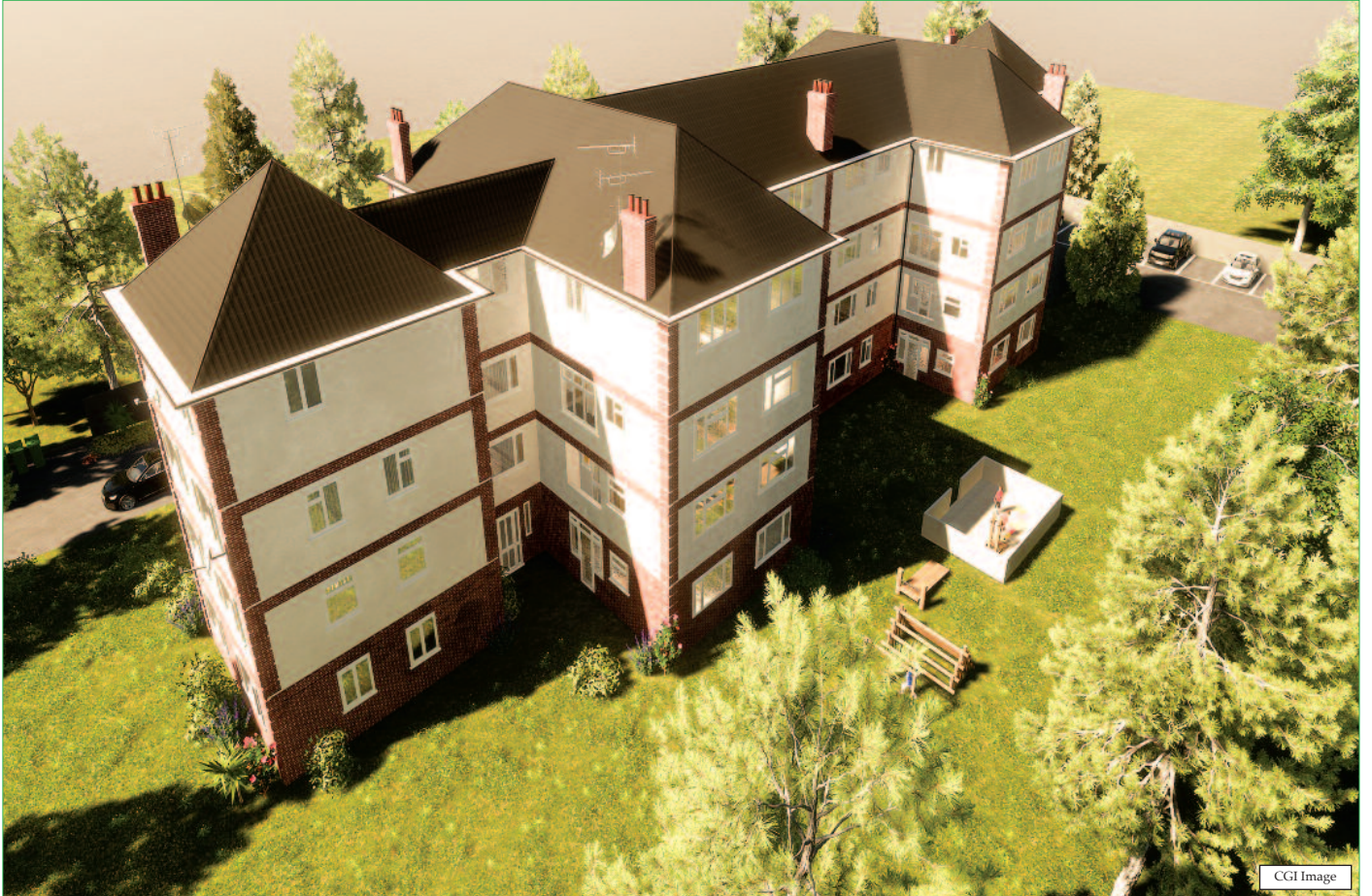
Note: A full structural engineers report and drawings confirming the scheme is buildable are available for inspection.

In accordance with Section 5 of the Landlord and Tenant Act 1987, notices have been served on the lessees. The lessees have not reserved their rights of first refusal.



CGI Image





LOT 25

Six Week Completion
or Earlier

27 Wimborne Road Luton, Bedfordshire, LU1 1PD

Luton Borough Council

Situated off Clifton Road, close to the shopping/travelling facilities in Luton Town Centre including Luton Train Station.

A **Terrace House** requiring modernisation with accommodation arranged on **Two Floors** comprising:

First Floor

- Bedroom (One)
- Bedroom (Two)
- Bedroom (Three)
- Bathroom/WC

Ground Floor

- Living Room
- Dining Room
- Kitchen

Garden at Rear

Vacant Possession

EPC Rating: TBC

Inspection: By arrangement with the Auctioneers

Freehold House Vacant Possession



LOT 26

Six Week Completion
or Earlier

39 Stirling Road Plaistow, E13 0BJ

London Borough of Newham

Situated off North Street, close to The Broadway and local shopping/travelling facilities including Plaistow Underground Station (District and Hammersmith & City Lines).

A **Terrace House** requiring modernisation with accommodation arranged on **Two Floors** comprising:

First Floor

- Bedroom (One)
- Bedroom (Two)
- Bathroom/WC

Ground Floor

- Entrance Hall
- Through Reception Room
- Kitchen

Vacant Possession

Freehold House Vacant Possession



EPC Rating: G

Inspection: By arrangement with the Auctioneers

LOT 27

5 Park Hill Court Addiscombe Road, Croydon, CR0 5PG

London Borough of Croydon

Situated near to the junction with Park Hill Rise, close to the shopping/travelling facilities in Croydon Town Centre including East Croydon Train Station.

A **Self-Contained Ground Floor Flat** in a **Purpose Built Block** comprising:

- Entrance Hall
- Living Room
- Bedroom (One)
- Bedroom (Two)
- Kitchen
- Bathroom/WC

Leasehold for a term of 125 years from 29th September 1973 at a ground rent of £200 per annum rising.

Vacant Possession

Leasehold Flat Vacant Possession



EPC Rating: C

Inspection: By arrangement with the Auctioneers

LOT 28

64 Mill Lane Cheshunt, Waltham Cross, Hertfordshire, EN8 0JH

Borough of Broxbourne

Situated off the High Street, close to local shopping/travelling facilities including Cheshunt Overground Station. Cheshunt Park is also nearby.

A **Terrace House** requiring modernisation with accommodation arranged on **Two Floors** comprising:

First Floor

- Bedroom (One)
- Bedroom (Two)

Ground Floor

- Reception Room
- Kitchen
- Bathroom
- Separate WC
- Lean-to

Front Garden

Garden at Rear

Vacant Possession

Freehold House Vacant Possession



EPC Rating: E

Inspection: By arrangement with the Auctioneers

LOT 29

21 Glenwood Road Catford, SE6 4NF

London Borough of Lewisham

Situated off Beechfield Road, in a popular residential area close to Catford Town Centre and Catford Bridge Rail Station. Forest Hill is also nearby.

A **Terrace House** requiring modernisation with accommodation arranged on **Two Floors** comprising:

First Floor

- Bedroom (One)
- Bedroom (Two)
- Bedroom (Three)
- Bathroom/WC

Ground Floor

- Entrance Hall
- Front Reception Room
- Rear Reception Room
- Kitchen

Front Garden **Garden at Rear**

Vacant Possession

Freehold House Vacant Possession



EPC Rating: E

Inspection: By arrangement with the Auctioneers

LOT 30

156 Morden Road Mitcham, Surrey, CR4 4DD

London Borough of Merton

Located at the junction with Deer Park Gardens, in a popular residential area close to the local shopping/travelling facilities of Morden Town Centre including Morden Underground Station (Northern Line) and Belgrave Walk Tram Stop. Morden Hall Park and the amenities available in Wimbledon Centre are also nearby.

A **Ground Floor Maisonette** requiring modernisation with accommodation comprising:

- Entrance Hall
- Reception Room
- Kitchen
- Bedroom (One)
- Bedroom (Two)
- Shower Room/WC

Gas-fired central heating (system not tested)

Front Garden **Private Rear Garden**

Leasehold for a term of 99 years from 24th June 1978 at a ground rent of £50 per annum rising.

Vacant Possession

Leasehold Flat Vacant Possession



EPC Rating: D

Inspection: By arrangement with the Auctioneers

LOT 31

Six Week Completion
or Earlier

84 Grange Road Ilford, Essex, IG1 1EX London Borough of Redbridge

Situated off Ilford Lane in a popular residential area close to Ilford Town Centre which offers a good range of shops and travelling facilities including Ilford Rail Station.

A **Terrace House** requiring modernisation with accommodation arranged on **Two Floors** comprising:

First Floor

- Bedroom (One)
- Bedroom (Two)
- Bedroom (Three)

Ground Floor

- Entrance Hall
- Front Reception Room
- Rear Reception Room
- Kitchen
- Bathroom/WC

Front Garden with Off-Street Parking

Garden at Rear

Freehold House Vacant Possession



EPC Rating: D

Vacant Possession

Inspection: By arrangement with the Auctioneers

LOT 32

By Order of
Mountview Estates Plc

15 Finn House Bevenden Street, Hoxton, N1 6BN

London Borough of Hackney

Situated off Pitfield Street in this convenient location close to City Road and Old Street Underground and Main Line Stations.

A **Self-Contained Ground Floor Flat** requiring modernisation in a **Purpose Built Block** comprising:

- Entrance Hall
- Living Room
- Bedroom (One)
- Bedroom (Two)
- Kitchen
- Bathroom/WC
- Balcony

Gas-fired central heating (system not tested)

Leasehold for a term of 189 years from 1st July 2000 at a peppercorn ground rent.

Leasehold Flat Vacant Possession



EPC Rating: C

Inspection: By arrangement with the Auctioneers

LOT 33

2(A) Putney Road Enfield, Middlesex, EN3 6NJ

London Borough of Enfield

Situated off Putney Road close to local shopping/travelling facilities including Turkey Street Overground Station and Enfield Lock Train Station.

A **Self-Contained First Floor Maisonette** requiring modernisation with accommodation comprising:

- Reception Room
- Bedroom (One)
- Bedroom (Two)
- Kitchen
- Bathroom/WC

Own Section of Garden at Rear

Leasehold for a term of 99 years from 29th June 1960.

A Section 42 notice has been served the rights of which will be passed to the purchaser.

Vacant Possession

LOT 34

Six Week Completion
or Earlier

41(A) Crockhamwell Road Woodley, Reading, Berkshire, RG5 3JZ

Wokingham Borough Council

Situated near to the junction with Roslyn Road, close to local shopping/travelling facilities including Earley Train Station and the amenities available in Reading Town Centre.

A **Mainly Detached House** requiring modernisation with accommodation arranged on **Two Floors** comprising:

First Floor

- Bedroom (One)
- Bedroom (Two)
- Bedroom (Three)
- Bathroom/WC

Ground Floor

- Entrance Hall
- Cloakroom/WC
- Reception Room
- Dining Room
- Kitchen
- Conservatory

Leasehold Flat Vacant Possession



EPC Rating: D

Inspection: By arrangement with the Auctioneers

Freehold House and Lock-Up Garage Vacant Possession



Lock-Up Garage

Vacant Possession

Off-Street Parking on Front

EPC Rating: D

Garden at Rear

Inspection: By arrangement with the Auctioneers

LOT 35

Six Week Completion
or Earlier

**136 Ellison Road
Streatham, SW16 5DD**
London Borough of Lambeth

Situated in a popular residential area conveniently located for Streatham Common and Streatham High Road and local shopping/travelling facilities including Streatham Common and Streatham Stations.

A **Semi-Detached House** requiring complete modernisation with accommodation arranged on **Two Floors** comprising:

First Floor

- Bedroom (One)
- Bedroom (Two)
- Bedroom (Three)
- Bathroom/WC

Ground Floor

- Entrance Hall
- Front Reception Room
- Rear Reception Room
- Kitchen

Front Garden

Garden at Rear

Freehold House Vacant Possession



Note: There maybe potential for a loft conversion subject to the necessary planning consents being obtained.

Vacant Possession

EPC Rating: F

Inspection: By arrangement with the Auctioneers

LOT 36

**4 Strathray House
30 Marylebone High Street,
Marylebone, W1U 4PN**
City of Westminster

Situated in the heart of Marylebone, in this most sought after area with a wide variety of Shops, Restaurants and Bars in the vicinity.

A **Self-Contained Flat** on the **Second Floor** in a **Purpose Built Block** with lift and accommodation comprising:

- Entrance Hall
- Reception Room
- Bedroom (One)
- Bedroom (Two)
- Kitchen
- Bathroom/WC

Let on an Assured Shorthold Tenancy at £450 per week.

Producing £23,400 per annum.

Leasehold for a term of 53 years from 1st April 1975 at a ground rent of £100 per annum.

Leasehold Flat Investment



A Section 42 notice is being served and the benefit of such notice will be assigned to the Purchaser.

Inspection: By arrangement with the Auctioneers

EPC Rating: D

LOT Upon The Instructions of William Hill
37



**984 Tyburn Road,
 Birmingham, B24 0TL**
 Birmingham City Council

Situated close to local shopping/travelling facilities including Erdington Train Station. Further amenities can be found nearby in Birmingham City Centre.

A **Self-Contained Maisonette** requiring modernisation with entrance approached via the rear with accommodation comprising:

First Floor

- Living Room
- Bedroom (One)
- Bedroom (Two)
- Bathroom/WC

Ground Floor

- Kitchen

Garden Area to Rear

Leasehold. A new 125 year lease is to be granted at a ground rent of £50 per annum rising.

Vacant Possession upon completion

Leasehold Maisonette Vacant Possession



EPC Rating: E

Inspection: By arrangement with the Auctioneers

LOT Upon The Instructions of William Hill
38



**323(A) Long Lane, Hillingdon,
 Middlesex, UB10 9JU**
 London Borough of Hillingdon

Situated close to local shopping/travelling facilities including Hillingdon Train Station. Hillingdon Court Park is also nearby.

A **Self-Contained First Floor Flat** with accommodation comprising:

- Living Room
- Bedroom
- Kitchen
- Bathroom/WC

Roof Terrace

Let on an Assured Shorthold Tenancy for a term of twelve months from 28th August 2021 at a rent of £700 per month.

Leasehold. A new 125 year lease is to be granted at a ground rent of £50 Per annum rising.

Producing £8,400 Per Annum

Leasehold Flat Investment



EPC Rating: E

Inspection: By arrangement with the Auctioneers

LOT 39

24 Lady Margaret Road Crawley, West Sussex, RH11 0BX

Crawley Borough Council

Situated off Ifield Drive, close to the shopping facilities of Crawley Town Centre. Public transport includes Ifield Train Station and Crawley Train Station which provides services into London Victoria.

A **Terrace House** requiring modernisation with accommodation arranged on **Two Floors** comprising:

First Floor

- Bedroom (One)
- Bedroom (Two)
- Bedroom (Three)
- Bathroom
- Separate WC

Ground Floor

- Entrance Hall
- Living Room
- Dining Room
- Kitchen

Front Garden

Garden at Rear

Six Week Completion

LOT 40

171 Roundtable Road Bromley, Kent, BR1 5LF

London Borough of Lewisham

Situated off Ballamore Road in a popular residential area close to local shopping/travelling facilities including Grove Park Train Station.

A **Terrace House** requiring modernisation with accommodation arranged on **Two Floors** comprising:

First Floor

- Bedroom (One)
- Bedroom (Two)
- Bedroom (Three)
- Bathroom/WC

Ground Floor

- Entrance Hall
- Living Room
- Dining Room
- Kitchen

Gas-fired central heating (system not tested)

Note: There may be potential for a loft conversion subject to the necessary planning consents being obtained.

Freehold House Vacant Possession



Vacant Possession

Inspection: By arrangement with the Auctioneers

EPC Rating: TBC

Freehold House Vacant Possession



Front Garden with Off-Street Parking

EPC Rating: D

Garden at Rear

Inspection: By arrangement with the Auctioneers

Vacant Possession

LOT 41

**13 High Street
Fareham, Hampshire,
PO16 7AF**

Fareham Borough Council

Situated off East Street, close to a good range of shops and Fareham Train Station. Cams Hall Estate Golf Club is also nearby.

An **End of Terrace Shop** and **Upper Part** requiring modernisation with the right to use **Two Parking Spaces** within the car park to rear.

A planning application is being submitted to Fareham Borough Council for change of use to a **Two Bedroom Dwelling House**.

Vacant Possession

Inspection: By arrangement with the Auctioneers

Freehold Vacant Possession



LOT 42

**Flat 3 Wren View
Hornsey Lane,
Highgate, N6 5LH**

London Borough of Haringey

Situated off Highgate Hill in a popular residential area close to the local shopping/travelling facilities of Highgate and Crouch End.

A **Self-Contained Flat** on the **First Floor** requiring modernisation in a **Purpose Built Block** with accommodation comprising:

- Entrance Hall
- Living Room
- Bedroom
- Kitchen
- Bathroom/WC

Leasehold for a term of 125 years from 29th September 1998 at a peppercorn ground rent.

Vacant Possession

EPC Rating: E

Inspection: By arrangement with the Auctioneers

Leasehold Flat Vacant Possession



LOT 43

Six Week Completion
or Earlier

26 Queen Street Croydon, Surrey, CR0 1SY London Borough of Croydon

Situated off Wandle Road, close to the shopping/travelling facilities available in Croydon Town Centre including East Croydon Train Station. Park Hill Park is also nearby.

A **Semi-Detached House** requiring modernisation with accommodation arranged on **Two Floors** comprising:

First Floor

- Bedroom (One)
- Bedroom (Two)
- Bathroom/WC

Ground Floor

- Through Reception Room
- Kitchen

Garden at Rear

Vacant Possession

EPC Rating: TBC

Inspection: By arrangement with the Auctioneers

Freehold House Vacant Possession



LOT 44

Flat C 57 Norfolk House Road, Streatham, SW16 1JQ London Borough of Lambeth

Situated off Streatham High Road in a popular residential area close to Tooting Bec Common and local shopping/travelling facilities including Streatham Hill Rail Station.

A **Self-Contained Second Floor Flat** requiring modernisation with accommodation comprising:

- Entrance Hall
- Living Room
- Kitchen
- Bedroom
- Shower/WC

Leasehold for a term of 125 years from 1st January 2021 at a ground rent of £250 per annum.

Vacant Possession

EPC Rating: D

Inspection: By arrangement with the Auctioneers

Leasehold Flat Vacant Possession



LOT 45

14 Wordsworth Road Hampton, Middlesex, TW12 1ER

London Borough of
Richmond upon Thames

Situated off Rectory Grove, close to local shopping/travelling facilities including Hampton Train Station, Hampton Common and Kempton Park Racecourse are also nearby.

An **End of Terrace House** requiring modernisation with accommodation arranged on **Two Floors** comprising:

First Floor

- Bedroom (One)
- Bedroom (Two)
- Bedroom (Three)
- Bathroom/WC

Ground Floor

- Entrance Hall
- Reception Room
- Kitchen

Front Garden

Garden at Rear



Vacant Possession

Inspection: By arrangement with the Auctioneers

EPC Rating: D

LOT 46

36 Fort Road Newhaven, East Sussex, BN9 9EJ

Lewes District Council

Situated close to the shopping/travelling facilities available in the centre of Newhaven including Newhaven Town Train Station.

A **Terrace House** requiring modernisation with spacious accommodation arranged on **Two Floors** comprising:

First Floor

- Bedroom (One)
- Bedroom (Two)
- Bedroom (Three)
- Bathroom/WC
- Separate WC

Ground Floor

- Entrance Hall
- Living Room
- Dining Room
- Kitchen
- Study



Garden at Rear

EPC Rating: E

Vacant Possession

Inspection: By arrangement with the Auctioneers

LOT 47

Six Week Completion

Freehold House and Lock-Up Garage Vacant Possession

7 Ravigill Place
Hodge Lea, Milton Keynes,
Buckinghamshire, MK12 6JL
Milton Keynes Council

Situated in a cul de sac in the popular Hodge Lea area of Milton Keynes, close to the shopping/travelling facilities available in Milton Keynes Town Centre including Milton Keynes Central Train Station.

An **End of Terrace House** requiring modernisation with accommodation arranged on **Two Floors** which has suffered Fire damage comprising:

First Floor

- Bedroom (One)
- Bedroom (Two)
- Bedroom (Three)
- Bathroom/WC

Ground Floor

- Entrance Hall
- Reception Room
- Kitchen/Dining Room

Front Garden

Garden at Rear



Adjoining Attached Garage

EPC Rating: D

Vacant Possession

Inspection: By arrangement with the Auctioneers

LOT 48

Leasehold Maisonette Vacant Possession

80 Hertford Road
Enfield, Middlesex,
EN3 5AL

London Borough of Enfield

Located on Hertford Road, close to local shopping/travelling facilities including Southbury Overground Station and Enfield Town Centre.

A **Self-Contained Ground Floor Maisonette** requiring modernisation comprising:

- Entrance Hall
- Reception Room
- Kitchen
- Bedroom (One)
- Bedroom (Two)
- Bathroom/WC

Private Rear Garden

Leasehold for a term of 99 years from 4th September 1953 at a Ground Rent of £5 per annum.

A Section 42 Notice has been served and the benefit of such notice will be assigned to the purchaser upon completion.



Vacant Possession

Inspection: By arrangement with the Auctioneers

EPC Rating: D

LOT 49

80 Wood Close Windsor, Berkshire, SL4 3LA

Royal Borough of Windsor & Maidenhead

Situated off Bolton Road, close to the local shopping/travelling facilities available in Windsor Town Centre including Windsor & Eton Central Train Station.

An **End of Terrace House** requiring modernisation with accommodation arranged on **Two Floors** comprising:

First Floor

- Bedroom (One)
- Bedroom (Two)
- Bedroom (Three)
- Bathroom/WC

Ground Floor

- Entrance Hall
- Cloakroom WC
- Through Reception Room
- Kitchen
- Utility Room

Freehold House and Lock Up Garage Vacant Possession



Garden at Rear Lock-up Garage

EPC Rating: E

Vacant Possession

Inspection: By arrangement with the Auctioneers

LOT 50

Six Week Completion
or Earlier

57 Hill Rise Chippenham, Wiltshire, SN15 1AY

Wiltshire Council

Situated off Greenway Lane, close to the shopping/travelling facilities available in the centre of Chippenham including Chippenham Train Station.

A **Semi-Detached House** requiring modernisation with accommodation arranged on **Two Floors** comprising:

First Floor

- Bedroom (One)
- Bedroom (Two)
- Bedroom (Three)
- Bathroom/WC

Ground Floor

- Entrance Hall
- Reception Room
- Kitchen/Diner
- Utility Room
- Shower Room/WC

Front Garden

Garden at Rear

Freehold House Vacant Possession



Vacant Possession

Inspection: By arrangement with the Auctioneers

EPC Rating: F

LOT 51

By Order Of Executors

21 Caroline Close Muswell Hill, N10 1DT

London Borough of Haringey

Situated in a cul-de-sac off Alexandra Park Road, in a popular residential area close to Alexandra Park and Muswell Hill Broadway with its local shopping/travelling facilities.

A **Self-Contained Ground Floor Flat** requiring modernisation with accommodation comprising:

- Entrance Hall
- Reception Room
- Kitchen
- Bedroom
- Bathroom/WC

Communal Gardens

Off-Street Parking

Leasehold for a term of 99 years from 25th December 1983 at a ground rent of £120 per annum

Vacant Possession

EPC Rating: C

Inspection: By arrangement with the Auctioneers

Leasehold Flat Vacant Possession



LOT 52

Flat 1, 58 Montague Road Hounslow, Middlesex, TW3 1LD

London Borough of Hounslow

Situated near to the junction with Queen's Road, close to local shopping/travelling facilities including Hounslow Central Underground Station (Piccadilly Line). Lampton Park is also nearby.

A **Self-Contained Converted Maisonette** requiring modernisation with accommodation comprising:

First Floor

- Bedroom (One)
- Bathroom/WC

Ground Floor

- Entrance Hall
- Reception Room
- Bedroom (Two)
- Kitchen/Diner

Shared Garden at Rear

Leasehold Maisonette Vacant Possession



Leasehold for a term of 99 years from 25th December 1974 at a ground rent of £25 per annum

Vacant Possession

EPC Rating: E

Inspection: By arrangement with the Auctioneers

LOT 53

Freehold Land Vacant Possession

Land Rear of 1/11 Mortimer Terrace Kentish Town, NW5 1LH

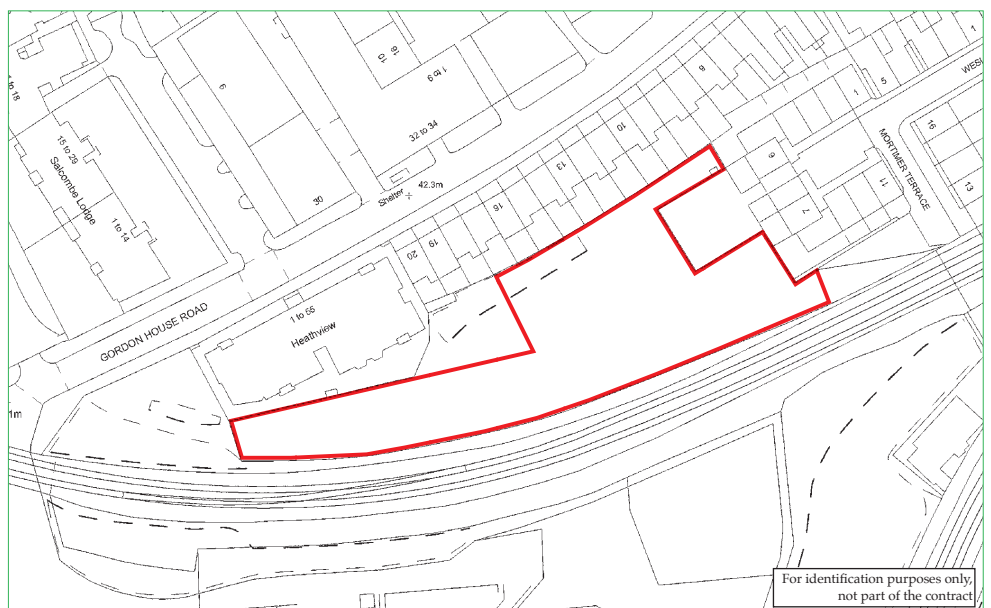
London Borough of Camden

Situated off Highgate Road to the rear of 1/11 Mortimer Terrace, close to Dartmouth Park, Parliament Hill Fields and Gospel Oak Rail Station. The amenities of Kentish Town and Tufnell Park are within walking distance.

Freehold Land of approximately 32,860 sq ft (3,052 sq m) with further potential subject to all necessary consents being obtained.

Vacant Possession

Inspection: By arrangement with the Auctioneers



LOT 54

**379/381/383/385 Bath Road
Arnos Vale, Bristol, BS4 3EU**

Bristol City Council

Situated between Edward Road and Chatsworth Road, in a popular residential area close to Bristol City Centre and Bristol Meads Train Station. Victoria Park is also nearby.

Four adjoining **Terrace Shop Premises** of approximately **5,000 sq ft** and **Upper Parts** arranged as **Four Self-Contained Flats**.

The **Ground Floor Showroom Premises** are offered with **Vacant Possession** and with the benefit of **Full Planning Consent** granted by Bristol City Council on 2nd November 2020 for the conversion of **Six x Two Bedroom Flats**.

Planning Reference 20/0223/F copies of the consent and plans are available for inspections. There is also **Off-Street Parking** and **Land** in Chatsworth Road. There are **Four Self-Contained First Floor Flats** each on lease for a term of 125 years from 1st December 2020 at a ground rent of £250 per annum.

Producing £1,000 per annum.

Vacant Possession of the **Ground Floor** premises and **Land** in Chatworth Road and subject to the lease of the **Four Self-Contained First Floor Flats**.

Inspection: By arrangement with the Auctioneers

Freehold Ground Floor Premises with Planning Consent for Six x Two Bedroom Flats



LOT 55

**Church Building, 36 Fort Road
Newhaven, East Sussex,
BN9 9EJ**

Lewes District Council

Situated close to the shopping/travelling facilities available in the centre of Newhaven including Newhaven Town Train Station.

A **Substantial Church Building** of approximately 2,100 sq ft with potential for residential conversion subject to the necessary planning consents being obtained.

Vacant Possession

EPC Rating: E

Inspection: By arrangement with the Auctioneers

Freehold Vacant Possession



LOT 56

**153(A) Woodward Road
Dagenham, Essex, RM9 4SU**

London Borough of Barking
and Dagenham

Situated off Lodge Avenue, close to Parsloes Park and local shopping/travelling facilities including Becontree and Dagenham Heathway Underground Stations (District and Hammersmith & City Lines).

A **First Floor Maisonette** with accommodation comprising:

- Reception Room
- Kitchen
- Bedroom (One)
- Bedroom (Two)
- Bedroom (Three)
- Bathroom
- WC

Gas-fired central heating (system not tested)

Loft Room **Large Roof Terrace**

Private Rear Garden

Garage **Driveway**

Leasehold Flat Vacant Possession



Leasehold for a term of commencing 5th May 2016
expiring on 18th December 2120 with no ground
rent payable.

Vacant Possession

EPC Rating: D

Inspection: By arrangement with the Auctioneers

LOT 57

15 Groom Park Clacton-On-Sea, Essex, CO15 3NL

Tendring District Council

Situated off St Anns Road, close to local shopping/travelling facilities available on Old Road and Pier Avenue including Clacton-On-Sea Train Station. Clacton & District Hospital and Clacton Pier are also nearby.

A **Terrace House** with accommodation arranged on **Two Floors** comprising:

First Floor

- Bedroom (One)
- Bedroom (Two)
- Bedroom (Three)
- Bathroom
- WC

Ground Floor

- Reception Room
- Kitchen/Dining Room

Garage On Block

Front Garden

Garden at Rear

LOT 58

Six Week Completion
or Earlier

136 Foxholes Road Poole, Dorset, BH15 3NE

Bournemouth Christchurch and
Poole Council

Situated off Dorchester Road, close to local shopping/travelling facilities available in the centre of Poole including Poole Train Station.

A **Semi-Detached Bungalow** requiring repair and modernisation with accommodation comprising:

- Loft with access from Step Ladder
- Reception Room
- Bedroom (One)
- Bedroom (Two)
- Kitchen
- Shower Room/WC

Front Garden with Off-Street Parking

Garden at Rear Lock-Up Garage

Note: There maybe potential for a loft conversion subject to obtaining all necessary consents.

Vacant Possession

Freehold Investment



Let on an Assured Shorthold Tenancy for a term of Twelve months from 1st July 2021 at a rent of £850 per calendar month.

Producing £10,200 per annum

EPC Rating: G

Inspection: By arrangement with the Auctioneers

Freehold Bungalow Vacant Possession



EPC Rating: D

Inspection: By arrangement with the Auctioneers

LOT 59

372 Hornsey Road Holloway, N19 4HT

London Borough of Islington

Located on Hornsey Road in a popular residential area close to local shopping/travelling facilities including Upper Holloway Rail Station, Archway Tube Station (Northern Line) and Crouch Hill Train Station (Overground). Finsbury Park and the Emirates Stadium are also nearby.

A **Terrace Building** arranged as **Two Self-Contained Maisonettes** comprising:

Upper Maisonette
Second Floor

- Two Rooms
- Kitchen

First Floor

- Two Rooms
- Shower Room/WC

Ground Floor

- Entrance Hall

Vacant Possession

EPC Rating: E

LOT 60

5 Lime Tree Walk West Wickham, BR4 9EB

London Borough of Bromley

Situated off Queensway in a popular residential area close to the local shopping/travelling facilities including Hayes Train Station. The Addington Golf Club and Hayes Tennis Club are also nearby.

A **Semi-Detached House** requiring complete modernisation arranged on **Two Floors** with spacious accommodation comprising:

First Floor

- Bedroom (One)
- Bedroom (Two)
- Bedroom (Three)
- Bathroom/WC

Ground Floor

- Entrance Hall
- Reception Room
- Dining Room
- Kitchen

Driveway **Garage**

Front Garden **Garden at Rear**

Vacant Possession upon completion

A Part Vacant Freehold Building Arranged as Two Self-Contained Flats



Ground Floor Maisonette

- Reception Room
- Kitchen
- Bedroom
- Shower/WC

EPC Rating: D

Let on an Assured Shorthold Tenancy Agreement at a rent of £1,000 per calendar month.

Producing £12,000 per annum from the Ground Floor Maisonette and Vacant Possession of the Upper Maisonette

Inspection: By arrangement with the Auctioneers

Freehold House Vacant Possession



EPC Rating: TBC

Inspection: By arrangement with the Auctioneers

LOT 61

Flat E, 37 Cambridge Road, Bromley, Kent, BR1 4EB

London Borough of Bromley

Situated off Crescent Road, close to local shopping/travelling facilities including Sundridge Park Train Station. Sundridge Park Golf Club is also nearby.

A **Self-Contained Converted Second Floor Flat** comprising:

- Reception Room/Kitchen
- Bedroom
- Bathroom/WC

Leasehold for a term of 99 years from 25th March 1989.

Vacant Possession

EPC Rating: D

Inspection: By arrangement with the Auctioneers

Leasehold Flat Vacant Possession



LOT 62

25 The Pines Purley, Surrey, CR8 2DZ

London Borough of Croydon

Located off St James Road in a residential area and within close proximity to local shopping/travelling facilities of Purley High Street including Purley Train Station (Southern and Thameslink Lines).

A **Self-Contained Lower Ground Floor Flat** requiring modernisation comprising:

- Reception Room
- Kitchen
- Bedroom
- Bathroom/WC

Permit Parking

Leasehold for a term of 99 years from 24th June 1966 at a ground rent of £10 per annum.

A Section 42 Notice has been served prior and the benefit of such notice will be assigned to the purchaser. See Special Conditions of Sale for further information.

Leasehold Flat Vacant Possession



Vacant Possession

EPC Rating: E

Inspection: By arrangement with the Auctioneers

LOT 63

**14 High Street
Fareham, Hampshire,
PO16 7AF**

Fareham Borough Council

Situated off East Street, close to a good range of shops and Fareham Train Station. Cams Hall Estate Golf Club is also nearby.

An **End of Terrace Shop** and **Upper Part** requiring modernisation with the right to use **Two Parking Spaces** within the car park to rear.

A planning application is being submitted to Fareham Borough Council for change of use to a **Two Bedroom Dwelling House**.

Vacant Possession

Inspection: By arrangement with the Auctioneers

Freehold Vacant Possession



LOT 64

Six Week Completion
or Earlier

**132(A) Milton Road
Swanscombe, Kent, DA10 0LY**

Dartford Borough Council

Situated off the High Street, close to local shopping/travelling facilities including Swanscombe Train Station. Broomfield Park is also nearby.

A **Self-Contained First Floor Flat** requiring modernisation with accommodation comprising:

- Reception Room
- Bedroom
- Kitchen
- Bathroom/WC

Own Section of Garden

Leasehold for a term of 156 years from 7th August 1987 at a ground rent of £200 per annum rising.

Vacant Possession

EPC Rating: C

Inspection: By arrangement with the Auctioneers

Leasehold Maisonette Vacant Possession



LOT 65

17 High Street
Westerham, Kent, TN16 1RA
Sevenoaks District Council

Situated close to local shops and amenities.
Transport Links are provided by Oxted Rail
Station.

A **Terrace Double Fronted Ground Floor
Shop Premises** with a **Self-Contained First
Floor Flat** arranged as follows:

Self-Contained First Floor Flat comprising:

- Reception Room
- Bedroom (One)
- Bedroom (Two)
- Kitchen
- Bathroom/WC

Let on an Assured Shorthold Tenancy at £800
per calendar month.

Ground Floor Shop and Rear Outbuilding
Let to Larratt & Co Limited on a full repairing
and insuring lease for a term of Five years
from March 2019 at £19,000 per annum.

Producing £28,600 per annum

Note 1: We understand that the shop has
been trading as a butchers for over 30 years.

Freehold Shop Investment and Self-Contained First Floor Flat



Note 2: The shop unit is approximately 1,580 sq ft
(Source VOA) and the flat is approximately 721 sq ft
(Source EPC)

Inspection: By arrangement with the Auctioneers

LOT 66

61 Parkdale Road
Plumstead, SE18 1RT
Royal Borough of Greenwich

Situated off Brewery Road, close to Winns
Common and Plumstead High Street with
shopping/travelling facilities including
Plumstead Rail Station.

A **Terrace House** requiring modernisation
with accommodation arranged on **Two Floors**
comprising:

First Floor

- Bedroom (One)
- Bedroom (Two)

Ground Floor

- Living Room
- Kitchen
- Bathroom
- Separate WC

Front Garden Garden at Rear

Vacant Possession

Freehold House Vacant Possession



EPC Rating: G

Inspection: By arrangement with the Auctioneers

LOT 67

34 Jersey House 2 Eastfield Road, Enfield, Middlesex, EN3 5UY

London Borough of Enfield

Situated off Hertford Road close to local shopping/travelling facilities including Enfield Lock Train Station and Turkey Street Overground Station.

A **Self-Contained Flat** requiring modernisation on the **Third Floor** in a **Purpose Built Block** comprising:

- Entrance Hall
- Reception Room/Kitchen
- Two Rooms
- Bathroom/WC
- Balcony

Leasehold from 7th October 2002 to 31st March 2113.

Vacant Possession

EPC Rating: E

Inspection: By arrangement with the Auctioneers

Leasehold Flat Vacant Possession



LOT 68

17 Winterslow House Flaxman Road, Camberwell, SE5 9DQ

London Borough of Lambeth

Situated at the junction with Ilford Road, close to local shopping/travelling facilities including Loughborough Junction Train Station and Denmark Hill Overground Station.

A **Self-Contained Flat** requiring modernisation on the **Second Floor** in a **Purpose Built Block** with **Balcony** and accommodation comprising:

- Entrance Hall
- Reception Room
- Kitchen
- Two Rooms
- Bathroom/WC
- Bathroom

Leasehold for a term of 125 years from 2nd August 1999 at a ground rent of £10 per annum.

Vacant Possession

Leasehold Flat Vacant Possession



EPC Rating: C

Inspection: By arrangement with the Auctioneers

LOT 69

40(A) Stromness Road Southend-on-sea, Essex, SS2 4JQ

Southend-on-Sea Borough Council

Situated off Stonoroway Road, close to local shopping/travelling facilities including Southchurch Road, Southend Pier, Southend Central and Southend East Rail Stations. Southchurch Park is also nearby.

A **Self Contained First Floor Flat** requiring modernisation with accommodation comprising:

- Entrance Hall
- Living Room
- Bedroom
- Kitchen
- Bathroom/WC

Own Section of Garden at Rear

Leasehold for a term of 80 years from 1st January 1988 at a ground rent of £200 per annum.

Leasehold Flat Vacant Possession



Notice under section 42 of the Leasehold Reform Housing and Urban Development Act, 1993 has been served on the freeholder seeking a lease extension of the existing lease and the purchaser will have the benefit of this notice.

Vacant Possession

EPC Rating: F

Inspection: By arrangement with the Auctioneers

LOT 70

41 Clifford Street, Newport, Isle Of Wight, PO30 5AD

Isle of Wight Council

Situated off Drill Hall Road, close to local shopping/travelling facilities available on the High Street. Newport Golf Club, St Mary's Hospital and Carisbrooke Castle are also nearby.

A **Terrace House** with accommodation arranged on **Two Floors** comprising:

First Floor

- Bedroom (One)
- Bedroom (Two)
- Bathroom/WC

Ground Floor

- Front Reception Room
- Rear Reception Room
- Kitchen

Garden at Rear

Let on an Assured Shorthold Tenancy for a term of Twelve months from 1st June 2021 at a rent of £750 per calendar month.

Producing £9,000 per annum

Freehold Investment



EPC Rating: F

Inspection: By arrangement with the Auctioneers

LOT 71

46 Eversley Park Road Winchmore Hill, N21 1JS

London Borough of Enfield

Conveniently situated at the corner of Eversley Mount, in this most sought after residential area close to Winchmore Hill Green, Oakwood Park and local Shopping/travelling facilities including Winchmore Hill Rail Station.

A **Freehold Site of Approximately 6,400 sq ft.**

Planning Consent has been granted on 20th September 2019 for redevelopment of site and erection of a part single, part 2, part 3 storey block of **Five Self-Contained Flats with lift. Three x Two Bedroom and Two x Three Bedroom with associated seven car parking spaces including one disabled space and ten cycle spaces.** Copies of the consent and plans are available for inspection.

The proposed sizes of the new flats are:

Apartment 1: Approximately 980 sq ft

Apartment 2: Approximately 790 sq ft

Apartment 3: Approximately 780 sq ft

Apartment 4: Approximately 710 sq ft

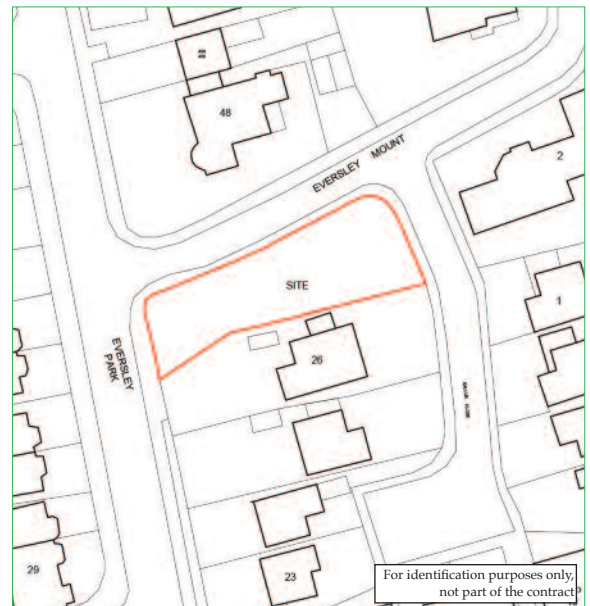
Apartment 5: Approximately 1,108 sq ft

Note: Each Flat has private amenity space with generous private garden or terrace.

Vacant Possession

Inspection: By arrangement with the Auctioneers

Freehold Site With Planning Consent For Five Self-Contained Flats



LOT 72

56 Wellesley Road Wanstead, E11 2HF

London Borough of Redbridge

Situated off Hermon Hill in a popular residential area close to Snaresbrook and Wanstead Underground Stations (Central Line) and local shopping amenities on High Street. Wanstead Park is also nearby.

A Substantial **Semi-Detached House** arranged as **Three Self-Contained Flats** comprising:

First Floor Flat

- Entrance Hall
- Reception Room
- Kitchen
- Bedroom
- Shower/WC

EPC Rating: F

Raised Ground Floor Flat

- Entrance Hall
- Reception Room
- Kitchen
- Bedroom
- Shower/WC

EPC Rating: E

Freehold Vacant House Arranged as Three Self-Contained Flats



Lower Ground Floor Flat

- Entrance Hall
- Reception Room
- Kitchen
- Bedroom
- Shower/WC

EPC Rating: E

Communal Rear Garden

Vacant Possession

Planning permission has been submitted to the London Borough of Redbridge on the 7th August 2021 under planning reference number '3404/21' for 'Single and first floor rear extensions, loft conversion with a rear dormer, hip to gable roof alterations and two front roof lights'. This would further develop the property into a lower ground floor one bedroom flat, a raised ground floor two bedroom garden flat and a two bedroom duplex flat on the first and second floors. Planning permission is expected to be granted by the 1st October 2021.

LOT 73

In Same Ownership for
Approximately 30 Years

37 Felixstowe Road Edmonton, N9 0DX

London Borough of Enfield

Situated off Brettenham Road close to Fore Street, Edmonton Green Shopping Centre and Edmonton Green Overground Station.

A **Terrace House** requiring modernisation with accommodation arranged on **Two Floors** comprising:

First Floor

- Bedroom (One)
- Bedroom (Two)
- Bedroom (Three)

Ground Floor

- Entrance Hall
- Front Reception Room
- Rear Reception Room
- Kitchen
- Bathroom/WC
- Lean-to

Front Garden

Garden at Rear

Vacant Possession

Freehold House Vacant Possession



EPC Rating: TBC

Inspection: By arrangement with the Auctioneers

LOT 74

Six Week Completion
or Earlier

**30 Harborough Road
Desborough, Kettering,
Northamptonshire, NN14 2QY**
Northamptonshire Council

Situated on Harborough Road, close to local shopping/travelling facilities. The Centre of Kettering provides further amenities.

A **Detached House** requiring modernisation with accommodation arranged on **Two Floors** comprising:

First Floor

- Bedroom (One)
- Bedroom (Two)
- Bedroom (Three)
- Bathroom/WC

Ground Floor

- Entrance Hall
- Living Room
- Dining Room
- Kitchen
- Conservatory

Front Garden with Off-Street Parking

Freehold House Vacant Possession



Garden at Rear

Vacant Possession

EPC Rating: E

Inspection: By arrangement with the Auctioneers

LOT 75

Six Week Completion
or Earlier

**14 Strathmore Road
Whitwell, Hertfordshire,
SG4 8AU**

North Hertfordshire District Council

A Three Bedroom **Semi-Detached House** in a quiet cul-de-sac location. Within walking distance to the many village facilities and Whitwell Primary School.

The spacious accommodation has been updated over recent years, arranged over **Two Floors** comprising:

First Floor

- Bedroom (One)
- Bedroom (Two)
- Bedroom (Three)
- Bathroom/WC

Ground Floor

- Entrance Hall
- Through Reception Room
- Kitchen
- Conservatory

Front Garden

Garden at Rear

Freehold House Vacant Possession



Vacant Possession

EPC Rating: TBC

Inspection: By arrangement with the Auctioneers

LOT 76

Six Week Completion
or Earlier

32 Abbey Street Cinderford, Gloucestershire, GL14 2NW

Forest of Dean District Council

Situated off Woodside Street, close to local shopping facilities available on the High Street.

A **Detached House** requiring modernisation with accommodation arranged on **Two Floors** comprising:

First Floor

- Bedroom (One)
- Bedroom (Two)
- Bedroom (Three)
- Bathroom/WC

Ground Floor

- Entrance Hall
- Through Reception Room
- Dining Room
- Kitchen
- External WC

Front Garden

Garden at Rear

Freehold House Vacant Possession



Vacant Possession

Inspection: By arrangement with the Auctioneers

EPC Rating: F

LOT 77

Six Week Completion
or Earlier

The Old Forge Upper Common, Kington Langley, Chippenham, Wiltshire, SN15 5PE

Wiltshire Council

Kington Langley is a village approximately two miles north of Chippenham. Chippenham Train Station provides Rail Services.

An **End of Terrace House** requiring modernisation with accommodation arranged on **Two Floors** comprising:

First Floor

- Bedroom (One)
- Bedroom (Two)
- Bedroom (Three)
- Bedroom (Four)

Ground Floor

- Entrance Hall
- Living Room
- Dining
- Study
- Kitchen
- Bathroom/WC

Freehold House Vacant Possession



Off-Street Parking on Front

EPC Rating: G

Garden at Rear

Inspection: By arrangement with the Auctioneers

Vacant Possession

LOT 78

52 Parker Road Winton, Bournemouth, BH9 1AY

Bournemouth, Christchurch
and Poole Council

Situated off Trafalgar Road, close to local shopping/travelling facilities available in Bournemouth Town Centre and Bournemouth Train Station.

A **Fire Damaged Detached House** requiring modernisation with accommodation arranged on **Two Floors** comprising:

First Floor

- Bedroom (One)
- Bedroom (Two)
- Bedroom (Three)
- Bathroom/WC
- Shower Room

Ground Floor

- Entrance Hall
- Living Room
- Dining Room
- Kitchen

Garden

Freehold Fire Damaged House Vacant Possession



Vacant Possession

Inspection: By arrangement with the Auctioneers

LOT 79

Rear Flat, 36 Fort Road Newhaven, East Sussex, BN9 9EJ

Lewes District Council

Situated at the rear of 36 Fort Road, close to the shopping/travelling facilities available in the centre of Newhaven including Newhaven Town Train Station.

A **Split Level Self-Contained Flat** requiring modernisation with accommodation comprising:

First Floor

- Living Room
- Bedroom
- Bathroom
- Separate WC

Ground Floor

- Kitchen

A new 999 year lease is to be granted at a peppercorn ground rent.

Leasehold Flat Vacant Possession



EPC Rating: E

Inspection: By arrangement with the Auctioneers

LOT 80

50 Upper Church Street Oswestry, Shropshire, SY11 2AE

Shropshire Council

Situated near to the junction with Penylan Lane, close to local shopping/travelling facilities including Gobowen Train Station.

A **Grade II Listed Terrace House** requiring modernisation with accommodation arranged on **Three Floors** comprising:

Second Floor

- Front Bedroom
- Rear Bedroom
- Bathroom (without fittings)

First Floor

- Front Bedroom
- Rear Bedroom
- Bathroom (without fittings)

Ground Floor

- Entrance Hall
- Front Living Room
- Rear Living Room
- Kitchen (without fittings)

LOT 81

Six Week Completion
or Earlier

14 Cross Street Standish, Wigan, WN6 0HQ

Wigan Metropolitan Borough Council

Situated off the High Street in the heart of Standish Village close to Gathurst Train Station. Further amenities can be found in Wigan Town Centre.

A **Double Fronted Detached House** requiring modernisation with accommodation arranged on **Two Floors** comprising:

First Floor

- Bedroom (One)
- Bedroom (Two)
- Bathroom/WC

Ground Floor

- Reception Room (One)
- Reception Room (Two)
- Kitchen
- Lean to

Garden at Rear

Vacant Possession

Freehold House Vacant Possession



Garden Area

Inspection: By arrangement with the Auctioneers

Vacant Possession

Freehold House Vacant Possession



EPC Rating: E

Inspection: By arrangement with the Auctioneers

LOT 82

9 Eaton Close Swindon, Wiltshire, SN3 2BU Swindon Borough Council

Situated off Henley Road, close to local shopping/travelling facilities and the amenities of Swindon Rail Station which provides regular direct services into London Paddington.

A **Terrace House** requiring modernisation with accommodation arranged on **Two Floors** comprising:

First Floor

- Bedroom (One)
- Bedroom (Two)
- Bedroom (Three)
- Bathroom/WC

Ground Floor

- Entrance Hall
- Reception Room
- Kitchen

Front Garden **Garden at Rear**

Vacant Possession

Freehold House Vacant Possession



EPC Rating: D

Inspection: By arrangement with the Auctioneers

LOT 83

Six Week Completion
or Earlier

135 Ollerton Road Retford, Nottingham, DN22 7UG

Bassetlaw District Council

Situated near to the High Street, close to local shopping/travelling facilities including Retford Train Station. Retford Golf Club is also nearby.

A **Semi-Detached House** requiring modernisation comprising:

First Floor

- Three Rooms
- Bathroom/WC

Ground Floor

- Two Rooms
- Kitchen
- Bathroom/WC

Front Garden

Garden at Rear with Two Derelict Garages

Vacant Possession

Freehold House Vacant Possession



EPC Rating: E

Inspection: By arrangement with the Auctioneers

LOT 84

2 Avondale Road
Nelson, Lancashire, BB9 0DA
Pendle Borough Council

Situated off Beaufort Street close to local shopping/travelling facilities including Nelson Train Station. Walverden Park is also nearby.

A **Semi-Detached House** requiring modernisation with accommodation arranged on **Two Floors** and **Detached Garage** comprising:

First Floor

- Bedroom (One)
- Bedroom (Two)
- Shower Room/WC

Ground Floor

- Entrance Hall
- Living Room
- Kitchen
- Conservatory

Front Garden

Garden at Rear

Lock-Up Garage

Freehold House and Lock-Up Garage Vacant Possession



Vacant Possession

Inspection: By arrangement with the Auctioneers

EPC Rating: D

LOT 85

7 Ashley Road
Southport, PR9 0RB
Sefton Metropolitan Borough Council

Situated close to local shopping/travelling facilities including Southport Train Station.

A **Double Fronted Terrace Building** requiring modernisation with accommodation on **Three Floors** currently arranged as Commercial on the Ground Floor with a Residential Upper Part comprising:

Second Floor

- Three Rooms

First Floor

- Three Rooms
- Bathroom without Fittings
- WC

Ground Floor

- Two Rooms

Yard at Rear

Vacant Possession

Inspection: By arrangement with the Auctioneers

Freehold Vacant Possession



LOT 86

39 Edenvale Road
Paignton, Torbay, Devon,
TQ3 2JJ

Torbay Council

Situated off Marldon Road, close to the shopping/travelling facilities available in the centre of Paignton including Paignton Rail Station.

A **Semi-Detached Bungalow** with accommodation comprising:

- Entrance Hall
- Reception Room
- Kitchen
- Bedroom (One)
- Bedroom (Two)
- Bathroom/WC

Gas-fired central heating (system not tested)

Driveway

Front Garden **Garden at Rear**

Vacant Possession

EPC Rating: D

Inspection: By arrangement with the Auctioneers

Freehold Bungalow Vacant Possession



LOT 87

129 High Street
Royal Wootton Bassett,
Swindon, SN4 7AY

Wiltshire Council

Situated on the High Street in the popular Market Town of Royal Wootton Bassett to the West of Swindon, Swindon Rail Station provides regular direct service into London Paddington.

A **Terrace Shop and Upper Part** with accommodation comprising:

First Floor: Two Offices and Kitchenette let to Haydn Williams, Accountant on a statutory continuation Tenancy at £1,800 per annum (Holding Over).

Ground Floor: Retail Store/Kitchen let to Loyd Rogers trading as Bassett Stationery on a Statutory Continuation Tenancy at £8,750 per annum (Holding Over).

Note: A permitted development application is being submitted for conversion of the First Floor into a Self-Contained Flat. Copies of the proposed plans are available for inspection.

Freehold Investment



Producing £10,550 per annum

Inspection: By arrangement with the Auctioneers

LOT Upon The Instructions of William Hill

88

William HILL

10(A) Station Road
Colwyn Bay, Wales, LL29 8BU
Conwy County Borough Council

Situated off Abergele Road, close to a good range of shopping/travelling facilities including Colwyn Bay Train Station.

A **Self-Contained Maisonette** requiring modernisation with spacious accommodation arranged on **Two Floors** comprising:

Second Floor

- Three Rooms

First Floor

- Four Rooms
- Kitchen
- Bathroom/WC

Leasehold. A new 125 year lease is to be granted at a ground rent of £50 Per annum rising.

Vacant Possession

Leasehold Maisonette Vacant Possession



EPC Rating: F

Inspection: By arrangement with the Auctioneers

LOT Upon The Instructions of William Hill

89

William HILL

639(A) London Road
Sheffield, S2 4HT
Sheffield City Council

Situated with entrance approached from Thirlwell Road, close to local shopping/travelling facilities and the amenities available in Sheffield City Centre including Sheffield Train Station.

A **Self-Contained First Floor Flat** requiring complete modernisation with accommodation comprising:

- Three Rooms

Leasehold. A new 125 year lease is to be granted at a ground rent of £50 Per annum rising.

Vacant Possession

EPC Rating: TBC

Inspection: By arrangement with the Auctioneers

Leasehold Flat Vacant Possession



LOT Upon The Instructions of William Hill

90



First Floor Flat

72 Meadow Street, Preston,
Lancashire, PR1 1TS

Preston City Council

Situated near to the junction with Jutland Street, close to shopping/travelling facilities available in Preston City Centre including St George's Shopping Centre and Preston Train Station.

A **Self-Contained First Floor Flat** requiring modernisation with accommodation comprising:

- Living Room
- Bedroom
- Kitchen (without fittings)
- Bathroom/WC

Leasehold. A new 125 year lease is to be granted at a ground rent of £50 per annum rising.

Vacant Possession

EPC Rating: TBC

Inspection: By arrangement with the Auctioneers

Leasehold Flat Vacant Possession



LOT Upon The Instructions of William Hill

91



165(A) Poolstock Lane
Wigan, WN3 5HW

Wigan Metropolitan Borough Council

Situated near to the junction with Snowden Avenue, close to local shopping/travelling facilities and the amenities available in Wigan Town Centre including Wigan North Western Train Station.

A **Self-Contained First Floor Flat** requiring modernisation with accommodation comprising:

- Living Room
- Bedroom (One)
- Bedroom (Two)
- Kitchen
- Bathroom/WC

Garage

Garden Area

Let on an Assured Shorthold Tenancy for a term of 12 months from 5th September 2008 at £350 per month. Tenant holding over.

Leasehold Flat and Garage Investment



Leasehold. A new 125 year lease is to be granted at a ground rent of £50 Per annum rising.

Producing £4,200 per annum

EPC Rating: E

Inspection: By arrangement with the Auctioneers

LOT 92

47 Tennyson Avenue Bridlington, Yorkshire, YO15 2EX

East Riding of Yorkshire Council

Situated off Promenade, close to local shopping/travelling facilities including Bridlington Train Station.

A **Self-Contained Ground Floor Flat** requiring modernisation comprising:

- Three Rooms
- Kitchen
- Shower Room/WC

Direct access to Communal Garden

Leasehold for a term of 99 years from 16th January 2015 at a ground rent of £350 per annum rising.

Vacant Possession

EPC Rating: E

Inspection: By arrangement with the Auctioneers

Leasehold Flat Vacant Possession



LOT 93

Flat 28 Risingholme Court High Street, Heathfield, East Sussex, TN21 8GB

Wealdon District Council

Situated close to local shopping/travelling facilities available on the High Street.

A **Self-Contained First Floor Retirement Flat** comprising:

- Living Room
- Bedroom
- Kitchen
- Bathroom/WC

Leasehold for a term of 125 years from 1st June 2007 at a ground rent of £435 per annum.

Note: Please refer to the lease available in the legal pack in relation to age restriction on occupancy.

Vacant Possession

EPC Rating: B

Inspection: By arrangement with the Auctioneers

Leasehold Retirement Flat Vacant Possession



LOT 94

134 Feltham Road Ashford, TW15 1AD

Spelthorne Borough Council

Located on Feltham Road close to local shopping/travelling facilities available in Ashford Town Centre including Ashford Train Station. Ashford Manor Golf Club and Queen Mary Reservoir are also nearby.

Freehold Ground Rents amounting to **£100 Per Annum** derived from **Six Self-Contained Flats** each on lease as follows;

134 Feltham Road: 215 years from 25th March 1972 at a peppercorn ground rent.

134(A) Feltham Road: 215 years from 25th March 1972 at a peppercorn ground rent.

134(B) Feltham Road: 215 years from 25th March 1972 at a peppercorn ground rent.

134(C) Feltham Road: 189 years from 25th March 1972 at a ground rent of £50 per annum rising.

134(D) Feltham Road: 189 years from 25th March 1972 at a peppercorn ground rent.

134(E) Feltham Road: 136 years from 25th March 1972 at a ground rent of £50 per annum rising.

Freehold Ground Rents and Roof Space with Planning Permission Granted for Two x Two Bedroom Flats



Planning Consent has been granted by Spelthorne Borough Council on 3rd December 2019 under **(Planning reference number: 19/01118/FUL)** for a Roof development to add additional storey to create **Two x Two Bedroom Flats** with associated bin and cycle storage and parking.

Copies of the plans and planning consent are available for inspection via the Spelthorne Borough Council Planning Portal.

Note: We have been advised that the premium for Flat B received for the lease extension which completed in September 2021 was £23,900. There is one further lease to renew at some stage in the future which is currently 87 years unexpired.

Inspection: By arrangement with the Auctioneers

In order to bid, you must register to do so by 1pm the day before the auction. The simplest way to register to bid is as follows:

Lot

Click on a lot you want to bid on.

bidnow

Click on the 'Bid now' icon.

Log in / register to bid

Click on the 'Log in/register to bid' button and then just follow the prompts.

If you require further assistance on how to register or if you would prefer to set up a traditional telephone or proxy bid with us, please download the necessary form on the McHugh & Co auction website.

All legal documents can be viewed online for free.

For more information call us on **020 7485 0112** | mchughandco.com

McHUGH & CO
ESTATE AGENTS & AUCTIONEERS

LOT 95

Land adjacent to 62 Ashfield Avenue, Bushey, Hertfordshire, WD23 4LN

Hertsmere Borough Council

Situated adjacent to 62 Ashfield Avenue in a popular residential area close to the High Street and local shopping/travelling facilities including Bushey Overground Station.

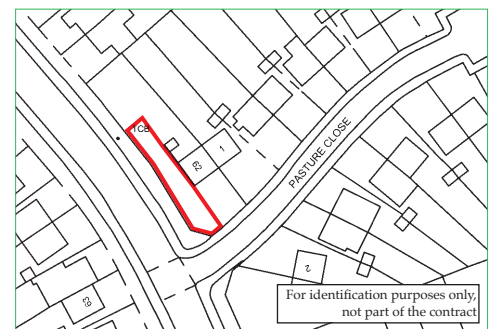
Freehold Land of approximately 1,581 sq ft.

A Planning application has been submitted to Hertsmere Borough Council to build a new **End of Terrace Two Bedroom House with Off-Street Parking**. Copies of the proposed plans are available for inspection.

Vacant Possession

Inspection: On Site

Freehold Land Vacant Possession



LOT 96

Land at Rear of 121 High Street, Whitton, Twickenham, TW2 7LG

London Borough of Richmond Upon Thames

Situated to the rear of 121 High Street, in this popular area close to a good range of shops and Whitton Rail Station. Twickenham Stadium is also nearby.

Freehold Land of approximately 900 sq ft

Planning Consent has been granted on 6th May 2020 for demolition of existing staircase/structures to rear. Construction of a Part 3, Part 2 storey rear extension to provide **Two x New Flats and Roof Terrace, One x Studio Flat, One x One Bedroom Flat**.

(Planning Reference 19/2471/FUL) copies of the plans and consent are available for inspection.

Vacant Possession

Inspection: On Site

Freehold Land with Planning Consent for Two New Build Flats



LOT 97

Land adjacent to
326 Pump Lane, Rainham,
Gillingham, Kent,
ME8 7TJ

Medway Council

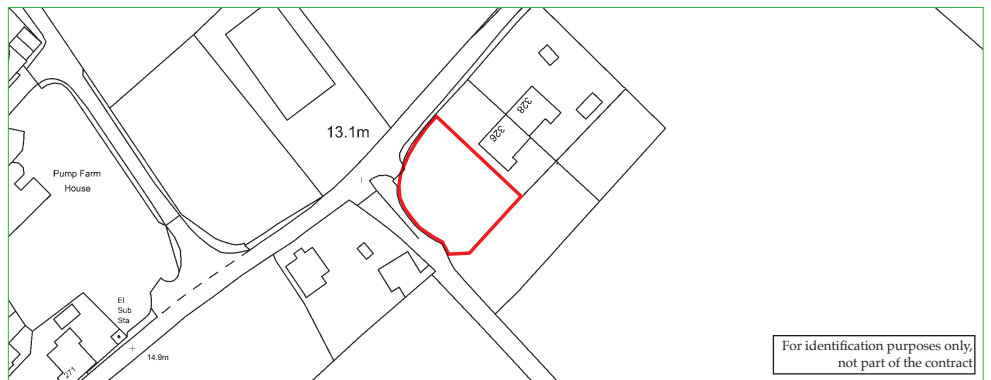
Situated off Lower Rainham Road, close to local shopping/travelling facilities including Rainham Train Station.

A **Freehold Plot of Land** of approximately **6,500 sq ft** with development potential subject to the necessary consents being obtained.

Vacant Possession

Inspection: On Site

Freehold Land Vacant Possession



LOT 98

Two Garages & Land
rear of 94 & 96 Bath Road
Slough, Berkshire, SL1 3SY

Slough Borough Council

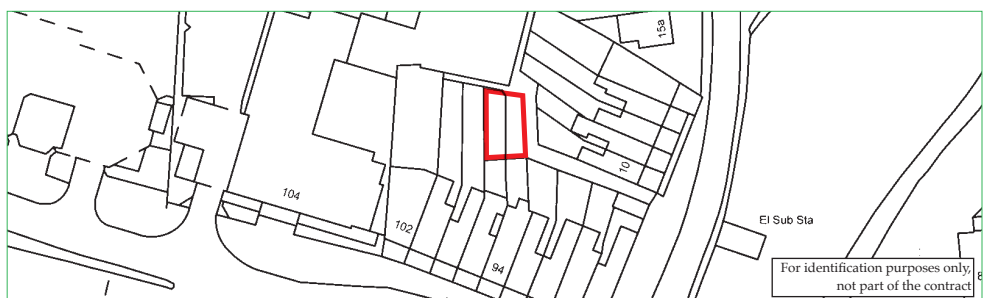
Situated to the rear of 94 & 96 Bath Road and close to local shopping/travelling facilities available on High Street including Slough Train Station. Upton Hospital and Upton Court Park are also nearby.

Two Freehold Lock-Up Garages and Land with a site area of **900 sq ft** with development potential subject to planning consent being obtained.

Vacant Possession

Inspection: On Site

Two Garages and Land Vacant Possession



LOT 99

Land Adjacent to 14 Chilthorne Close, Catford, SE6 4YW

London Borough of Lewisham

Situated off Ravensbourne Park Crescent, close to Ladywell Fields and local shopping/travelling facilities available in Catford Town Centre including Catford and Catford Bridge Train Stations.

A **Freehold Plot of Land** of approximately **5,500 sq ft** with further potential subject to the necessary consents being obtained.

Inspection: On site

Freehold Land



LOT 100

Land to the Rear of 22 Forest Drive East, Leytonstone, E11 1JY

London Borough of Waltham Forest

Situated off Essex Road and with a street frontage to James Lane close to Epping Forest and Leytonstone Underground Station (Central Line).

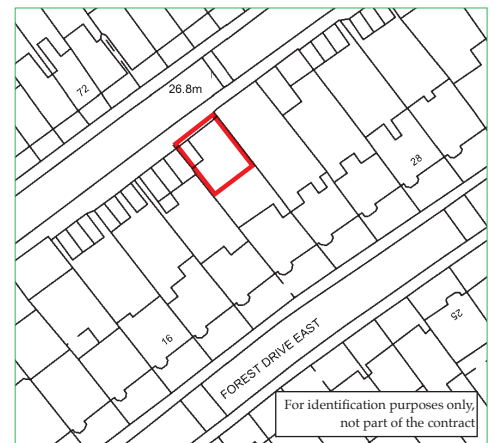
A **Freehold Plot of Land** of approximately **1,350 sq ft**.

A **Planning Application** has been submitted to the London Borough of Waltham Forest for a **Two Bedroom Single Storey House**. The proposed plans are available for inspection.

Vacant Possession

Inspection: On Site

Freehold Land Vacant Possession



LOT 101

Land adjacent to
121 Louviers Road
Weymouth, Dorset, DT3 6AY
Dorset Council

Situated off Littlemoor Road, close to local shopping/travelling facilities and the amenities available in Weymouth Town Centre including Weymouth Train Station.

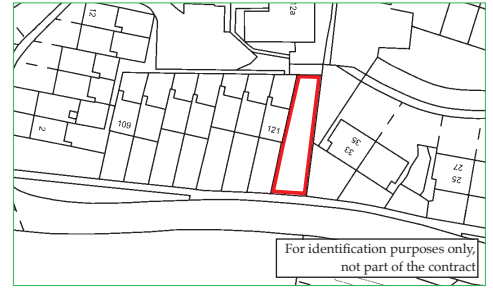
A **Freehold Site** with **Planning Consent** granted on 10th November 2020 for a **Detached Two Bedroom Dwelling** with **Front and Rear Gardens** and **Off-Road Parking**.

A copy of the consent and plans are available for inspection **Planning Reference (WP/20/00117/FUL)**.

Vacant Possession

Inspection: On Site

Freehold Site with Planning Consent for a Two Bedroom House



LOT 102

Garage/Workshop to the rear of
2 Portland Road, Hayes,
Middlesex, UB4 8LG
London Borough of Hillingdon

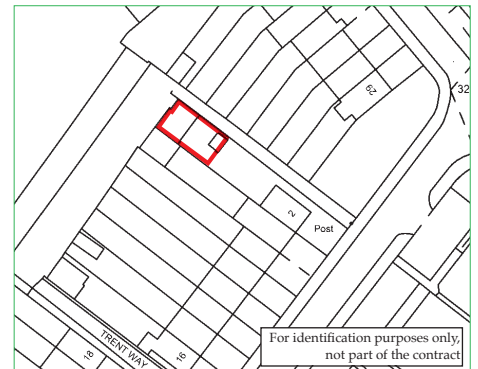
Situated off Bury Avenue and to the rear of 2 Portland Avenue in a popular residential area close to Hayes Park and local shopping/travelling facilities.

A **Freehold Garage/Workshop** requiring modernisation on a site area of approximately **1,000 sq ft** with further potential subject to the necessary consents being obtained.

Vacant Possession

Inspection: By arrangement with the Auctioneers

Freehold Garage/Workshop Vacant Possession



LOT 103

Garage & Land to the rear of 44 Roebuck Road, Chessington, Surrey, KT9 1JU
Royal Borough of Kingston Upon Thames

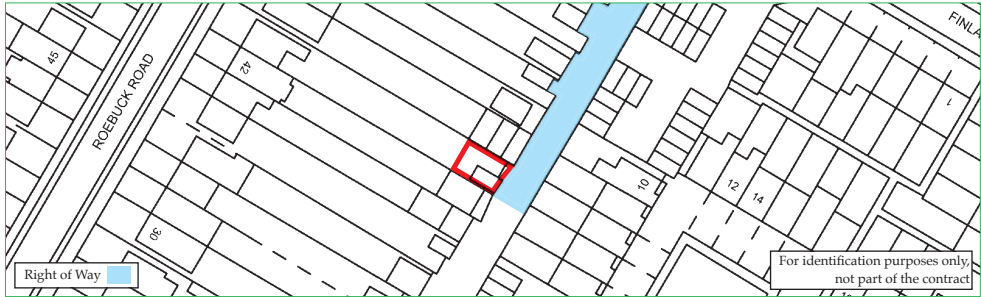
Situated to the rear of 44 Roebuck Road close to local shopping/travelling facilities including Chessington North Rail Station.

A **Freehold Garage and Land** of approximately **520 sq ft** with further potential subject to the necessary consents being obtained.

Vacant Possession

Inspection: On Site

Freehold Garage and Land Vacant Possession



LOT 104

6/8 Belgrave Hill Bristol, Avon, BS8 2UA
Bristol City Council

Situated off High Street via Upper Belgrave Road and close to local shopping/travelling facilities available in Clifton Village including Clifton Down Train Station. Durdham Downs and Bristol City Centre are also nearby.

A **Plot of Land** with the benefit of Planning Consent granted by Bristol City Council dated 19th February 2021 under **(Planning Reference Number: 20/00691/F)** for 'Proposed development of a single (Use Class C3) dwelling with associated external works.' Copies of the plans and planning consent are available for inspection.

Two Long Leasehold Titles. The property is held on two long leases, one for a term of 999 years from 21st November 1888 at a peppercorn ground rent and one for 1,000 years from 21st December 1843.

Vacant Possession

Inspection: On Site

Leasehold Land with Planning Permission Granted for a Three Bedroom House



LOT 105

Monarch Court Garages Lyttelton Road, Hampstead Garden Suburb, N2 0RA

London Borough of Barnet

Situated between Norrice Lea and Kingsley Way, in a popular residential area close to local shopping/travelling facilities including East Finchley Tube Station (Northern Line).

A Parade of **Fifteen Garages** and **Land**.

Planning Consent has been granted by the London Borough of Barnet on 6th November 2018 under (**Application Number: 18/5501/FUL**) for Refurbishment of existing garages, including external alterations to the front elevation to provide replacement garage doors, new roof to all garages and repair of existing brick work.

There is a further planning approval dated 19th December 2018 **Ref 18/7463/FUL** for erection of a **Single Storey Building** to provide **Five Garages** and replacement of Hard Surface area with space to park Three vehicles.

Hampstead Garden Suburb Trust approval to implement both planning applications. Copies of the proposed plans are available for inspection. Possible for other uses subject to **Planning Permissions**.

Leasehold for a term of 1992 years from 25th March 1969 at a ground rent of £5 per annum

Vacant Possession

Inspection: On Site

Long Leasehold Garages Vacant Possession



LOT 106

Workshop Rear of 12/13 Mill Lane, Carshalton, Surrey SM5 2JY

London Borough of Sutton

Approached from Rochester Road and close to local shopping/travelling facilities available on High Street including Carshalton Train Station. Waterfall In Grove and Carshalton Park are also nearby.

A **Freehold Building** requiring modernisation arranged on **Two Floors** of approximately **960 sq ft (89 sq m)** with further potential subject to obtaining the relevant planning permissions comprising:

First Floor

- Two Rooms

Ground Floor

- Two Rooms

Vacant Possession

Inspection: By arrangement with the Auctioneers

Freehold Vacant Building with Development Potential



For identification purposes only,
not part of the contract

LOT 107

Garage and Land to the rear of 1 Hood Walk, Romford, Essex, RM7 8NU

London Borough of Havering

Situated with a frontage to Lynton Avenue, close to Collier Row Road and local shopping/travelling facilities available in Romford Town Centre including Romford Train Station.

A **Freehold Garage and Land** on a site area of approximately **1,000 sq ft** with further potential subject to the necessary planning consents being obtained.

Vacant Possession

Inspection: On Sites

Freehold Garage and Land Vacant Possession



Indicative boundary only



For identification purposes only, not part of the contract

LOT 108

Garage and Land to the Rear of 65 Boscombe Road, Worcester Park, Surrey, KT4 8PJ

London Borough of Sutton

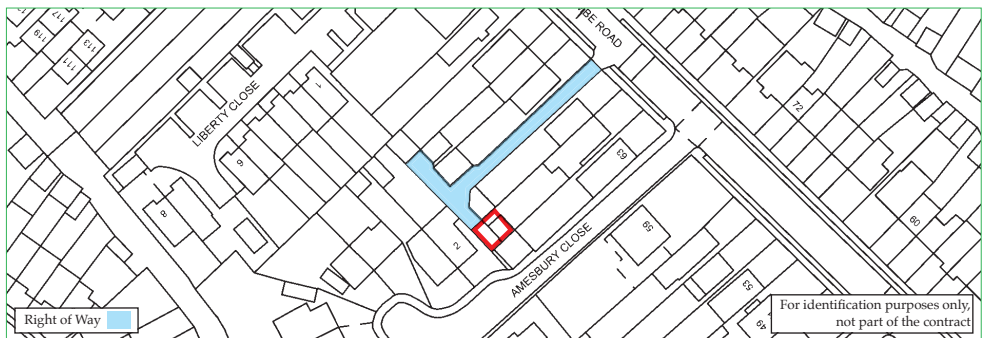
Situated to the near of 65 Boscombe Road in a popular residential area, close to local shopping/travelling facilities including Worcester Park Rail Station.

A **Freehold Lock-Up Garage and Land** with further potential subject to the necessary consents being obtained.

Vacant Possession

Inspection: By arrangement with the Auctioneers

Freehold Garage and Land Vacant Possession



Right of Way

For identification purposes only, not part of the contract

LOT 109

Land on the North Side of Woodlands Road, Edmonton, N9 8RP

London Borough of Enfield

Situated off St Peters Road, close to Hertford Road and local shopping/travelling facilities and Edmonton Green Overground Station.

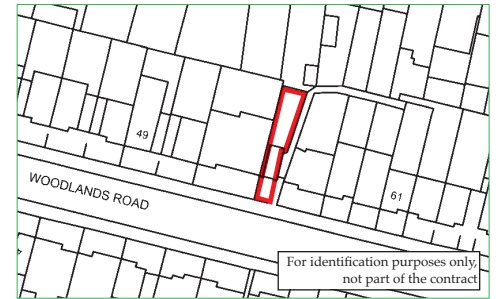
A **Freehold Garage and Land.**

Planning Consent has been granted by Enfield Council dated 17th June 2021 for the demolition of existing Garage and erection of a **Two Storey Dwelling House (Planning Reference 20/04079/Ful)**. A copy of the plans and consent are available for inspection.

Vacant Possession

Inspection: On Site

Freehold with Planning Consent for a Two Storey House



LOT 110

Garage Rear of 44 Priory Road Cheam, Sutton, Surrey, SM3 8LN

London Borough of Sutton

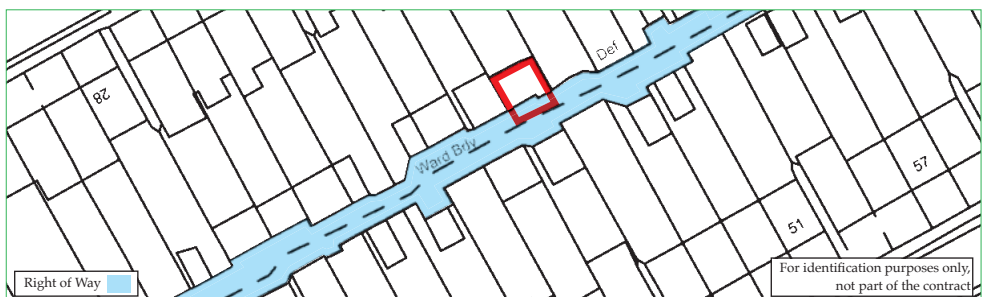
Situated to the rear of 44 Priory Road in this popular residential area close to local shopping/travelling facilities including Cheam Train Station.

A **Freehold Lock-up Garage**

Vacant Possession

Inspection: By arrangement with the Auctioneers

Freehold Garage Vacant Possession



LOT 111

Land to the Rear of 18 Aylands Road, Enfield, Middlesex, EN3 6PN

London Borough of Enfield

Situated off Hertford Road, close to local shopping/travelling facilities including Turkey Street Rail Station.

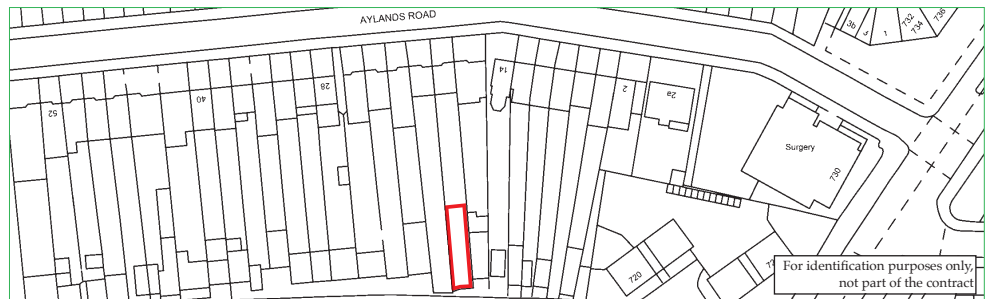
A **Freehold Plot of Land** of approximately **1,000 sq ft.**

A Planning application has been submitted to Enfield Council for a **One Bedroom House** with **Rear Garden**. Copies of the proposed plans are available for inspection.

Vacant Possession

Inspection: On Site

Freehold Land Vacant Possession



LOT 112

Building on Prince George Street, Skegness, PE25 2BD

Situated off Roman Bank, close to the shopping/travelling facilities available in Skegness Town Centre including Skegness Train Station.

A **Spacious Detached Building** with further potential subject to planning consent being obtained.

Vacant Possession

Inspection: By arrangement with the Auctioneers

Freehold Vacant Possession



LOT 113

**Garage 4, Park Lawn
208/210 Parchmore Road,
Thornton Heath,
Surrey, CR7 8HA**

London Borough of Croydon

Situated in a popular residential area close to local shopping/travelling facilities including Brigstock Road and Thornton Heath Train Station.

A **Lock-Up Garage** with up and over door of approximately **8'0" wide x 16'8" depth**.

Let on a rolling monthly tenancy at £125 per month.

Producing £1,500 per annum

Leasehold for a term of 99 years from 25th December 1964 at a ground rent of Ten Pence per annum.

Inspection: By arrangement with the Auctioneers

Leasehold Lock-Up Garage



LOT 114

**Garage 11
Quadrant Road,
Thornton Heath, Surrey,
CR7 7DB**

London Borough of Croydon

Situated off Brigstock Road close to the High Street and local shopping/travelling facilities including Thornton Heath Rail Station.

A **Lock-Up Garage**. The Garage Door requires repair as it is currently jammed.

Leasehold for a term of 999 years less 3 days from 24th June 1957 at a peppercorn ground rent.

Vacant Possession

Inspection: External Inspection

Long Leasehold Lock-Up Garage Vacant Possession



LOT 115

Garage 53 Burford Close Ilford, Essex, IG6 1ES London Borough of Redbridge

Situated in a cul de sac off Hatley Avenue, close to Cranbrook Road and local shopping/travelling facilities including Barkingside Underground Station (Central Line). Fairlop Waters Country Park is also nearby.

A Lock-Up Garage

Leasehold for a term of 125 years from 4th November 1991 at a peppercorn ground rent.

Vacant Possession

Inspection: By arrangement with the Auctioneers

Leasehold Garage Vacant Possession



LOT 116

Lock-up Garage Rear of 11 Woodgrange Terrace, Enfield, Middlesex, EN1 1JE London Borough of Enfield

Situated to the rear of 11 Woodgrange Terrace close to local shopping/travelling facilities including Bush Hill Park overground Station and Enfield Town Centre.

A Freehold Garage.

Vacant Possession

Inspection: By arrangement with the Auctioneers

Freehold Garage Vacant Possession



LOT 117

17/20 Glyn Court
633 London Road,
Worcester Park, Surrey,
SM3 9DF

London Borough of Sutton

Glyn Court is set back from the main A24 London Road in a popular residential area close to local shopping/travelling facilities.

A **Long Leasehold Roof Space** with further potential subject to the necessary consents being obtained.

A new 999 year lease is to be granted at a peppercorn ground rent.

Note: The current Freeholder gives consent for a residential development subject to planning permission being obtained.

Long Leasehold Roof Space



LOT 118

In Same Ownership for
Approximately 30 Years

3 Ivy Gardens
Crouch End, N8 9JE

London Borough of Haringey

Situated off Haringey Park in a popular residential area close to The Broadway and the shopping/travelling facilities of Crouch End.

Freehold Ground Rents amounting to **£400 per annum** derived from **Three Self-Contained Flats** each on lease as follows.

Flat 1: 99 years from 24th June 1978 at a ground rent of £250 per annum. **Valuable reversion in approximately 56 years.**

Flat 2: 99 years from 24th June 2004 at a ground rent of £150 per annum doubling every 33 years. **Valuable reversion in approximately 82 years.**

Flat 3: 189 years from 24th June 1978 at a peppercorn ground rent.

In accordance with Section 5(B) of the Landlord and Tenant Act 1987, notices have been served on the lessees. The lessees have not reserved their rights of first refusal.

Freehold Ground Rents



LOT 119

19 High Street
Thornton Heath, Surrey,
CR7 8RU

London Borough of Croydon

Situated at the junction with Cilsland Road, close to local shopping/travelling facilities including Thornton Heath Rail Station.

Freehold Ground Rents amounting to **£750 Per Annum** derived from **Three Self-Contained Flats** and **One Shop** each on lease as follows;

Flat A 125 years from 5th April 2016 at a ground rent of £250 per annum increasing by £250 every 25 years.

Flat B 125 years from from 18th July 2013 at a ground rent of £250 per annum increasing by £250 every 25 years.

Flat C 125 years from from 5th April 2016 at a ground rent of £250 per annum increasing by £250 every 25 years.

The **Ground Floor Shop** 999 years from 18th July 2003 at a peppercorn ground rent.

Freehold Ground Rents



Note 1: There may be potential for an advertising hoarding on side wall subject to planning consent being obtained.

Note 2: The loft space in the Top Floor Flat is owned by the Freeholder

In accordance with Section 5(B) of the Landlord and Tenant Act 1987, notices have been served on the lessees. The lessees have not reserved their rights of first refusal.

LOT 120

34 Tudor Road
Hayes, Middlesex, UB3 2QB

London Borough of Hillingdon

Situated off Wood End Green Road, close to Uxbridge Road and local shopping/travelling facilities including Hayes & Harlington and West Drayton Train Stations.

Freehold Ground Rents amounting to **£200 per annum** derived from **Two Self-Contained Flats** each on a lease as follows;

Ground Floor Flat: 125 years from 8th February 2021 at a ground rent of £100 per annum doubling every 25 years of the term.

First Floor Flat: 125 years from 19th January 2021 at a ground rent of £100 per annum doubling every 25 years of the term.

In accordance with Section 5(B) of the Landlord and Tenant Act 1987. Notices have been served on the Lessees. The lessees have not reserved their rights of first refusal.

Freehold Ground Rents



LOT 121

12 Calshot Road
Birmingham, B42 2BT
Birmingham City Council

Situated off Walsall Road close to local shopping/travelling facilities including Hamstead Train Station.

The property comprises a **Reversionary Ground Rent Investment Secured** upon a **Two Storey Semi-Detached House** with **Off-Street Parking on Front** and **Garden at Rear**.

The property has not been internally inspected by McHugh & Co but is believed to comprise **Three Bedroom Accommodation** and prospective purchasers are deemed to have made their own enquiries.

The property is subject to a lease for a term of 99 years from 29th September 1937 at a ground rent of £5.50 per annum. **Valuable reversion in approximately 15 years.**

Total Current Ground Rent £5.50 per annum.



Freehold Reversionary Ground Rent Investment

In order to bid, you must register to do so by 1pm the day before the auction. The simplest way to register to bid is as follows:

Lot

Click on a lot you want to bid on.

bidnow

Click on the 'Bid now' icon.

Log in / register to bid

Click on the 'Log in/register to bid' button and then just follow the prompts.

If you require further assistance on how to register or if you would prefer to set up a traditional telephone or proxy bid with us, please download the necessary form on the McHugh & Co auction website.

All legal documents can be viewed online for free.

For more information call us on
020 7485 0112 | mchughandco.com

MCHUGH & CO
ESTATE AGENTS & AUCTIONEERS

MARKET LEADING
&
EXCLUSIVE RATES

BRIDGING FINANCE
MORTGAGES
COMMERCIAL LENDING

WE'LL BE RIGHT THERE AT THE
AUCTION
READY TO HELP.

BID

0.59% pm

75%LTV

NO SURVEY



**LIFE FINANCIAL SOLUTIONS, 1st floor, One Oaks Court, Warwick Road
Borehamwood, Hertfordshire WD6 1GS**



020 8236 8540



info@lifefs.com



www.lifefs.com

Bank of
I PROMISE TO PAY




You have
the imagination.
We have
the finance.



Trust in you

You've spent the last year dreaming, and it's time to bring your vision to life. We know you can achieve great things; all you need are the funds to set you off. Backed by Close Brothers and over 35 years in the business, we have the expertise to deliver the short-term property funding.

Speak to a decision maker today
020 3857 6350 | acceptances.co.uk

Part of  Close Brothers Group

Commercial Acceptances is a trading style of Commercial Acceptances Limited ('CAL'), a subsidiary of Close Brothers Limited. CAL is registered in England and Wales with company number 1715185 and registered office at 100 George Street, London, W1U 8NU. Member of the ASTL.

Fed up with property finance red tape? We can help

DMI Finance, THE fast independent experts in property finance.

We're helping Property Investors, Landlords and Property Developers find the finance they need, fast.

We're experts in Bridging Finance, Commercial, Residential and Buy-to-Let Mortgages, Auction Finance and Property Insurance.



Get in touch today for a fast response to your requirements

Call us on **01249 652 939**

Email **info@dmifinance.com**

Or Visit **www.dmifinance.com**

See us at
the auction

dmfi the auction
finance **specialist**

Suite 6, Forest Gate, London Rd, Chippenham, Wiltshire, SN15 3RS

See us on
LinkedIn
and Twitter



NACFB
Helping Fund UK Business



HANK ZARIHS
A S S O C I A T E S

100%
Funding Available

with additional
security

75% LTV
Against OMV

0.45% pcm
No Exit Fee

We use
Automated
Valuation Model
& Dual
Representation

Auction Finance

Covid 19 won't stop us finding
you the cheapest bridging rates
on the market

**Call Us Today on
020 3889 4403**



hankzarihs.com



contact@hankzarihs.com

General Conditions of Sale

- 1 The Property is sold subject to the conditions known as "the Standard Conditions of Sale (Fifth Edition)" so far as those conditions are not inconsistent with the conditions following, which are to prevail in case of any conflict between them and the Standard Conditions. Each Purchaser shall be deemed to purchase with full knowledge of the conditions subject to which the Property is sold.
- 2 The Standard Conditions of Sale (Fifth Edition) shall be varied as follows:
 - (a) The Contract Rate shall be five per cent (5%) over Barclays Bank PLC Base Rate from time to time.
 - (b) Conditions 1.5.2, 2.2.2, 2.2.5, 2.2.6, 3.1.3, 5.2.2(e), 6.1.1, 7.1.1(a), 7.2.4 and 9 are excluded.
- 3 A copy of the Standard Conditions of Sale (Fifth Edition) is available for inspection at the offices of the Auctioneers.
- 4 Each Purchaser shall be deemed to be personally liable on making an acceptable bid even though he shall purport to act as Agent for a Principal, so that their liability under the Contract shall be joint and several.
- 5 All bidding is conducted on the on-line bidding platform. The Auctioneers reserve the right to regulate the bidding and to refuse any bids (without assigning any reason therefor). The Vendors reserve their right to bid up to the reserve price, or to authorise the Auctioneers to do so. In the event of any dispute on the bidding, the Auctioneer's decision shall be final:
 - (a) Each Property is offered subject to a reserve price unless otherwise stated.
 - (b) In order to bid, all bidders must have pre-registered and provided the relevant identification document as requested by the auctioneers. On the Property being knocked-down, the successful bidder must, upon being asked by the Auctioneer or the Auctioneer's clerk, give his name and address and, if appropriate, the name and address of the person or Company on whose behalf he has been bidding and supply such other particulars as the Auctioneer may reasonably request and in default the Auctioneer shall be entitled to re-submit the Property for sale.
- 6 The amount of the deposit shall be 10% of the purchase price or FIVE THOUSAND POUNDS (£5,000) whichever shall be the greater and shall be paid to the auctioneers Messrs. McHugh & Co, as agents for the vendor upon the fall of the electronic gavel. A separate payment in the sum of £1,000 (inclusive of VAT) in respect of the buyer's premium shall be payable to the auctioneers McHugh and Co upon the fall of the electronic gavel. Lots sold for less than £10,000 the buyers fee will be £300 pounds inclusive of VAT. When registering to bid you will be required to provide a security deposit by way of a 'hold' on a credit or debit card, the amount of £5,000 that will be allocated in the following way: The Buyer's premium of either £1,000 or £300 will be deducted and then the balance of either £4,000 or £4,700 will be put towards the 10% deposit, with the balance of the 10% deposit being paid and due within 1 business day. The £5,000 card hold is non-refundable upon a successful purchase as it is used as a whole or contribution towards the deposit and buyers fee. If the purchase price and buyer's fee amounts to less than £5,000, a refund of the balance will be made.
- 7 Immediately following the Lot being knocked-down, the Bidder/Purchaser gives the auctioneers authority to sign the contract on their behalf and we shall sign a memorandum of the Contract stating the price agreed, the deposit paid, the address of the Property, the Lot number, the names of the Vendor and of the Purchaser and the date of the Contract.
- 8 If a cheque given for the payment of a deposit is dishonoured on presentation, or if the successful bidder fails to pay such a deposit, the Vendor shall be entitled (but shall not be bound) to treat such dishonour or failure as a repudiation of the Contract and to sell the Property to some other person but without prejudice to the Vendor's right to claim against the successful bidder damages for repudiation of the Contract and or other appropriate relief.
- 9 The date for completion of the purchase shall be on or before four weeks from the date of the Contract at the offices of the Vendor's Solicitors or as they may direct.
- 10 The tenure of the Property and the estate or interest sold are stated in the Particulars of Sale.
- 11 The Property is believed to be and shall be taken as correctly described and any incorrect statement or omission found in the Particulars or Standard Conditions of Sale shall not annul the sale or entitle the Purchaser to rescind the Contract nor shall the Purchaser claim or be allowed any compensation in respect thereof. The Auctioneers shall be under no financial liability in respect of any matters arising out of the Auction or the Particulars or Conditions of Sale either to the Vendor or the Purchaser.
- 12 The Purchaser shall be deemed to have made local searches and enquiries of the Local Authority and to have knowledge of all matters which would have been disclosed thereby and shall purchase subject to such matters. In particular, the Purchaser shall buy subject to:
 - (a) all local land charges, whether registered or not prior to the date of the Contract and all matters capable of registration as local land charges whether or not actually so registered;
 - (b) all notices served and orders, demands, proposals or requirements made by any local, public or other competent authority, whether before or after the date of Contract;
 - (c) all actual or proposed orders, directions, notices or charges, restrictions, conditions, agreements or other matters arising under the Town and Country Planning Act 1990 or any statutory modification or any re-enactment thereof for the time being in force;
 - (d) all legal easements benefiting the owners or occupiers of other property and in the event of title to the Property being registered any of the interests set out in Schedules 1 and 3 of the Land Registration Act 2002;
- (e) all matters which would have been revealed at the date of Contract by such searches, enquiries and inspections as a prudent purchaser would make;
- (f) those matters set out in the documents of title and any subsisting leases, tenancies or licences to which the Lot is expressed to be subject on the Particulars of Sale or the General Conditions of Sale and/or the Special Conditions of Sale;
- (g) all outgoing affecting the Property;
- (h) in the case of a leasehold Property, all notices served by and requirement of any immediate or superior landlord;
- (i) any existing private or public right of way, drainage, light, air or support or otherwise (whether legal or equitable) and quasi easements, privileges and liabilities whatsoever and such obligations relating to the repair of roads, ways, passages, sewers, drains, fences or other like matters as may affect the Property without liability or requirement on the part of the Vendor to define the same.
- 13 The Auctioneers reserve the right to hold the memorandum of Contract signed by them on behalf of the Vendor until the Purchaser's full deposit has been received.
- 14 No objection or requisition shall be raised as to the permitted User of the Property for the purposes of the Town and Country Planning Act 1990 or any Act or Acts for the time being amending or replacing the same.
- 15 The Purchaser acknowledges that it is agreed that:
 - (a) No statement or representation which may previously have been made to him or any person concerned on his behalf by or on behalf of the Vendor whether orally or in writing induced him to enter into this agreement;
 - (b) Any such statement or representation as aforesaid does not form part of this agreement and;
 - (c) Any liability of the Vendor in respect of any statement made to the Purchase at law or in equity is hereby excluded to the extent authorised by the Misrepresentation Act 1967.
- 16 The Purchaser shall be deemed to purchase with full knowledge of the state of repair and condition of the Property and notwithstanding anything in these Conditions or in the Particulars of Sale no representation or warranty or condition is made or shall be implied either as to the said state or condition of the Property or any part thereof or as to whether the same is subject to any Sanitary or Public Health Notices or intimation Notice or Notices or proposals under the Housing Acts, Public Health Acts or any such legislation generally in relation thereto. The Purchaser shall be deemed to purchase in all respects, subject thereto whether or not he makes any enquiry and neither the Vendor nor the Auctioneer shall be required or bound to inform the Purchaser of any such matters whether known to them or not and the Purchaser shall raise no enquiry, requisition or objection thereto or with regard thereto.
- 17 The Property is sold (as mentioned in the Particulars of Sale) either with vacant possession of the whole or part, or subject to and with the benefit of the tenancies, leases or occupancies referred to in the Particulars of Sale. However, where there any inconsistency arising out of the Particulars and/or Special Conditions of Sale as to whether vacant possession is to be given on completion it shall be assumed that vacant possession is not to be given on completion.
- 18 In respect of any tenancy to which the Property is subject:
 - (a) The Purchaser shall be satisfied with such information and copy documents as the Vendor has provided before the date of the Memorandum of Sale and shall raise no requisition or objection in respect of:
 - (i) the absence of a written tenancy agreement or lease
 - (ii) the failure, for any reason, of the Vendor to provide a copy or produce the original or counterpart of any written tenancy agreement or lease or
 - (iii) the failure, for any reason, of the Vendor to provide a copy or disclose the existence of any notice, schedule, memorandum, agreement, court order or other document.
 - (b) The Transfer of the Property to the Purchaser shall contain a covenant by the Purchaser with the Vendor to perform and indemnify the Vendor against liability for any breach of any obligation to the tenant by which the Vendor may remain bound after completion
 - (c) In respect of the tenancies:
 - (i) On completion, the Vendor may, if he so elects, pay to the Purchaser a proportion of any insurance rent paid in advance and the Purchaser shall make such allowance to the tenants as may be appropriate and indemnify

General Conditions of Sale

- the Vendor against any action, claim or demand in respect thereof;
- (ii) Pending completion, the Vendor shall be entitled to deal with the day to day management of the Property in such a manner as the Vendor thinks fit, including, without prejudice to the generality of the foregoing, such matters as licences to assign.
- (d) The Vendor makes no representation that under any tenancy subject to which the Property is sold:
 - (i) The tenancy is contractually binding upon all parties;
 - (ii) The tenancy is capable of being determined;
 - (iii) Any Notice has been validly prepared and/or served;
 - (iv) The rent is one that is recoverable or has been paid up to the date of Auction.
- 19 The Purchaser shall take the Property as he finds it and shall accept that, if the Property is sold with vacant possession, that vacant possession is given of the whole or any part offered with vacant possession notwithstanding that there may be furniture, fittings or effects remaining therein and shall not be entitled to require the removal of any such furniture, fittings or effects or object to taking the same on the ground that the existence thereof does not constitute vacant possession as such.
 - 20 The obligations of the Vendor and the Purchaser shall remain in full force and effect so far as they remain to be observed and performed on completion and notwithstanding completion, such obligation shall not be extinguished or deemed to have merged in such transfer.
 - 21 The Vendor shall not be required to reconcile differences between the description of any Lot and the Property sold or furnish evidence of any change in the numbering of any property, and shall not, be bound to show any title to boundary, division walls or fences or the ownership thereof.
 - 22 The fact that the Property is a house or part of a house which may not legally be used for immediate residential occupation shall not annul the sale or entitle the Purchaser to rescind the sale or claim damages or diminution in price.
 - 23 No representation is made that the rent payable in respect of any Property or any part thereof is the rent properly chargeable under any Acts of Parliament or Statutory Instruments or Regulations, regulating or controlling the same. The only representation made or intended to be implied by or from the Particulars of Sale is that the rents referred to therein are the rents actually being paid by the tenants to the landlord and no objection or requisition shall be taken or made as to any matter arising under such Acts, Instruments or Regulations as aforesaid. The Purchaser shall not be entitled to raise any requisition or objection as to any rent limits or net rents or fair rents or the present or former regulated rents payable in respect of the Property nor to the inability of the Vendor to produce copies of Statutory Notices of Increase and Notices to Quit (if any) which may have been served. In the case of a regulated tenancy under the Rent Acts, no objection shall be made on the ground that the rent referred to is not the fair rent or that it may exceed the rent registered under the Rent Acts or that the rent has not been registered. No objection shall be taken by a Purchaser as to whether or not a Notice of Increase of Rent has or has not been validly served or as to whether or not a Certificate of Disrepair has been obtained by the tenant authorising a reduction of rent, nor shall the Purchaser object to the existence or terms of any counter-notice served upon or by a tenant.
 - 24 In the case of a property let, no representation is made as to whether or not there is any sub-tenant, except where expressly stated in the Particulars of Sale.
 - 25 If, at the date of completion, there shall be due to the Vendor any sums in respect of rent, insurance premiums or other sums due from the tenants, such sums shall be paid in full to the Vendor by the Purchaser and the Vendor will, if required by the Purchaser (at the Purchaser's cost) assign to him the benefit of such sum or sums.
 - 26 The Vendor shall not be required to convey the whole or part of the Property to any person other than the Purchaser and shall not be required to execute a conveyance other than that of the whole of the Property or at a price different from that stated on the Contract.
 - 27 The Vendor makes no representation as to the ownership of electric wiring and fittings and gas fittings and installations or central heating installations which may be on hire or hire purchase from the supply companies. In such case, the Vendor accepts no liability for any payments that may be outstanding in respect thereof and the Property is sold subject thereto.
 - 28 The Property is sold in all respects in its actual state and condition on the date of the Memorandum of Sale, whether or not the Purchaser has inspected it on or at any time or times before that date.
 - 29 The Purchaser shall be deemed to purchase with full knowledge of the ownership of any fixtures, fittings, property and goods within the Property and the Vendor shall be under no liability to the Purchaser in respect thereof, notwithstanding the same may be the property of some third person.
 - 30 In the case of any dispute as to any bid or the sale of any property to more than one purchaser, or any dispute as to the applicable sale conditions or their interpretation the Auctioneer may, in his absolute discretion, forthwith determine the dispute and/or put up the property for auction again and/or withdraw the Property and/or rescind any Contract. In the event of any such dispute, the Auctioneer's decision shall be final.
 - 31 Any guide, whether contained in this Catalogue or in any Sales Brochure, Particulars of Sale, Conditions of Sale or other similar document indicating a price at which or a range of prices between which the Property may be expected to attract offers, is a statement of opinion only and is only given without responsibility.
 - 32 In the event that the Purchaser being a limited company it is agreed that this Contract is being entered into at the request of the person ("the Guarantor") whose bid the Auctioneer shall have accepted. In consideration of this Contract being entered into at the request of the Guarantor the Guarantor warrants that the Purchaser is a properly constituted limited company that the Company is empowered to purchase take on lease or otherwise acquire any lands and buildings and any estate or interest in any rights connection with any such lands or buildings therein and that he had authority to bind the Company to this contract as agent on its behalf and guarantees to the Vendor (as witnessed by his signature to the Memorandum of Sale which he shall be deemed to have signed both as agent for and on behalf of the Company and in his capacity as Guarantor) as follows:
 - (a) That the Purchaser will observe and perform all of its obligations under this Contract in accordance with the Auctioneer's General Conditions of Sale as varied by the Special Conditions and will pay and make good to the Vendor all losses, costs, damages and expenses occasioned to the Vendor by the non-performance of all the terms and conditions of the Contract or any of them including (but without prejudice to the generality of the foregoing) the non-payment of the deposit or the whole or any part of the purchase price or any other monies which may become due on completion and it is agreed that any neglect or forbearance on the part of the Vendor in enforcing or giving time to the Purchaser for the performance of the terms and conditions under this Contract or any of them shall not in any way release the Guarantor in respect of his liability under this Condition.
 - (b) That if the Purchaser shall enter into liquidation and the Liquidator shall disclaim this Contract the Guarantor shall if the Vendor within 28 days after such disclaimer so requires by giving 14 days' notice in writing to the Guarantor, accept on assurance of the Property hereby agreed to be sold. In the event of the Vendor serving such a notice the completion date of which time shall be of the essence shall be on or before the expiration of such notice and the Auctioneer's General Conditions of Sale (as varied by the Standard Conditions of Sale) shall apply and the Guarantor shall pay to the Vendor such sum or sums as the Purchaser would have been liable to pay (including interest) had the Liquidator not disclaimed this Contract including (but without prejudice to the generality of the foregoing) the amount of the deposit payable on the signing of the Memorandum of Sale (if such deposit has not previously been paid) and the whole of any part of the purchase price or any other monies which may become due on completion.
 - 33 The tenure of the Property and the estate or interests sold are as stated in the Particulars and/or Special Conditions. In the case of land where the title registered at HM Land Registry this title shall be deduced and consist of a copy of the entries of the register and of the file plan and an authority to inspect. In the case of land where the title is not so registered it shall be deduced as provided by the Special Conditions.

N.B. Special Conditions of Sale in respect of each lot are printed separately from the Catalogue. Please ensure that you obtain a copy and that they are read in conjunction with these General Conditions.

Notes

In order to bid, you must register to do so by 1pm the day before the auction. The simplest way to register to bid is as follows:

Lot

Click on a lot you want to bid on.

bidnow

Click on the 'Bid now' icon.

Log in / register to bid

Click on the 'Log in/register to bid' button and then just follow the prompts.

If you require further assistance on how to register or if you would prefer to set up a traditional telephone or proxy bid with us, please download the necessary form on the McHugh & Co auction website.

All legal documents can be viewed online for free.

For more information call us on
020 7485 0112 | mchughandco.com

McHUGH & Co
ESTATE AGENTS & AUCTIONEERS

Sales Memorandum

Contract
Lot No.

Property

I/We

of

do hereby acknowledge that I/We have this day become the Purchaser(s) of the property described as Lot

in the within Particulars for the sum of

£

and having paid to Messrs McHugh & Co., the Auctioneers,

the sum of

£

as a deposit and in part payment of said purchase money, I/We hereby agree to pay the remainder of the purchase money and complete my/our purchase in all respects in conformity with the within Conditions of Sale.

Dated this

day of

2021

Purchase money

£

Less deposit

£

Balance

£

Signed

McHugh & Co as agents for the Vendors

We hereby confirm this Sale and acknowledge receipt of the said deposit.

Abstract of title to be sent to:

MCHUGH & CO

ESTATE AGENTS & AUCTIONEERS

SOLD

020 7485 0112

www.mchughandco.com

On-Line Auction

Remote Bidding Only

Through On-Line Bidding,
Telephone Bidding or Proxy Bidding

Auctioneers' Office:

71 Parkway, Regents Park, London NW1 7PP

Office hours:

Monday to Friday 9:00am – 6:00pm

Saturday 9:30am – 1:00pm