



**Phillip Arnold**  
**Auctions**

*"Passionate about property since 1979"*

## Auction Catalogue

Lots offered on behalf of the Executors,  
Private Individuals and Others.



**REMOTE BIDDING ONLY**  
on **Thursday 29th October 2026** at 12 noon

**Phillip Arnold Auctions**

Tel: 020 8799 3880

[www.philliparnoldauctions.co.uk](http://www.philliparnoldauctions.co.uk)

**Auctioneer:** Phillip Arnold FRICS, CEM CREA, FNAEA, FNAVA, Past President of NAVA





**Phillip Arnold** FRICS CEM CREM FNAEA  
FNAVA Past President of NAVA  
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**Julie Gooding** ANAVA  
Director of Operations  
[julie@philliparnoldauctions.co.uk](mailto:julie@philliparnoldauctions.co.uk)

Welcome to Phillip Arnold Auctions fifth auction of 2026. Our auctions will continue to be REMOTE BIDDING ONLY and will be live-streamed on our website on the day with a start time as usual at 12 noon.

The lovely late summery weather makes it hard to believe that we are in Autumn with just one more auction until the end of the year. Our September auction generated a great deal of excitement resulting in an amazing 100% for sale for us and we are hoping that this October catalogue will be just as exciting for you.

We have some interesting prime auction lots closer to home in West London for this auction requiring complete updating and refurbishment throughout as well as some investment opportunities in the lovely seaside town of Portsmouth.

We are also re-offering a couple of lots that were not quite ready for September: 61 Station Road in Doncaster and Meadowsweet in Dorking.

In order to take part in our auctions you will need to download, complete and sign our Remote Bidding Form that can be found all over our website and next to all of the property details. Details on how to take part can be found on our website under the tab AUCTION INFORMATION but, as always, do not hesitate to call or e-mail us if you need any assistance.

Good luck with your bidding whether on the phone, by proxy or by internet.

## IMPORTANT NOTES

This catalogue contains details about properties being sold at auction. Those details are subject to change up to and including the day of the auction. Please check our website regularly at [www.philliparnoldauctions.co.uk](http://www.philliparnoldauctions.co.uk) and look out for any additional materials available on the day of the auction, in order to stay fully informed with the up to date information. The lots offered will contain guide prices and it is important that buyers are aware of the difference that there may be between a guide price and a reserve price.

**Guide Price:** This is an indication of the seller's current minimum acceptable price at auction. The guide price is given to assist prospective buyers in deciding whether or not to pursue a purchase. It is usual, but not always the case, that a provisional reserve range is agreed between the seller and the auctioneer at the start of marketing. As the reserve is not fixed at this stage and can be adjusted

by the seller at any time up to the day of the auction in the light of interest shown during the marketing period, a guide price is issued. This guide price can be shown in the form of a minimum and maximum price range within which an acceptable sale price (reserve) would fall, or as a single price figure within 10% of which the minimum acceptable price (reserve) would fall. A guide price is different to a reserve price (see separate definition). Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

**Reserve Price:** The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

**Additional fees:** Please note that the following additional fees will apply to the purchase of your property:

1. Buyer's Premium of £750 plus VAT
2. Other fees as listed within the Special Conditions of Sale that form part of the legal pack which is made available to you prior to auction. You will be expected to sign this document as well as the Sales Memorandum at the time of purchase.
3. Stamp Duty – rates easily available on-line
4. Your solicitor fees and any survey fees
5. Insurance – it is your responsibility from the **date of exchange** to insure the property purchased.

# Money laundering regulations

In order to confirm with the Money Laundering Regulations, all prospective purchasers must be able to verify their identity. The following schedule of documents must be provided to the Auctioneers prior to the auction sale. Each purchaser must provide a CERTIFIED copy of one original document from the following lists:

## LIST A

- Current signed passport
- Current UK photocard driving licence
- Current full UK driving licence (old version)
- Firearms certificate

## LIST B

- Utility bill issued within the last three months (mobile phone bill not acceptable)
- Local authority tax bill (valid for the current year)
- Bank or building society statement (must contain current address)
- The most recent original mortgage statement
- Confirmation from the electoral roll

If you are acting as AGENT, on behalf of another party, the auctioneers will require true certified copies of the buyer's identification and identification of yourself as listed above, together with a letter of authority from the principal buyer authorising you to bid on their behalf.

If you are bidding on behalf of a company, the above documentation will be required along with a letter of authority from the said company to purchase on their behalf.

## Proxy, telephone and internet bidding

The Auctioneers will accept bids by proxy, telephone or internet. In all cases buyers will be required to fill out the relevant bidding form prior to the auction day.

Once we have received your signed remote bidding form and 2 forms of CERTIFIED ID, you will then be sent details of our client account for payment of the initial deposit and buyer's fee totalling £2,900 per property. Without this initial deposit you will not be able to bid on the day even if you have completed a form and sent in your certified ID.

If you are unsuccessful on the day the full amount will be refunded as soon as possible after the date of auction. If you are successful you have signed the bidding form to agree that you will top up the deposit to the full 10% of the final sale price by close of business on the day of auction.

Remote bidding forms that include the terms and conditions can be downloaded from our website [www.philliparnoldauctions.co.uk](http://www.philliparnoldauctions.co.uk)

# Notice to prospective buyers

1. The Auctioneers will generally offer the lots in the order as shown in the catalogue, although they reserve the right to amend the order of sale.
2. The addendum is an important part of the auction sale and provides details of amendments to the catalogue and Conditions of Sale. Prospective buyers should ensure that they listen to the pre-auction announcements for any addendums as this will form part of the sales contract. Prospective buyers should ensure that they have a copy of the catalogue and listen to the pre-auction announcements prior to bidding and are deemed to have carried this out whether they have done so or not.
3. Phillip Arnold Auctions will always endeavour to inform prospective purchasers of variations to the catalogue, when such changes are brought to their attention. The Auctioneers nor their clients can be held responsible for any losses, damages or abortive costs incurred in respect of lots that are withdrawn or sold prior to auction.
4. Prospective buyers bid on the basis that they have checked the General Conditions of Sale, that are detailed at the back of the catalogue, and the Special Conditions of Sale relating to each individual lot. If there is a conflict between them, the Special Conditions of Sale shall prevail. Details are contained within the legal packs for each lot that are available for download free of charge from the website.
5. Prospective buyers bid on the basis that they are deemed to have inspected all lots, have made all necessary enquiries and have checked the legal documentation. Buyers are deemed to be satisfied that they fully understand their content. The Auctioneers strongly suggest that buyers take legal and professional advice prior to bidding on any lot. The Auctioneers will make every possible endeavour to provide access to all lots prior to the sale although this cannot be guaranteed. The Auctioneers will attempt to answer any queries prior to the auction day. The Auctioneer will not be able to answer any questions whilst the auction is proceeding.
6. Guide price\*: this is an indication of the Seller's current minimum acceptable price at auction. The guide price is given to assist prospective buyers in deciding whether or not to pursue a purchase. It is usual, but not always the case, that a provisional reserve range is agreed between the Seller and the Auctioneer at the start of marketing. As the reserve is not fixed at this stage and can be adjusted by the Seller at any time up to the day of the auction in the light of interest shown during the marketing period, a guide price is issued. This Guide Price can be shown in the form of a minimum and maximum price range within which an acceptable sale price (reserve) would fall, or as a single price figure within 10% of which the minimum acceptable price (reserve) would fall. A Guide Price is different to a Reserve Price (see separate definition). Both the Guide Price and the Reserve Price can be subject to change up to and including the day of the auction.
7. \*Reserve Price\*: The Seller's minimum acceptable price at auction and the figure below which the Auctioneer cannot sell. The Reserve Price is not disclosed and remains confidential between the Seller and the Auctioneer. Both the Guide Price and the Reserve Price can be subject to change up to and including the day of the auction.
8. On the day of sale it is the bidder's duty to attract the Auctioneer's attention and prospective buyers are therefore advised to bid clearly without delay. Bids may be refused at the Auctioneers discretion and the Auctioneers reserve the right to bid on behalf of the vendor up to the reserve. At the fall of the hammer the successful bidder will be under a binding contract to purchase the property in accordance with the general and special conditions of sale, together with addendum and contents of this notice. The buyer will have already supplied their name and address, solicitors details, identification and deposit and have given permission via the Remote Bidding Form for the Auctioneers to sign the Sales Memorandum on their behalf. If for any reason the buyer fails to submit their deposit on the day then the Auctioneer is legally entitled to offer the lot to the under bidder and claim any resultant loss against the original buyer. Completion of the sale and payment of the balance of the purchase money is 28 days after the exchange of contracts unless the conditions of sale provide otherwise.
9. A deposit amount of 10% of the selling price (plus VAT where applicable) is required for each lot subject to a minimum of £3,000 unless otherwise stated by the Auctioneer. Payment is made by bank transfer using the client account details supplied at the time of registration. Please note we will not accept cash under any circumstances.
10. A successful purchaser will also be required to pay a Buyer's Administration charge of £750 plus VAT, paid in advance when registering.
11. Unless otherwise stated all property is sold subject to a reserve price whether declared or not.
12. Please note that purchasers will not be entitled to keys or access to vacant properties until completion of the sale. If access is required it may be arranged through the relevant Auctioneers with the express permission of the vendor. The buyer will be responsible for insuring the lot that they purchase from exchange of contracts unless the Special Conditions of Sale state otherwise.
13. No representation or warranty is made in respect of the structure of any properties or in relation to their state of repair. The Auctioneers advise that all prospective buyers should arrange for a survey of the particular lot by a professionally qualified person.
14. Unless otherwise provided in the Special Conditions of Sale, all lots are sold exclusive of VAT.
15. If bidding by telephone or internet, the Auctioneers accept no liability for poor signal or connection, or being unable to reach the prospective buyer at the time required.

Flat 1 54 Peckham Grove, London SE15 6PN

**Guide Price £180,000\***

**TWO-BEDROOM FIRST FLOOR FLAT REQUIRING SOME UPDATING**



The property is located approximately one mile from the centre of Camberwell and a similar distance from Peckham. Rail services are available within approximately one mile at Peckham Rye, Queen Road Peckham and Denmark Hill Stations. This provides access into London and in particular only a couple of stops from London Bridge. Good road links are accessible including the A205 South Circular Road and the area is well served by local bus routes and schools. The property is a spacious first floor two-bedroom flat forming part of a purpose-built block that is within a security gated development. The dwelling has lift access, security entry phone, double glazing and gas fired central heating. There is an ensuite with the main bedroom, and we understand there is parking. Whilst offering good sized accommodation, the property would benefit from some updating and modernisation throughout. This lot is sold with the benefit of vacant possession and will be of interest to investment buyers and owner occupiers.

#### ACCOMMODATION

Hall, Bedroom One with Ensuite, Bedroom Two, Reception Room, Kitchen, Bathroom.

#### TENURE

Leasehold. Held on a term of 999 years from 1st January 2001, thus approximately 974 years unexpired.

#### LOCAL AUTHORITY & TAX RATING

London Borough of Southwark  
Council Tax Band D  
EPC Band C

#### VIEWING TIMES

By appointment through the Auctioneers

STARTING BID

FINAL BID

NOTES

☐ SOLD ☐ UNSOLD ☐ SOLD PRIOR ☐ WITHDRAWN

23 Knightswood Close, Edgware, Middlesex HA8 8FR

**Guide Price £330,000\***

**THREE-BEDROOM TERRACED HOUSE IDEAL FOR INVESTMENT**



This mid terraced house is situated approximately one mile from the centre of Edgware with its Broadfields Shopping Precinct and Station serving the Northern Line. There is also a bus terminal serving the surrounding locations. Mill Hill Broadway for main line services is with one and a half miles. Good road links are easily accessible including the M1 and A1 as well as the A406 North Circular Road and the A41, all of which can be reached with little difficulty. The dwelling is a mid-terraced house comprising three bedroom accommodation with a good-sized reception room. The house does benefit from gas fired central heating and double glazing although it would benefit from some updating throughout. This house is being sold with vacant possession and will be of interest to investment buyers and owner occupiers. PLEASE NOTE: We understand that the property is of non-traditional timber frame construction.

#### ACCOMMODATION

Hall, Reception Room, Kitchen, Cloakroom, Landing, Bedroom One, Bedroom Two, Bedroom Three, Bathroom, Garden.

#### TENURE

Freehold

#### LOCAL AUTHORITY & TAX RATING

London Borough of Barnet

Council Tax Band C

EPC Band C

#### VIEWING TIMES

By appointment through the Auctioneers

#### JOINT AUCTIONEERS

Haymills 292 Preston Road Harrow. HA3 0QA 0208 904 8822



STARTING BID

FINAL BID

NOTES

☐ SOLD ☐ UNSOLD ☐ SOLD PRIOR ☐ WITHDRAWN

6 Bullfinch Close, Poole, Dorset BH17 7UP

**Guide Price £100,000\***

**TWO-BEDROOM SEMI DETACHED HOUSE ON LARGE PLOT REQUIRING COMPLETE UPDATING**



The property is located on a popular estate within three miles of Poole Town centre with its shopping facilities and main line station. Further rail services are available within two miles at Hamworthy Station. The area is within eight miles of Bournemouth International Airport and close to the coastal resorts. Good road links are easily accessible including the A350 and good access to the major motorways. The dwelling is a two-bedroom semi-detached house in need of complete updating and modernisation throughout. The house includes a through reception room and kitchen to the ground floor. There is a good-sized garden and the plot is irregular in shape. The unit has a garage at the rear of the property approached via the side road. The property benefits from gas fired central heating and double glazing throughout. There may be scope for further extension or development at the rear subject to obtaining any necessary consents that may be required. This house is sold with vacant possession and will be of interest to investment buyers, developers and owner/occupiers. PLEASE NOTE THAT THIS LOT IS NOT OPEN TO PRE-AUCTION OFFERS AND WILL NOT BE SOLD PRIOR TO AUCTION UNDER ANY CIRCUMSTANCES. ANY INTENDING PURCHASER MUST REGISTER TO BID IN ORDER TO PURCHASE. WE REMIND ALL PARTIES THAT BIDDING REGISTRATION CLOSES AT 3pm THE DAY BEFORE THE AUCTION.

**ACCOMMODATION**

Porch, Reception Room, Kitchen, Landing, Bedroom One, Bedroom Two, Bathroom, Gardens, Garage.

**TENURE**

Freehold

**LOCAL AUTHORITY & TAX RATING**

Bournemouth, Christchurch, Poole

Council Tax Band C

EPC pending

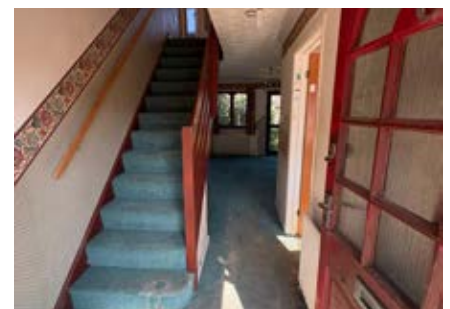
**VIEWING TIMES**

Wednesday 14th October @ 11–11.30am

Saturday 17th October @ 11–11.30am

Wednesday 21st October @ 11–11.30am

OPEN SESSIONS – NO NEED TO CALL TO BOOK IN



STARTING BID

FINAL BID

NOTES

☐ SOLD ☐ UNSOLD ☐ SOLD PRIOR ☐ WITHDRAWN

35 Balfour Road, Ealing, London W13 9TN

**Guide Price £630,000\***

**TWO-BEDROOM TERRACED HOUSE IN NEED OF UPDATING THROUGHOUT**



The property is situated in a popular location within walking distance of Northfields with its local shops and station as well as Boston Manor with its Piccadilly Line station. The house is also within very easy reach of Ealing Broadway with its shops, main and underground line station that also serves the Elizabeth Line. The area is well served by schools and bus services. Good road links are easily accessible including the A40 Western Avenue that connects to Central London, the M40 and the M25 London Orbital Motorway. The M4 and Heathrow London Airport are also easily accessible. The property is a two-bedroom bay fronted mid terraced period house that benefits from gas fired central heating and double glazing throughout. The house has an extension addition and an enclosed south facing garden to the rear with a further rear pedestrian access. This dwelling is in need of updating and modernisation throughout. There may be scope for further extension to the loft space, subject to obtaining any necessary consents that may be required. The location is popular and this house that is being sold with vacant possession will be of interest to investment buyers and owner occupiers.

**ACCOMMODATION**

Porch, Hall, Kitchen/Diner, Reception Room, Conservatory, WC, Landing, Bedroom One, Bedroom Two, Bathroom, Garden.

**TENURE**

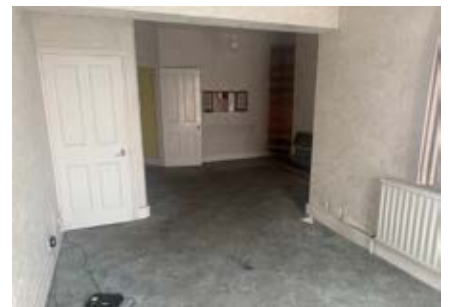
Freehold

**LOCAL AUTHORITY & TAX RATING**

London Borough of Ealing  
Council Tax Band E  
EPC Band D

**VIEWING TIMES**

Tuesday 13th October @ 12 noon to 12.30pm  
Tuesday 20th October @ 12 noon to 12.30pm  
Thursday 22nd October @ 2pm – 2.30pm  
OPEN SESSIONS – NO NEED TO CALL TO BOOK IN



STARTING BID

FINAL BID

NOTES

☐ SOLD ☐ UNSOLD ☐ SOLD PRIOR ☐ WITHDRAWN

Meadowsweet, Forest Green, Dorking, Surrey RH5 5RZ

**Guide Price £425,000\***

**DETACHED BUNGALOW ON 0.38 ACRE SITE, DEVELOPMENT POTENTIAL**



The property is located in a semi-rural location within easy reach of the centre of Dorking in the village of Forest Green. Good road links are easily accessible including the A24 that connects to Box Hill, Guildford and Leatherhead. The M25 London Orbital Motorway providing access to the major airports at Heathrow and Gatwick along with many other major routes is also within easy reach. The area is well served by bus routes, schools and recreational facilities. The area is surrounded by attractive countryside and is regarded as a popular location to reside. Rail services are available Ockley Station within three miles and Holmwood Station within four miles. The property is a dilapidated detached bungalow offering three-bedroom accommodation backing onto open farmland. The dwelling is set back from the road and occupies a plot of approximately 0.38 acres. The property offers ample private parking and includes two reception rooms. This dwelling does show signs of structural issues and in our opinion offers excellent scope for redevelopment, subject to obtaining any necessary consent that may be required. The lot is sold with vacant possession and will be of interest to investment buyers, developers and self-builders.

#### ACCOMMODATION

Hall, Kitchen, Reception room One, Reception Room Two, Bathroom, Bedroom One, Bedroom Two, Bedroom Three, Gardens

#### TENURE

Freehold

#### LOCAL AUTHORITY & TAX RATING

Mole Valley  
Council Tax Band F  
EPC Band E

#### VIEWING TIMES

External viewing only



STARTING BID

FINAL BID

NOTES

☐ SOLD ☐ UNSOLD ☐ SOLD PRIOR ☐ WITHDRAWN

162 South Ealing Road, Ealing, London W5 4QL

**Guide Price £750,000\***

**FREEHOLD MIXED BUILDING COMPRISING OF  
OFFICE, PAIR OF FLATS AND GARAGE**



This mixed-use building is situated close to the junction of Popes Lane and within walking distance of South Ealing Piccadilly Line Station and local shops. Northfields with similar facilities is also within walking distance. Ealing Broadway with its multiple shopping facilities and station serving the Elizabeth, District and Central Lines is within two miles. Good road links are easily accessible, being within close distance of the A4 and M4 with access to Heathrow and Central London. The M40, M3 and M25 Motorways are also within easy reach. The property is mid terraced and consists of a lock up office/shop to the ground floor. There is a refurbished one-bedroom flat with garden space to the ground floor rear and a spacious refurbished two-bedroom flat on the upper floor. Each flat is double glazed and benefits from gas fired central heating. The rear of the building has a yard and a garage unit that maybe suitable for development subject to obtaining any necessary consents that may be required. There is also space to extend into the loft space of the main dwelling, again subject to obtaining any necessary consents. The whole building is sold with the benefit of vacant possession and will be of interest to investment buyers.



**ACCOMMODATION**

Office Unit with WC. Flat A – Hall, Bedroom, Ensuite Bathroom, Reception, Cloakroom, Kitchen, Garden. Flat B – Landing, Bedroom One, Bedroom Two, Bathroom, Reception Room, Kitchen.

**TENURE**

Freehold

**LOCAL AUTHORITY & TAX RATING**

London Borough of Ealing

Council Tax Both Flats Band C

Rateable Value £6700

EPC Both Flats Band C Commercial EPC Instructed.

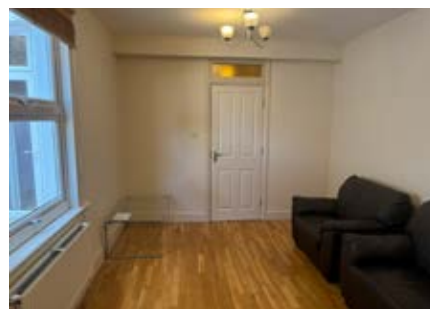
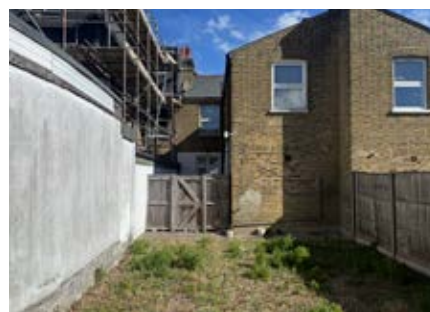
**VIEWING TIMES**

Tuesday 13th October @ 10.30am – 11am

Tuesday 20th October @ 10.30am – 11am

Thursday 22nd October @ 3pm – 3.30pm

OPEN SESSIONS – NO NEED TO CALL TO  
BOOK IN



STARTING BID

FINAL BID

NOTES

☐ SOLD ☐ UNSOLD ☐ SOLD PRIOR ☐ WITHDRAWN

164 South Ealing Road, Ealing, London W5 4QL

**Guide Price £750,000\***

**FREEHOLD MIXED BUILDING COMPRISING OF  
OFFICE, PAIR OF FLATS AND GARAGE**



This mixed-use building is situated close to the junction of Popes Lane and within walking distance of South Ealing Piccadilly Line Station and local shops. Northfields with similar facilities is also within walking distance. Ealing Broadway with its multiple shopping facilities and station serving the Elizabeth, District and Central Lines is within two miles. Good road links are easily accessible, being within close distance of the A4 and M4 with access to Heathrow and Central London. The M40, M3 and M25 Motorways are also within easy reach. The property is mid terraced and consists of a lock up office/shop to the ground floor. There is a refurbished one bedroom flat with garden space to the ground floor rear and a spacious refurbished two-bedroom flat on the upper floor. Each flat is double glazed and benefits from gas fired central heating. The rear of the building has a yard and a garage unit that maybe suitable for development subject to obtaining any necessary consents that may be required. There is also space to extend into the loft space of the main dwelling, again subject to obtaining any necessary consents. The whole building is sold with the benefit of vacant possession and will be of interest to investment buyers.

**ACCOMMODATION**

Office Unit with WC. Flat A – Hall, Bedroom, Ensuite Bathroom, Reception, Cloakroom, Kitchen, Garden. Flat B – Landing, Bedroom One, Bedroom Two, Bathroom, Open Plan Reception/Kitchen.

**TENURE**

Freehold

**LOCAL AUTHORITY & TAX RATING**

London Borough of Ealing

Council Tax Both Flats Band C

Rateable Value £6700

EPC Both Flats Band B Commercial EPC Instructed.

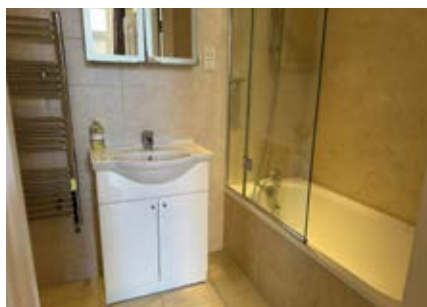
**VIEWING TIMES**

Tuesday 13th October @ 11am – 11.30am

Tuesday 20th October @ 11am – 11.30am

Thursday 22nd October @ 3.30pm – 4pm

OPEN SESSIONS – NO NEED TO CALL TO  
BOOK IN



STARTING BID

FINAL BID

NOTES

☐ SOLD ☐ UNSOLD ☐ SOLD PRIOR ☐ WITHDRAWN

48 Mayfield Avenue, Kenton, Harrow, Middlesex HA3 8EU

**Guide Price £180,000\***

**SPACIOUS ONE BEDROOM GROUND FLOOR FLAT WITH  
LARGE GARDEN, REQUIRING REFURBISHMENT**



The property is situated in a popular location within a short walk of shops and rail services at Kenton and Northwick Park. It is also within easy reach of Harrow Town Centre with its major shopping facilities, bus terminal and station serving London Underground. Kingsbury with its shops and station is within two miles and there is also easy access into the main centre of Wembley. The area is well served by schools and recreational facilities. Good road links are within easy reach including the A40 Western Avenue that connects to Central London, the M40 and the M25 London Orbital Motorway. The M4 and Heathrow London Airport are also easily accessible. The property is a spacious ground floor one bedroom maisonette and has a parking space. The accommodation includes, lounge, kitchen and bathroom. The property benefits from gas fired central heating and double glazing although the property is in need of complete updating and modernisation throughout. This unit has its own very spacious garden to the rear. The property is sold with vacant possession and will be of interest to owner occupiers and investment purchasers.

**ACCOMMODATION**

Hall, Bedroom, Reception Room, Kitchen, Bathroom, Garden.

**TENURE**

Leasehold. 99 years from 24th June 1987, thus approximately 60 years unexpired.

**LOCAL AUTHORITY & TAX RATING**

London Borough of Harrow  
Council Tax Band C  
EPC rating: C

**VIEWING TIMES**

By appointment through the Auctioneers



STARTING BID

FINAL BID

NOTES

☐ SOLD ☐ UNSOLD ☐ SOLD PRIOR ☐ WITHDRAWN

61 Station Road, Arksey, Doncaster, South Yorkshire DN5 0TH

**Guide Price £100,000\***

**THREE-BEDROOM DETACHED DWELLING IN  
NEED OF UPDATING THROUGHOUT**



The property is located in the suburb of Arksey which is a rural location within two miles of Bentley, Kirk Sandall and Adwick stations. The City of Doncaster is also within easy reach. The area is served by bus routes and schools. Good road links are easily accessible including the A1 that connects London to the North East. The property is a three-bedroom detached dwelling sitting on a reasonable sized plot with a detached garage on site as well as off street parking. The house benefits from double glazed and gas fired central heating although is in need of updating and modernisation throughout. The dwelling is sold with vacant possession and will be of interest to investment buyers and owner occupiers. PLEASE NOTE THAT THIS LOT IS NOT OPEN TO PRE-AUCTION OFFERS AND WILL NOT BE SOLD PRIOR TO AUCTION UNDER ANY CIRCUMSTANCES. ANY INTENDING PURCHASER MUST REGISTER TO BID IN ORDER TO PURCHASE. WE REMIND ALL PARTIES THAT BIDDING REGISTRATION CLOSES AT 3pm THE DAY BEFORE THE AUCTION.

**ACCOMMODATION**

Entrance Hall, Living Room, Dining Area, Kitchen, Landing, Bedroom One, Bedroom Two, Bedroom three, Bathroom, Gardens, Garage.

**TENURE**

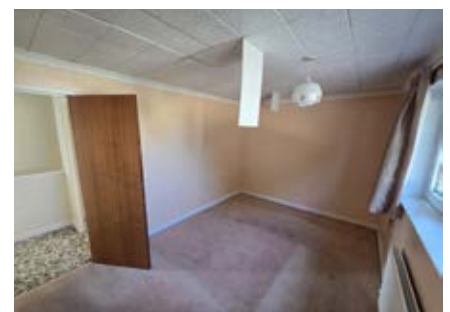
Freehold

**LOCAL AUTHORITY & TAX RATING**

Doncaster Council  
Council Tax Band C  
EPC rating: C

**VIEWING TIMES**

By appointment through the Auctioneers



STARTING BID

FINAL BID

NOTES

☐ SOLD ☐ UNSOLD ☐ SOLD PRIOR ☐ WITHDRAWN

LOT  
**10**

50 Ilex Road, Willesden, London NW10 9NU

**Guide Price £495,000\***

## THREE BEDROOM MID TERRACED HOUSE IN POPULAR LOCATION



This mid terraced house is situated in a popular location within one mile of stations and shops at Neasden, Dollis Hill and Harlesden, the latter also serving the overground. The area is well served by bus routes, schools and recreational facilities. Good road links are easily accessible including the A406 North Circular Road that connects to the A40, M4 and M1 amongst other main routes. The house offers three bedroom accommodation with two reception rooms and benefits from gas fired central heating and double glazing. There is a first floor bathroom as well as a ground floor cloakroom. The dwelling is in need of some updating although it is generally well presented throughout. This lot is sold with full vacant possession and will be of interest to investment buyers and owner occupiers.

### ACCOMMODATION

Porch, Hall, Front Reception, Rear Reception, Cloakroom, Kitchen/Diner, Landing, Bedroom One, Bedroom Two, Bedroom Three, Bathroom, Garden.

### TENURE

Freehold

### LOCAL AUTHORITY & TAX RATING

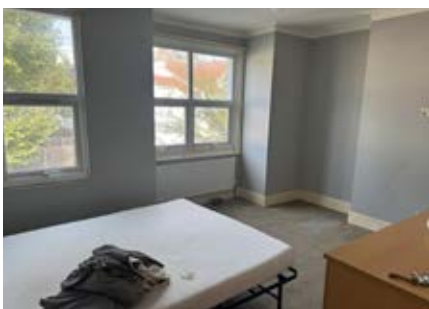
London Borough of Brent

Council Tax Band D

EPC Band D

### VIEWING TIMES

By appointment through the Auctioneers



STARTING BID

FINAL BID

NOTES

☐ SOLD ☐ UNSOLD ☐ SOLD PRIOR ☐ WITHDRAWN

88 Rowland Street, Rugby, Warwickshire CV21 2BW

**Guide Price £160,000\***

**THREE-BEDROOM CORNER SITED HOUSE WITH  
LARGE OUTBUILDING TO REAR**



The property is situated in a popular central location to approximately one mile to the west of Rugby town centre with its shopping facilities and main line station. The area is well served by bus routes, schools and recreational facilities. Good road links are easily accessible including the M6, M1, A5 and A45 that are all within easy reach. The property is a three-bedroom end of terrace unit that benefits from gas fired central heating and double glazing. It is generally well presented throughout and has a large garden building that could be suitable for a spacious home office or garage subject to confirming any relevant consents. This dwelling is sold with the benefit of vacant possession and will be of interest to investment buyers and owner occupiers.

**ACCOMMODATION**

Open Plan Reception Room, Kitchen, Shower Room, Separate WC, Landing, Bedroom One, Bedroom Two, Bedroom Three, Garden, Outbuilding. EPC lists as 80sm.

**TENURE**

Freehold

**LOCAL AUTHORITY & TAX RATING**

Rugby Council  
Council Tax Band B  
EPC Band E

**VIEWING TIMES**

By appointment through the Auctioneers

STARTING BID

FINAL BID

NOTES

☐ SOLD ☐ UNSOLD ☐ SOLD PRIOR ☐ WITHDRAWN

Flat 8, 47–49 Elm Grove Road, Southsea, Portsmouth PO5 1JF

**Guide Price £85,000\***

**THIRD FLOOR ONE BEDROOM FLAT CLOSE TO AMENITIES WITH INVESTMENT INCOME**



The property is centrally located close to shops and Portsmouth Town Centre. There are a choice of railway stations within one mile at Portsmouth & Southsea, Fratton and Portsmouth Harbour Stations. Good road links are easily accessible including the A3, M3 and the coastal motorways. The area has a great deal of historical interest and is well served by schools, bus routes and recreational facilities. The property is a one-bedroom flat with reception room that is currently let and producing an income of £600 pcm (£7200 per annum). It forms part of an attractive four storey brick building. The property is sold with the benefit of this income and will be of interest to investment purchasers.

**ACCOMMODATION**

Bedroom, Reception Room, Kitchen, Bathroom. EPC lists as 44 sm.

**TENURE**

Leasehold. 125 years from 1985, thus approximately 84 years unexpired. Ground rent £150 pa.

**LOCAL AUTHORITY & TAX RATING**

Portsmouth Council  
Council Tax Band A  
EPC Band D

**VIEWING TIMES**

By appointment through the Auctioneers

STARTING BID

FINAL BID

NOTES

☐ SOLD ☐ UNSOLD ☐ SOLD PRIOR ☐ WITHDRAWN

## Flat 22 Embassy Court, Bramble Road, Portsmouth PO4 0DS

**Guide Price £125,000\***

### TWO-BEDROOM FLAT IN CENTRAL LOCATION WITH INVESTMENT INCOME



The property is centrally located close to shops and Portsmouth Town Centre. There are a choice of railway stations within one to one and a half miles at Portsmouth & Southsea, Fratton and Portsmouth Harbour Stations. Good road links are easily accessible including the A3, M3 and the coastal motorways. The area has a great deal of historical interest and is well served by schools, bus routes and recreational facilities. The property is on an upper floor of a corner sited block not far from the sea front. The accommodation includes two bedrooms and the flat benefits from double glazing and also has a small balcony with attractive views. The block includes a lift access and the flat appears to have parking to the rear. The property is currently let at £880 pcm (£10560 per annum) and this lot is sold with the benefit of that income. The property will be of interest to investment buyers.

#### ACCOMMODATION

Hall, Bedroom One, Bedroom Two, Reception Room, Kitchen, Balcony, Parking.

#### TENURE

Leasehold

#### LOCAL AUTHORITY & TAX RATING

Portsmouth Council  
Council Tax Band A  
EPC Band C

#### VIEWING TIMES

By appointment through the Auctioneers



This Floor Plan is Not Drawn To Scale  
& Is For Guidance Purposes Only

STARTING BID

FINAL BID

NOTES

☐ SOLD ☐ UNSOLD ☐ SOLD PRIOR ☐ WITHDRAWN

Flat 4, 204 London Road, Portsmouth PO2 9JE

**Guide Price £85,000\***

**FIRST FLOOR ONE BEDROOM CONVERSION FLAT WITH INVESTMENT INCOME**



The property is situated to the East of Portsmouth centre approximately one and a half miles from Portsmouth and Southsea Station and within similar distance of Cosham Station and Hilsea. Good road links are easily accessible including the A3, M3 and the coastal motorways. The area has a great deal of historical interest and is well served by schools, bus routes and recreational facilities. The flat offers one bedroom accommodation and is on the first floor of this attractive mid terraced bay fronted period dwelling. This flat is currently let at £700 pcm (£8400 per annum) and is being sold with the benefit of that income. This lot will therefore be of interest to investment buyers.

**ACCOMMODATION**

Hall, Bathroom, Open Plan Living Room/Kitchen, Bedroom.

**TENURE**

Leasehold. 99 years from 29th September 1987, thus approximately 60 years unexpired.

**TENURE**

Portsmouth Council  
Council Tax Band A  
EPC Band E

**VIEWING TIMES**

By appointment through the Auctioneers

STARTING BID

FINAL BID

NOTES

☐ SOLD ☐ UNSOLD ☐ SOLD PRIOR ☐ WITHDRAWN

Gwynfryn, New Street, Rhosllanerchrugog, Wrexham LL14 1RE

**Guide Price £85,000\***

**TWO-BEDROOM PERIOD STYLE DETACHED DWELLING WITH VACANT POSSESSION**



The property is located approximately four miles from Wrexham and within two miles of the A483 city by-pass. This provides access to Chester that is approximately 16 miles distant and the northwest motorway network. The village is served by local shops, schools and local facilities. The dwelling is a two-bedroom detached house with three reception rooms. The property benefits from gas fired central heating and double glazing throughout. This dwelling has been generally well maintained and is presented in good order throughout. This lot is sold with full vacant possession and will be of interest to investment buyers and owner occupiers. PLEASE NOTE THAT THIS LOT IS NOT OPEN TO PRE-AUCTION OFFERS AND WILL NOT BE SOLD PRIOR TO AUCTION UNDER ANY CIRCUMSTANCES. ANY INTENDING PURCHASER MUST REGISTER TO BID IN ORDER TO PURCHASE. WE REMIND ALL PARTIES THAT BIDDING REGISTRATION CLOSSES AT 3pm THE DAY BEFORE THE AUCTION.

**ACCOMMODATION**

Front Reception, Rear Reception, Breakfast Room, Kitchen, Landing, Bedroom One, Bedroom Two, Bathroom, garden.

**TENURE**

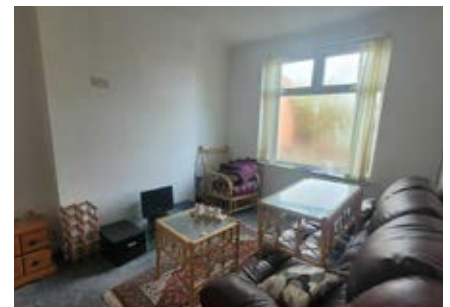
Freehold

**LOCAL AUTHORITY & TAX RATING**

Wrexham  
Council Tax Band C  
EPC Band D

**VIEWING TIMES**

By appointment through the Auctioneers



STARTING BID

FINAL BID

NOTES

☐ SOLD ☐ UNSOLD ☐ SOLD PRIOR ☐ WITHDRAWN

# Auction Dates 2026/2027

## Auction Date

Thursday 3rd December 2026

Thursday 25th February 2027

Thursday 15th April 2027

Thursday 24th June 2027

Thursday 16th September 2027

Thursday 28th October 2027

Thursday 2nd December 2027

## Closing Date for Entries

Tuesday 10th November

Wednesday 27th January

Wednesday 17th March

Tuesday 25th May

Thursday 19th August

Wednesday 29th September

Wednesday 10th November

## Auction Venue

Remote bidding only



**Phillip Arnold**  
**Auctions**

*"Passionate about property since 1979"*

Phillip Arnold Auctions

Aurora House, 71–75 Uxbridge Road, Ealing W5 5SL

Tel: 020 8799 3880 [info@philliparnoldauctions.co.uk](mailto:info@philliparnoldauctions.co.uk) [www.philliparnoldauctions.co.uk](http://www.philliparnoldauctions.co.uk)

# Remote Bidding Form

for proxy, telephone or internet bidding



**Phillip Arnold**  
**Auctions**  
"Passionate about property since 1979"

Please complete in BLOCK CAPITALS

## Your bid

Please select your method of bidding:

Proxy ☐ Telephone ☐ Internet ☐

Date of auction: \_\_\_\_\_ Lot number: \_\_\_\_\_

Lot address: \_\_\_\_\_

Maximum bid price

(for proxy bids only)

£ \_\_\_\_\_

In words \_\_\_\_\_

## Bidder contact details

Full name \_\_\_\_\_

Address \_\_\_\_\_

Postcode \_\_\_\_\_

Email \_\_\_\_\_

Tel number 1: \_\_\_\_\_

Tel number 2: \_\_\_\_\_

(for telephone bids please indicate the best number to use on the day of auction)

## Registration commitment

- I will send via e-mail or by post, my CERTIFIED ID along with a SIGNED copy of this Remote Bidding Form. (For clarification on CERTIFIED ID please go to the Remote Bidding section on our website [www.philliparnoldauctions.co.uk](http://www.philliparnoldauctions.co.uk))
- I will provide the initial deposit and buyer's fee totalling £2,900 to Phillip Arnold Auctions' client account. (The account details will be sent via e-mail once the form and CERTIFIED ID have been checked through).
- I will ensure that the appropriate documentation and initial deposit is received before 3pm on the day before the auction. (We cannot guarantee that any bid arriving after that time will be processed in time for the auction).
- If my bid is successful I will top up the initial deposit to the full 10% of the final sale price by close of business on the day of the auction. (If you are unsuccessful then the initial deposit and buyer's fee will be returned to you within 48 hours depending on volume of registrations).

## Declaration

I instruct and authorise Phillip Arnold Auctions to bid on my behalf in accordance with the terms and conditions.

I understand that should my bid be successful, the offer will be binding upon me and that I will be legally bound by the applicable Conditions of Sale and any addendums applicable to the property and by the terms of the Notices to Prospective Buyers.

Phillip Arnold Auctions will bid on my behalf if required, taking my instructions in this respect on the telephone or via the internet when the relevant lot is being sold at auction.

I authorise you to record such bidding and instructions in order to avoid any doubts and disputes.

## Details for the Sales Memorandum

**This section MUST be completed**

Full name, address, telephone number and e-mail of the buyer.

This is the person, firm or company who is intended to be the owner of the property and is the name that will appear on the Sales Memorandum.

**Once the hammer falls these details cannot be changed.**

Any adjustments post exchange will need to be dealt with via the solicitors and may incur a charge.

Full name \_\_\_\_\_

Address \_\_\_\_\_

Postcode \_\_\_\_\_

Tel \_\_\_\_\_

Email \_\_\_\_\_

## Buyer's solicitor details

Contact \_\_\_\_\_

Name of firm \_\_\_\_\_

Address \_\_\_\_\_

Postcode \_\_\_\_\_

Tel \_\_\_\_\_

Email \_\_\_\_\_

Signature of prospective buyer or person signing on buyer's behalf: \_\_\_\_\_

Name: \_\_\_\_\_

Date of signing: \_\_\_\_\_

Full name and address of signatory if different from buyer's details above:

Name: \_\_\_\_\_

Address \_\_\_\_\_

Postcode \_\_\_\_\_

## Please return

via email to [info@philliparnoldauctions.co.uk](mailto:info@philliparnoldauctions.co.uk) or by post to

**Phillip Arnold Auctions, Aurora House, 71-75 Uxbridge Road, Ealing W5 5SL**

To be received 48 hours prior to the auction.

For further information please contact **020 8799 3880** or email [info@philliparnoldauctions.co.uk](mailto:info@philliparnoldauctions.co.uk)

To be completed by Phillip Arnold Auctions in the event that this bidder is successful:

Sale price £ \_\_\_\_\_

# Common Auction Conditions

Common Auction Conditions (4th Edition 2018 – reproduced with the consent of the RICS).

The general conditions (including any extra general conditions) apply to the contract except to the extent that they are varied by special conditions or by an addendum.

## Introduction

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

### Glossary

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

### Auction Conduct Conditions

The Auction Conduct Conditions govern the relationship between the auctioneer and anyone who participates in the auction. They apply wherever the property is located, and cannot be changed without the auctioneer's agreement. We recommend that these conditions are set out in a two-part notice to bidders, part one containing advisory material – which auctioneers can tailor to their needs – and part two the auction conduct conditions and any extra auction conduct conditions.

### Sale Conditions

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

## Glossary

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

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

Wherever it makes sense:

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

### ACTUAL COMPLETION DATE

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

### ADDENDUM

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

### Agreed COMPLETION Date

Subject to CONDITION G9.3:

- the date specified in the SPECIAL CONDITIONS; or
- if no date is specified, 20 BUSINESS DAYS after the CONTRACT DATE;

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

### Approved Financial Institution

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

### ARREARS

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

### ARREARS Schedule

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

### AUCTION

The AUCTION advertised in the CATALOGUE.

### AUCTION CONDUCT CONDITIONS

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

### AUCTIONEERS

The AUCTIONEERS at the AUCTION.

### BUSINESS DAY

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

### BUYER

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

### Catalogue

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

### COMPLETION

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

### Condition

One of the AUCTION CONDUCT CONDITIONS or SALE CONDITIONS.

### CONTRACT

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

### CONTRACT DATE

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

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

### DOCUMENTS

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

### EXTRA GENERAL CONDITIONS

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

### Financial Charge

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

### General Conditions

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

### INTEREST RATE

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

### LOT

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

### Old ARREARS

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

### PARTICULARS

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

### PRACTITIONER

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

### PRICE

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

### Ready To Complete

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

### SALE CONDITIONS

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

### SALE MEMORANDUM

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

### SELLER

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

### SPECIAL CONDITIONS

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

### TENANCIES

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

### TENANCY SCHEDULE

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

### TRANSFER

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

### TUPE

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

### VAT

Value Added Tax or other tax of a similar nature.

### VAT OPTION

An option to tax.

### WE (and US and OUR)

The AUCTIONEERS.

### YOU (and YOUR)

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

## Auction Conduct Conditions

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

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

### A1 Introduction

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

### A2 OUR role

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

### A3 Bidding and reserve PRICES

- All bids are to be made in pounds sterling exclusive of VAT.
- WE may refuse to accept a bid. WE do not have to explain why.
- If there is a dispute over bidding WE are entitled to resolve it, and OUR decision is final.
- Unless stated otherwise each LOT is subject to a reserve PRICE (which may be fixed just before the LOT is offered for sale). If no bid equals or exceeds that reserve PRICE the LOT will be withdrawn from the AUCTION.
- Where there is a reserve PRICE the SELLER may bid (or ask US or another agent to bid on the SELLER's behalf) up to the reserve PRICE but may not make a bid equal to or exceeding the reserve PRICE. YOU accept that it is possible that all bids up to the reserve PRICE are bids made by or on behalf of the SELLER.

### A4 The PARTICULARS and other information

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

|                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |  |  |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                    | PARTICULARS are based on information supplied by or on behalf of the SELLER. YOU need to check that the information in the PARTICULARS is correct.                                                                                                                                                                                                                                                                                                      |  |  |  |  |
| A4.2                                                                                                                                                                                                                                                                                                                                                                                                                                               | If the SPECIAL CONDITIONS do not contain a description of the LOT, or simply refer to the relevant LOT number, you take the risk that the description contained in the PARTICULARS is incomplete or inaccurate, as the PARTICULARS have not been prepared by a conveyancer and are not intended to form part of a legal CONTRACT.                                                                                                                       |  |  |  |  |
| A4.3                                                                                                                                                                                                                                                                                                                                                                                                                                               | The PARTICULARS and the SALE CONDITIONS may change prior to the AUCTION and it is YOUR responsibility to check that YOU have the correct versions.                                                                                                                                                                                                                                                                                                      |  |  |  |  |
| A4.4                                                                                                                                                                                                                                                                                                                                                                                                                                               | If WE provide information, or a copy of a DOCUMENT, WE do so only on the basis that WE are not responsible for the accuracy of that information or DOCUMENT.                                                                                                                                                                                                                                                                                            |  |  |  |  |
| <b>A5</b>                                                                                                                                                                                                                                                                                                                                                                                                                                          | <b>The CONTRACT</b>                                                                                                                                                                                                                                                                                                                                                                                                                                     |  |  |  |  |
| A5.1                                                                                                                                                                                                                                                                                                                                                                                                                                               | A successful bid is one WE accept as such (normally on the fall of the hammer). This CONDITION A5 applies to YOU only if YOU make the successful bid for a LOT.                                                                                                                                                                                                                                                                                         |  |  |  |  |
| A5.2                                                                                                                                                                                                                                                                                                                                                                                                                                               | YOU are obliged to buy the LOT on the terms of the SALE MEMORANDUM at the PRICE YOU bid (plus VAT, if applicable).                                                                                                                                                                                                                                                                                                                                      |  |  |  |  |
| A5.3                                                                                                                                                                                                                                                                                                                                                                                                                                               | YOU must before leaving the AUCTION                                                                                                                                                                                                                                                                                                                                                                                                                     |  |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                    | (a) provide all information WE reasonably need from YOU to enable US to complete the SALE MEMORANDUM (including proof of your identity if required by US);                                                                                                                                                                                                                                                                                              |  |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                    | (b) sign the completed SALE MEMORANDUM; and                                                                                                                                                                                                                                                                                                                                                                                                             |  |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                    | (c) pay the deposit.                                                                                                                                                                                                                                                                                                                                                                                                                                    |  |  |  |  |
| A5.4                                                                                                                                                                                                                                                                                                                                                                                                                                               | If YOU do not WE may either                                                                                                                                                                                                                                                                                                                                                                                                                             |  |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                    | (a) as agent for the SELLER treat that failure as YOUR repudiation of the CONTRACT and offer the LOT for sale again: the SELLER may then have a claim against YOU for breach of CONTRACT; or                                                                                                                                                                                                                                                            |  |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                    | (b) sign the SALE MEMORANDUM on YOUR behalf.                                                                                                                                                                                                                                                                                                                                                                                                            |  |  |  |  |
| A5.5                                                                                                                                                                                                                                                                                                                                                                                                                                               | The deposit                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                    | (a) must be paid in pounds sterling by cheque or by bankers' draft made payable to US (or, at OUR option, the SELLER'S conveyancer) drawn on an APPROVED FINANCIAL INSTITUTION (CONDITION A6 may state if WE accept any other form of payment);                                                                                                                                                                                                         |  |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                    | (b) may be declined by US unless drawn on YOUR account, or that of the BUYER, or of another person who (we are satisfied) would not expose US to a breach of money laundering regulations;                                                                                                                                                                                                                                                              |  |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                    | (c) is to be held by US (or, at OUR option, the SELLER'S conveyancer); and                                                                                                                                                                                                                                                                                                                                                                              |  |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                    | (d) is to be held as stakeholder where VAT would be chargeable on the deposit were it to be held as agent for the SELLER, but otherwise is to be held as stakeholder unless the SALE CONDITIONS require it to be held as agent for the SELLER.                                                                                                                                                                                                          |  |  |  |  |
| A5.6                                                                                                                                                                                                                                                                                                                                                                                                                                               | WE may retain the SALE MEMORANDUM signed by or on behalf of the SELLER until the deposit has been received in cleared funds.                                                                                                                                                                                                                                                                                                                            |  |  |  |  |
| A5.7                                                                                                                                                                                                                                                                                                                                                                                                                                               | Where WE hold the deposit as stakeholder WE are authorised to release it (and interest on it if applicable) to the SELLER on COMPLETION or, if COMPLETION does not take place, to the person entitled to it under the SALE CONDITIONS.                                                                                                                                                                                                                  |  |  |  |  |
| A5.8                                                                                                                                                                                                                                                                                                                                                                                                                                               | If the BUYER does not comply with its obligations under the CONTRACT then                                                                                                                                                                                                                                                                                                                                                                               |  |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                    | (a) YOU are personally liable to buy the LOT even if YOU are acting as an agent; and                                                                                                                                                                                                                                                                                                                                                                    |  |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                    | (b) YOU must indemnify the SELLER in respect of any loss the SELLER incurs as a result of the BUYER's default.                                                                                                                                                                                                                                                                                                                                          |  |  |  |  |
| A5.9                                                                                                                                                                                                                                                                                                                                                                                                                                               | Where the BUYER is a company YOU warrant that the BUYER is properly constituted and able to buy the LOT.                                                                                                                                                                                                                                                                                                                                                |  |  |  |  |
| <b>A6</b>                                                                                                                                                                                                                                                                                                                                                                                                                                          | <b>Extra Auction Condition</b>                                                                                                                                                                                                                                                                                                                                                                                                                          |  |  |  |  |
| A6.1                                                                                                                                                                                                                                                                                                                                                                                                                                               | Despite any SPECIAL CONDITION to the contrary the minimum deposit WE accept is £2,000 (or the total PRICE, if less). A SPECIAL CONDITION may, however, require a higher minimum deposit.                                                                                                                                                                                                                                                                |  |  |  |  |
| <b>General Conditions of Sale</b>                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |  |  |  |
| <b>Words in small capitals have the special meanings defined in the Glossary.</b>                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |  |  |  |
| The GENERAL CONDITIONS (as WE supplement or change them by any EXTRA GENERAL CONDITIONS or ADDENDUM) are compulsory but may be disapplied or changed in relation to one or more LOTS by SPECIAL CONDITIONS. The template form of SALE MEMORANDUM is not compulsory but is to be varied only if WE agree. The template forms of SPECIAL CONDITIONS and schedules are recommended, but are not compulsory and may be changed by the SELLER of a LOT. |                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |  |  |  |
| <b>G1</b>                                                                                                                                                                                                                                                                                                                                                                                                                                          | <b>The LOT</b>                                                                                                                                                                                                                                                                                                                                                                                                                                          |  |  |  |  |
| G1.1                                                                                                                                                                                                                                                                                                                                                                                                                                               | The LOT (including any rights to be granted or reserved, and any exclusions from it) is described in the SPECIAL CONDITIONS, or if not so described is that referred to in the SALE MEMORANDUM.                                                                                                                                                                                                                                                         |  |  |  |  |
| G1.2                                                                                                                                                                                                                                                                                                                                                                                                                                               | The LOT is sold subject to any TENANCIES disclosed by the SPECIAL CONDITIONS, but otherwise with vacant possession on COMPLETION.                                                                                                                                                                                                                                                                                                                       |  |  |  |  |
| G1.3                                                                                                                                                                                                                                                                                                                                                                                                                                               | The LOT is sold subject to all matters contained or referred to in the DOCUMENTS. The SELLER must discharge FINANCIAL CHARGES on or before COMPLETION.                                                                                                                                                                                                                                                                                                  |  |  |  |  |
| G1.4                                                                                                                                                                                                                                                                                                                                                                                                                                               | The LOT is also sold subject to such of the following as may affect it, whether they arise before or after the CONTRACT DATE and whether or not they are disclosed by the SELLER or are apparent from inspection of the LOT or from the DOCUMENTS:                                                                                                                                                                                                      |  |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                    | (a) matters registered or capable of registration as local land charges;                                                                                                                                                                                                                                                                                                                                                                                |  |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                    | (b) matters registered or capable of registration by any competent authority or under the provisions of any statute;                                                                                                                                                                                                                                                                                                                                    |  |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                    | (c) notices, orders, demands, proposals and requirements of any competent authority;                                                                                                                                                                                                                                                                                                                                                                    |  |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                    | (d) charges, notices, orders, restrictions, agreements and other matters relating to town and country planning, highways or public health;                                                                                                                                                                                                                                                                                                              |  |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                    | (e) rights, easements, quasi-easements, and wayleaves;                                                                                                                                                                                                                                                                                                                                                                                                  |  |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                    | (f) outgoing and other liabilities;                                                                                                                                                                                                                                                                                                                                                                                                                     |  |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                    | (g) any interest which overrides, under the Land Registration Act 2002;                                                                                                                                                                                                                                                                                                                                                                                 |  |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                    | (h) matters that ought to be disclosed by the searches and enquiries a prudent BUYER would make, whether or not the BUYER has made them; and                                                                                                                                                                                                                                                                                                            |  |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                    | (i) anything the SELLER does not and could not reasonably know about.                                                                                                                                                                                                                                                                                                                                                                                   |  |  |  |  |
| G1.5                                                                                                                                                                                                                                                                                                                                                                                                                                               | Where anything subject to which the LOT is sold would expose the SELLER to liability the BUYER is to comply with it and indemnify the SELLER against that liability.                                                                                                                                                                                                                                                                                    |  |  |  |  |
| G1.6                                                                                                                                                                                                                                                                                                                                                                                                                                               | The SELLER must notify the BUYER of any notices, orders, demands, proposals and requirements of any competent authority of which it learns after the CONTRACT DATE but the BUYER must comply with them and keep the SELLER indemnified.                                                                                                                                                                                                                 |  |  |  |  |
| G1.7                                                                                                                                                                                                                                                                                                                                                                                                                                               | The LOT does not include any tenant's or trade fixtures or fittings. The SPECIAL CONDITIONS state whether any chattels are included in the LOT, but if they are:                                                                                                                                                                                                                                                                                        |  |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                    | (a) the BUYER takes them as they are at COMPLETION and the SELLER is not liable if they are not fit for use, and                                                                                                                                                                                                                                                                                                                                        |  |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                    | (b) the SELLER is to leave them at the LOT.                                                                                                                                                                                                                                                                                                                                                                                                             |  |  |  |  |
| G1.8                                                                                                                                                                                                                                                                                                                                                                                                                                               | The BUYER buys with full knowledge of                                                                                                                                                                                                                                                                                                                                                                                                                   |  |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                    | (a) the DOCUMENTS, whether or not the BUYER has read them; and                                                                                                                                                                                                                                                                                                                                                                                          |  |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                    | (b) the physical condition of the LOT and what could reasonably be discovered on inspection of it, whether or not the BUYER has inspected it.                                                                                                                                                                                                                                                                                                           |  |  |  |  |
| G1.9                                                                                                                                                                                                                                                                                                                                                                                                                                               | The BUYER admits that it is not relying on the information contained in the PARTICULARS or on any representations made by or on behalf of the SELLER but the BUYER may rely on the SELLER'S conveyancer's written replies to written enquiries to the extent stated in those replies.                                                                                                                                                                   |  |  |  |  |
| <b>G2</b>                                                                                                                                                                                                                                                                                                                                                                                                                                          | <b>Deposit</b>                                                                                                                                                                                                                                                                                                                                                                                                                                          |  |  |  |  |
| G2.1                                                                                                                                                                                                                                                                                                                                                                                                                                               | The amount of the deposit is the greater of:                                                                                                                                                                                                                                                                                                                                                                                                            |  |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                    | (a) any minimum deposit stated in the AUCTION CONDUCT CONDITIONS (or the total PRICE, if this is less than that minimum); and                                                                                                                                                                                                                                                                                                                           |  |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                    | (b) 10% of the PRICE (exclusive of any VAT on the PRICE).                                                                                                                                                                                                                                                                                                                                                                                               |  |  |  |  |
| G2.2                                                                                                                                                                                                                                                                                                                                                                                                                                               | If a cheque for all or part of the deposit is not cleared on first presentation the SELLER may treat the CONTRACT as at an end and bring a claim against the BUYER for breach of CONTRACT.                                                                                                                                                                                                                                                              |  |  |  |  |
| G2.3                                                                                                                                                                                                                                                                                                                                                                                                                                               | Interest earned on the deposit belongs to the SELLER unless the SALE CONDITIONS provide otherwise.                                                                                                                                                                                                                                                                                                                                                      |  |  |  |  |
| <b>G3</b>                                                                                                                                                                                                                                                                                                                                                                                                                                          | <b>Between CONTRACT and COMPLETION</b>                                                                                                                                                                                                                                                                                                                                                                                                                  |  |  |  |  |
| G3.1                                                                                                                                                                                                                                                                                                                                                                                                                                               | From the CONTRACT DATE the SELLER has no obligation to insure the LOT and the BUYER bears all risks of loss or damage unless                                                                                                                                                                                                                                                                                                                            |  |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                    | (a) the LOT is sold subject to a TENANCY that requires the SELLER to insure the LOT or                                                                                                                                                                                                                                                                                                                                                                  |  |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                    | (b) the SPECIAL CONDITIONS require the SELLER to insure the LOT.                                                                                                                                                                                                                                                                                                                                                                                        |  |  |  |  |
| G3.2                                                                                                                                                                                                                                                                                                                                                                                                                                               | If the SELLER is required to insure the LOT then the SELLER                                                                                                                                                                                                                                                                                                                                                                                             |  |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                    | (a) must produce to the BUYER on request all relevant insurance details;                                                                                                                                                                                                                                                                                                                                                                                |  |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                    | (b) must use reasonable endeavours to maintain that or equivalent insurance and pay the premiums when due;                                                                                                                                                                                                                                                                                                                                              |  |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                    | (c) gives no warranty as to the adequacy of the insurance;                                                                                                                                                                                                                                                                                                                                                                                              |  |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                    | (d) must at the request of the BUYER use reasonable endeavours to have the BUYER's interest noted on the policy if it does not cover a contracting purchaser;                                                                                                                                                                                                                                                                                           |  |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                    | (e) must, unless otherwise agreed, cancel the insurance at COMPLETION, apply for a refund of premium and (subject to the rights of any tenant or other third party) pay that refund to the BUYER; and                                                                                                                                                                                                                                                   |  |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                    | (f) (subject to the rights of any tenant or other third party) hold on trust for the BUYER any insurance payments that the SELLER receives in respect of loss or damage arising after the CONTRACT DATE, or assign to the BUYER the benefit of any claim; and the BUYER must on COMPLETION reimburse to the SELLER the cost of that insurance as from the CONTRACT DATE (to the extent not already paid by the BUYER or a tenant or other third party). |  |  |  |  |
| G3.3                                                                                                                                                                                                                                                                                                                                                                                                                                               | No damage to or destruction of the LOT, nor any deterioration in its condition, however caused, entitles the BUYER to any reduction in PRICE, or to delay COMPLETION, or to refuse to complete.                                                                                                                                                                                                                                                         |  |  |  |  |
| G3.4                                                                                                                                                                                                                                                                                                                                                                                                                                               | Section 47 of the Law of Property Act 1925 does not apply to the CONTRACT.                                                                                                                                                                                                                                                                                                                                                                              |  |  |  |  |
| G3.5                                                                                                                                                                                                                                                                                                                                                                                                                                               | Unless the BUYER is already lawfully in occupation of the LOT the BUYER has no right to enter into occupation prior to COMPLETION.                                                                                                                                                                                                                                                                                                                      |  |  |  |  |
| <b>G4</b>                                                                                                                                                                                                                                                                                                                                                                                                                                          | <b>Title and identity</b>                                                                                                                                                                                                                                                                                                                                                                                                                               |  |  |  |  |
| G4.1                                                                                                                                                                                                                                                                                                                                                                                                                                               | Unless CONDITION G4.2 applies, the BUYER accepts the title of the SELLER to the LOT as at the CONTRACT DATE and may raise no requisition or                                                                                                                                                                                                                                                                                                             |  |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                    | objection to any of the DOCUMENTS that is made available before the AUCTION or any other matter, except one that occurs after the CONTRACT DATE.                                                                                                                                                                                                                                                                                                        |  |  |  |  |
| G4.2                                                                                                                                                                                                                                                                                                                                                                                                                                               | The following provisions apply only to any of the following DOCUMENTS that is not made available before the AUCTION:                                                                                                                                                                                                                                                                                                                                    |  |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                    | (a) If the LOT is registered land the SELLER is to give to the BUYER within five BUSINESS DAYS of the CONTRACT DATE an official copy of the entries on the register and title plan and, where noted on the register, of all DOCUMENTS subject to which the LOT is being sold.                                                                                                                                                                           |  |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                    | (b) If the LOT is not registered land the SELLER is to give to the BUYER within five BUSINESS DAYS of the CONTRACT DATE an abstract or epitome of title starting from the root of title mentioned in the SPECIAL CONDITIONS (or, if none is mentioned, a good root of title more than fifteen years old) and must produce to the BUYER the original or an examined copy of every relevant DOCUMENT.                                                     |  |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                    | (c) If title is in the course of registration, title is to consist of:                                                                                                                                                                                                                                                                                                                                                                                  |  |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                    | (i) certified copies of the application for registration of title made to the Land Registry and of the DOCUMENTS accompanying that application;                                                                                                                                                                                                                                                                                                         |  |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                    | (ii) evidence that all applicable stamp duty land tax relating to that application has been paid; and                                                                                                                                                                                                                                                                                                                                                   |  |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                    | (iii) a letter under which the SELLER or its conveyancer agrees to use all reasonable endeavours to answer any requisitions raised by the Land Registry and to instruct the Land Registry to send the completed registration DOCUMENTS to the BUYER.                                                                                                                                                                                                    |  |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                    | (d) The BUYER has no right to object to or make requisitions on any title information more than seven BUSINESS DAYS after that information has been given to the BUYER.                                                                                                                                                                                                                                                                                 |  |  |  |  |
| G4.3                                                                                                                                                                                                                                                                                                                                                                                                                                               | Unless otherwise stated in the SPECIAL CONDITIONS the SELLER sells with full title guarantee except that (and the TRANSFER shall so provide):                                                                                                                                                                                                                                                                                                           |  |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                    | (a) the covenant set out in section 3 of the Law of Property (Miscellaneous Provisions) Act 1994 shall not extend to matters recorded in registers open to public inspection; these are to be treated as within the actual knowledge of the BUYER; and                                                                                                                                                                                                  |  |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                    | (b) the covenant set out in section 4(1)(b) of the Law of Property (Miscellaneous Provisions) Act 1994 shall not extend to any condition or tenant's obligation relating to the state or condition of the LOT where the LOT is leasehold property.                                                                                                                                                                                                      |  |  |  |  |
| G4.4                                                                                                                                                                                                                                                                                                                                                                                                                                               | The TRANSFER is to have effect as if expressly subject to all matters subject to which the LOT is sold under the CONTRACT.                                                                                                                                                                                                                                                                                                                              |  |  |  |  |
| G4.5                                                                                                                                                                                                                                                                                                                                                                                                                                               | The SELLER does not have to produce, nor may the BUYER object to or make a requisition in relation to, any prior or superior title even if it is referred to in the DOCUMENTS.                                                                                                                                                                                                                                                                          |  |  |  |  |
| G4.6                                                                                                                                                                                                                                                                                                                                                                                                                                               | The SELLER (and, if relevant, the BUYER) must produce to each other such confirmation of, or evidence of, their identity and that of their mortgagees and attorneys (if any) as is necessary for the other to be able to comply with applicable Money Laundering Regulations and Land Registry Rules.                                                                                                                                                   |  |  |  |  |
| <b>G5</b>                                                                                                                                                                                                                                                                                                                                                                                                                                          | <b>TRANSFER</b>                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |  |  |  |
| G5.1                                                                                                                                                                                                                                                                                                                                                                                                                                               | Unless a form of TRANSFER is prescribed by the SPECIAL CONDITIONS                                                                                                                                                                                                                                                                                                                                                                                       |  |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                    | (a) the BUYER must supply a draft TRANSFER to the SELLER at least ten BUSINESS DAYS before the AGREED COMPLETION DATE and the engrossment (signed as a deed by the BUYER if CONDITION G5.2 applies) five BUSINESS DAYS before that date or (if later) two BUSINESS DAYS after the draft has been approved by the SELLER; and                                                                                                                            |  |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                    | (b) the SELLER must approve or revise the draft TRANSFER within five BUSINESS DAYS of receiving it from the BUYER.                                                                                                                                                                                                                                                                                                                                      |  |  |  |  |
| G5.2                                                                                                                                                                                                                                                                                                                                                                                                                                               | If the SELLER has any liability (other than to the BUYER) in relation to the LOT or a TENANCY following COMPLETION, the BUYER is specifically to covenant in the TRANSFER to indemnify the SELLER against that liability.                                                                                                                                                                                                                               |  |  |  |  |
| G5.3                                                                                                                                                                                                                                                                                                                                                                                                                                               | The SELLER cannot be required to TRANSFER the LOT to anyone other than the BUYER, or by more than one TRANSFER.                                                                                                                                                                                                                                                                                                                                         |  |  |  |  |
| G5.4                                                                                                                                                                                                                                                                                                                                                                                                                                               | Where the SPECIAL CONDITIONS state that the SELLER is to grant a new lease to the BUYER                                                                                                                                                                                                                                                                                                                                                                 |  |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                    | (a) the CONDITIONS are to be read so that the TRANSFER refers to the new lease, the SELLER to the proposed landlord and the BUYER to the proposed tenant;                                                                                                                                                                                                                                                                                               |  |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                    | (b) the form of new lease is that described by the SPECIAL CONDITIONS; and                                                                                                                                                                                                                                                                                                                                                                              |  |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                    | (c) the SELLER is to produce, at least five BUSINESS DAYS before the AGREED COMPLETION DATE, the engrossed counterpart lease, which the BUYER is to sign and deliver to the SELLER on COMPLETION.                                                                                                                                                                                                                                                       |  |  |  |  |
| <b>G6</b>                                                                                                                                                                                                                                                                                                                                                                                                                                          | <b>COMPLETION</b>                                                                                                                                                                                                                                                                                                                                                                                                                                       |  |  |  |  |
| G6.1                                                                                                                                                                                                                                                                                                                                                                                                                                               | COMPLETION is to take place at the offices of the SELLER'S conveyancer, or where the SELLER may reasonably require, on the AGREED COMPLETION DATE. The SELLER can only be required to complete on a BUSINESS DAY and between the hours of 0930 and 1700.                                                                                                                                                                                                |  |  |  |  |
| G6.2                                                                                                                                                                                                                                                                                                                                                                                                                                               | The amount payable on COMPLETION is the balance of the PRICE adjusted to take account of apportionments plus (if applicable) VAT and interest,                                                                                                                                                                                                                                                                                                          |  |  |  |  |

|            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|            | but no other amounts unless specified in the SPECIAL CONDITIONS.                                                                                                                                                                                                                                                                                                                                                                                                          |                                              | on the date from which interest becomes payable by the BUYER;                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |            | (c) the BUYER is to indemnify the SELLER against all loss or liability the SELLER incurs through acting as the BUYER requires, or by reason of delay caused by the BUYER.                                                                                                                                                                                                                                                                                                                                                                                                                 |
| G6.3       | Payment is to be made in pounds sterling and only by (a) direct TRANSFER from the BUYER's conveyancer to the SELLER'S conveyancer; and (b) the release of any deposit held by a stakeholder or in such other manner as the SELLER'S conveyancer may agree.                                                                                                                                                                                                                |                                              | in which event income and outgoings are to be apportioned on the date from which interest becomes payable by the BUYER.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| G6.4       | Unless the SELLER and the BUYER otherwise agree, COMPLETION cannot take place until both have complied with the obligations under the CONTRACT that they are obliged to comply with prior to COMPLETION, and the amount payable on COMPLETION is unconditionally received in the SELLER'S conveyancer's client account or as otherwise required by the terms of the CONTRACT.                                                                                             | G10.4                                        | Apportionments are to be calculated on the basis that: (a) the SELLER receives income and is liable for outgoings for the whole of the day on which apportionment is to be made; (b) annual income and expenditure accrues at an equal daily rate assuming 365 days in a year (or 366 in a leap year), and income and expenditure relating to some other period accrues at an equal daily rate during the period to which it relates; and (c) where the amount to be apportioned is not known at COMPLETION apportionment is to be made by reference to a reasonable estimate and further payment is to be made by SELLER or BUYER as appropriate within five BUSINESS DAYS of the date when the amount is known.                                                                                                                                | G13        | <b>Rent deposits</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| G6.5       | If COMPLETION takes place after 1400 hours for a reason other than the SELLER'S default it is to be treated, for the purposes of apportionment and calculating interest, as if it had taken place on the next BUSINESS DAY.                                                                                                                                                                                                                                               | G10.5                                        | If a payment due from the BUYER to the SELLER on or after COMPLETION is not paid by the due date, the BUYER is to pay interest to the SELLER at the INTEREST RATE on that payment from the due date up to and including the date of payment.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | G13.1      | Where any TENANCY is an assured shorthold TENANCY, the SELLER and the BUYER are to comply with their respective statutory duties in relation to the protection of tenants' deposits, and to demonstrate in writing to the other (before COMPLETION, so far as practicable) that they have complied.                                                                                                                                                                                                                                                                                       |
| G6.6       | Where applicable the CONTRACT remains in force following COMPLETION.                                                                                                                                                                                                                                                                                                                                                                                                      |                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | G13.2      | The remainder of this CONDITION G13 applies where the SELLER is holding or otherwise entitled to money by way of rent deposit in respect of a TENANCY. In this CONDITION G13 "rent deposit deed" means the deed or other DOCUMENT under which the rent deposit is held.                                                                                                                                                                                                                                                                                                                   |
| <b>G7</b>  | <b>Notice to complete</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | G13.3      | If the rent deposit is not assignable the SELLER must on COMPLETION hold the rent deposit on trust for the BUYER and, subject to the terms of the rent deposit deed, comply at the cost of the BUYER with the BUYER's lawful instructions.                                                                                                                                                                                                                                                                                                                                                |
| G7.1       | The SELLER or the BUYER may on or after the AGREED COMPLETION DATE but before COMPLETION give the other notice to complete within ten BUSINESS DAYS (excluding the date on which the notice is given) making time of the essence.                                                                                                                                                                                                                                         | <b>G11</b>                                   | <b>ARREARS</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | G13.4      | Otherwise the SELLER must on COMPLETION pay and assign its interest in the rent deposit to the BUYER under an assignment in which the BUYER covenants with the SELLER to:                                                                                                                                                                                                                                                                                                                                                                                                                 |
| G7.2       | The person giving the notice must be READY TO COMPLETE.                                                                                                                                                                                                                                                                                                                                                                                                                   | <i>Part 1 – Current rent</i>                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |            | (a) observe and perform the SELLER's covenants and conditions in the rent deposit deed and indemnify the SELLER in respect of any breach;                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| G7.3       | If the BUYER fails to comply with a notice to complete the SELLER may, without affecting any other remedy the SELLER has:                                                                                                                                                                                                                                                                                                                                                 | G11.1                                        | "Current rent" means, in respect of each of the TENANCIES subject to which the LOT is sold, the instalment of rent and other sums payable by the tenant on the most recent rent payment date on or within four months preceding COMPLETION.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |            | (b) give notice of assignment to the tenant; and                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|            | (a) terminate the CONTRACT;                                                                                                                                                                                                                                                                                                                                                                                                                                               | G11.2                                        | If on COMPLETION there are any ARREARS of current rent the BUYER must pay them, whether or not details of those ARREARS are given in the SPECIAL CONDITIONS.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |            | (c) give such direct covenant to the tenant as may be required by the rent deposit deed.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|            | (b) claim the deposit and any interest on it if held by a stakeholder;                                                                                                                                                                                                                                                                                                                                                                                                    | G11.3                                        | Parts 2 and 3 of this CONDITION G11 do not apply to ARREARS of current rent.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <b>G14</b> | <b>VAT</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|            | (c) forfeit the deposit and any interest on it;                                                                                                                                                                                                                                                                                                                                                                                                                           | <i>Part 2 – BUYER to pay for ARREARS</i>     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | G14.1      | Where a SALE CONDITION requires money to be paid or other consideration to be given, the payer must also pay any VAT that is chargeable on that money or consideration, but only if given a valid VAT invoice.                                                                                                                                                                                                                                                                                                                                                                            |
|            | (d) resell the LOT; and                                                                                                                                                                                                                                                                                                                                                                                                                                                   | G11.4                                        | Part 2 of this CONDITION G11 applies where the SPECIAL CONDITIONS give details of ARREARS.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | G14.2      | Where the SPECIAL CONDITIONS state that no VAT OPTION has been made the SELLER confirms that none has been made by it or by any company in the same VAT group nor will be prior to COMPLETION.                                                                                                                                                                                                                                                                                                                                                                                            |
|            | (e) claim damages from the BUYER.                                                                                                                                                                                                                                                                                                                                                                                                                                         | G11.5                                        | The BUYER is on COMPLETION to pay, in addition to any other money then due, an amount equal to all ARREARS of which details are set out in the SPECIAL CONDITIONS.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <b>G15</b> | <b>TRANSFER as a going concern</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| G7.4       | If the SELLER fails to comply with a notice to complete the BUYER may, without affecting any other remedy the BUYER has:                                                                                                                                                                                                                                                                                                                                                  | G11.6                                        | If those ARREARS are not OLD ARREARS the SELLER is to assign to the BUYER all rights that the SELLER has to recover those ARREARS.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | G15.1      | Where the SPECIAL CONDITIONS so state:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|            | (a) terminate the CONTRACT; and                                                                                                                                                                                                                                                                                                                                                                                                                                           | <i>Part 3 – BUYER not to pay for ARREARS</i> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |            | (a) the SELLER and the BUYER intend, and will take all practicable steps (short of an appeal) to procure, that the sale is treated as a TRANSFER of a going concern; and                                                                                                                                                                                                                                                                                                                                                                                                                  |
|            | (b) recover the deposit and any interest on it from the SELLER or, if applicable, a stakeholder.                                                                                                                                                                                                                                                                                                                                                                          | G11.7                                        | Part 3 of this CONDITION G11 applies where the SPECIAL CONDITIONS (a) so state; or (b) give no details of any ARREARS.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | G15.2      | This SELLER confirms that the SELLER: (a) is registered for VAT, either in the SELLER'S name or as a member of the same VAT group; and (b) has (unless the sale is a standard-rated supply) made in relation to the LOT a VAT OPTION that remains valid and will not be revoked before COMPLETION.                                                                                                                                                                                                                                                                                        |
| <b>G8</b>  | <b>If the CONTRACT is brought to an end</b>                                                                                                                                                                                                                                                                                                                                                                                                                               | G11.8                                        | While any ARREARS due to the SELLER remain unpaid the BUYER must:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | G15.3      | The BUYER confirms that (a) it is registered for VAT, either in the BUYER'S name or as a member of a VAT group; (b) it has made, or will make before COMPLETION, a VAT OPTION in relation to the LOT and will not revoke it before or within three months after COMPLETION; (c) article 5(2B) of the Value Added Tax (Special Provisions) Order 1995 does not apply to it; and (d) it is not buying the LOT as a nominee for another person.                                                                                                                                              |
|            | If the CONTRACT is lawfully brought to an end:                                                                                                                                                                                                                                                                                                                                                                                                                            |                                              | (a) try to collect them in the ordinary course of management but need not take legal proceedings or forfeit the TENANCY;                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | G15.4      | The BUYER is to give to the SELLER as early as possible before the AGREED COMPLETION DATE evidence (a) of the BUYER'S VAT registration; (b) that the BUYER has made a VAT OPTION; and (c) that the VAT OPTION has been notified in writing to HM Revenue and Customs; and if it does not produce the relevant evidence at least two BUSINESS DAYS before the AGREED COMPLETION DATE, CONDITION G14.1 applies at COMPLETION.                                                                                                                                                               |
|            | (a) the BUYER must return all papers to the SELLER and appoints the SELLER its agent to cancel any registration of the CONTRACT; and                                                                                                                                                                                                                                                                                                                                      |                                              | (b) pay them to the SELLER within five BUSINESS DAYS of receipt in cleared funds (plus interest at the INTEREST RATE calculated on a daily basis for each subsequent day's delay in payment);                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | G15.5      | The BUYER confirms that after COMPLETION the BUYER intends to (a) retain and manage the LOT for the BUYER'S own benefit as a continuing business as a going concern subject to and with the benefit of the TENANCIES; and (b) collect the rents payable under the TENANCIES and charge VAT on them.                                                                                                                                                                                                                                                                                       |
|            | (b) the SELLER must return the deposit and any interest on it to the BUYER (and the BUYER may claim it from the stakeholder, if applicable) unless the SELLER is entitled to forfeit the deposit under CONDITION G7.3.                                                                                                                                                                                                                                                    |                                              | (c) on request, at the cost of the SELLER, assign to the SELLER or as the SELLER may direct the right to demand and sue for OLD ARREARS, such assignment to be in such form as the SELLER'S conveyancer may reasonably require;                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | G15.6      | If, after COMPLETION, it is found that the sale of the LOT is not a TRANSFER of a going concern then: (a) the SELLER's conveyancer is to notify the BUYER's conveyancer of that finding and provide a VAT invoice in respect of the sale of the LOT; (b) the BUYER must within five BUSINESS DAYS of receipt of the VAT invoice pay to the SELLER the VAT due; and (c) if VAT is payable because the BUYER has not complied with this CONDITION G15, the BUYER must pay and indemnify the SELLER against all costs, interest, penalties or surcharges that the SELLER incurs as a result. |
| <b>G9</b>  | <b>Landlord's licence</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                              | (d) if reasonably required, allow the SELLER'S conveyancer to have on loan the counterpart of any TENANCY against an undertaking to hold it to the BUYER's order;                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <b>G16</b> | <b>Capital allowances</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| G9.1       | Where the LOT is or includes leasehold land and licence to assign or sublet is required this CONDITION G9 applies.                                                                                                                                                                                                                                                                                                                                                        |                                              | (e) not without the consent of the SELLER release any tenant or surety from liability to pay ARREARS or accept a surrender of or forfeit any TENANCY under which ARREARS are due; and                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | G16.1      | This CONDITION G16 applies where the SPECIAL CONDITIONS state that there are capital allowances available in respect of the LOT.                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| G9.2       | The CONTRACT is conditional on that licence being obtained, by way of formal licence if that is what the landlord lawfully requires.                                                                                                                                                                                                                                                                                                                                      |                                              | (f) if the BUYER disposes of the LOT prior to recovery of all ARREARS obtain from the BUYER'S successor in title a covenant in favour of the SELLER in similar form to part 3 of this CONDITION G11.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | G16.2      | The SELLER is promptly to supply to the BUYER all information reasonably required by the BUYER in connection with the BUYER's claim for capital allowances.                                                                                                                                                                                                                                                                                                                                                                                                                               |
| G9.3       | The AGREED COMPLETION DATE is not to be earlier than the date five BUSINESS DAYS after the SELLER has given notice to the BUYER that licence has been obtained ("licence notice").                                                                                                                                                                                                                                                                                        | G11.9                                        | Where the SELLER has the right to recover ARREARS it must not without the BUYER'S written consent bring insolvency proceedings against a tenant or seek the removal of goods from the LOT.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | G16.3      | The value to be attributed to those items on which                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| G9.4       | The SELLER must (a) use all reasonable endeavours to obtain the licence at the SELLER'S expense; and (b) enter into any Authorised Guarantee Agreement ("AGA") properly required (procuring a guarantee of that AGA if lawfully required by the landlord).                                                                                                                                                                                                                | <b>G12</b>                                   | <b>Management</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| G9.5       | The BUYER must promptly (a) provide references and other relevant information; and (b) comply with the landlord's lawful requirements.                                                                                                                                                                                                                                                                                                                                    | G12.1                                        | This CONDITION G12 applies where the LOT is sold subject to TENANCIES.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| G9.6       | If within three months of the CONTRACT DATE (or such longer period as the SELLER and BUYER agree) the SELLER has not given licence notice to the BUYER the SELLER or the BUYER may (if not then in breach of any obligation under this CONDITION G9) by notice to the other terminate the CONTRACT at any time before the SELLER has given licence notice. That termination is without prejudice to the claims of either SELLER or BUYER for breach of this CONDITION G9. | G12.2                                        | The SELLER is to manage the LOT in accordance with its standard management policies pending COMPLETION.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>G10</b> | <b>Interest and apportionments</b>                                                                                                                                                                                                                                                                                                                                                                                                                                        | G12.3                                        | The SELLER must consult the BUYER on all management issues that would affect the BUYER after COMPLETION (such as, but not limited to, an application for licence; a rent review; a variation, surrender, agreement to surrender or proposed forfeiture of a TENANCY; or a new TENANCY or agreement to grant a new TENANCY) and: (a) the SELLER must comply with the BUYER's reasonable requirements unless to do so would (but for the indemnity in paragraph (c)) expose the SELLER to a liability that the SELLER would not otherwise have, in which case the SELLER may act reasonably in such a way as to avoid that liability; (b) if the SELLER gives the BUYER notice of the SELLER's intended act and the BUYER does not object within five BUSINESS DAYS giving reasons for the objection the SELLER may act as the SELLER intends; and |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| G10.1      | If the ACTUAL COMPLETION DATE is after the AGREED COMPLETION DATE for any reason other than the SELLER'S default the BUYER must pay interest at the INTEREST RATE on the money due from the BUYER at COMPLETION for the period starting on the AGREED COMPLETION DATE and ending on the ACTUAL COMPLETION DATE.                                                                                                                                                           |                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| G10.2      | Subject to CONDITION G11 the SELLER is not obliged to apportion or account for any sum at COMPLETION unless the SELLER has received that sum in cleared funds. The SELLER must promptly pay to the BUYER after COMPLETION any sum to which the BUYER is entitled that the SELLER subsequently receives in cleared funds.                                                                                                                                                  |                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| G10.3      | Income and outgoings are to be apportioned at the ACTUAL COMPLETION DATE unless: (a) the BUYER is liable to pay interest; and (b) the SELLER has given notice to the BUYER at any time up to COMPLETION requiring apportionment                                                                                                                                                                                                                                           |                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |



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