

LATE ENTRIES & ADDENDUM

LOT 60 A vacant two bedroom first floor flat

AMG

37 Ennis Square, Redcar, North Yorkshire, TS10 5JZ

Description: Located above Lloyds Pharmacy within Ennis Square is this vacant flat. It is accessed from the rear via its own staircase. It is situated in the area of Dormanstown a few miles from the centre of Redcar where a comprehensive range of shops and amenities can be found. The property is partially double glazed and electric heating. The property requires some upgrading.

Accommodation:

Flat: Entrance Hall, Living Kitchen, Two Bedrooms and Bathroom.

Tenure: Leasehold

EPC Rating: F

Viewing: William H Brown, Northern Auction Centre 38 High Street Bawtry, Doncaster, DN10 6JE, T: 01302 710 490



PHOTO OF THE BUILDING

*Guide Price £15,000

LOT 61 A vacant one bedroom first floor flat

AMG

Flat 1, 108 High Street, Brotton, Saltburn-By-The-Sea, North Yorkshire, TS12 2QD

Description: Located in the residential village of Brotton approximately three miles from Saltburn by the Sea is this vacant flat. Shops and amenities can be found in Saltburn. It is ideal for the investor as a buy to let. The property needs some modernisation. It has partial double glazed windows.

Accommodation:

Ground Floor: Communal Hall and Stairs.

First Floor Flat: Entrance Hall, Lounge, Kitchen, Bedroom and Shower Room.

Tenure: Leasehold

EPC Rating: F

Viewing: William H Brown, Northern Auction Centre 38 High Street Bawtry, Doncaster, DN10 6JE, T: 01302 710 490



PHOTO OF THE BUILDING

*Guide Price £12,000

LOT 62 A semi detached three bedroom house.

Laurel Court, Ryhill, Wakefield, West Yorkshire, WF4 2QT

Description: An attractive three bedroomed semi which has been stylishly presented throughout. Semi-rural village location.

Accommodation:

Ground Floor: Entrance Hallway, Lounge, Dining Kitchen and Conservatory

First Floor: Landing, Three Bedrooms and Bathroom

External: Driveway, Front and Rear Gardens.

Tenure: Freehold

EPC Rating: C

Viewing: William H Brown, Northern Auction Centre 38 High Street Bawtry, Doncaster, DN10 6JE, T: 01302 710 490



*SOLD PRIOR

Addendum

PLEASE READ THESE NOTES CAREFULLY BEFORE VIEWING OR MAKING AN OFFER OR ATTENDING THE AUCTION.

You are strongly advised to read the inside front cover of our catalogue entitled "important notice" before pursuing an interest in any property as it contains important information about the auction process. You will be deemed to be aware of its contents and the information on this Addendum even if you have not read them. (2) Information on this Addendum may affect your legal rights and / or judgement of the properties. Copies of the Addendum, current at the time of sale, will be fixed to and form part of the legal contracts. (3) The Guide Prices shown must not be relied upon, by prospective buyers, as a valuation or assessment of the value of the properties. They are intended to provide prospective buyers with an indication of the likely Reserve that may be set at the time of going to press. These Guide Prices are subject to variation and interested buyers are advised to make regular checks for changes. Reserve

Prices may be higher or lower than the relevant published Guide Prices. (4) Please note that William H Brown take contractual deposits as "agents for the seller" and not as stakeholders

COMPLETION DATES – Please refer to legal packs for all completion dates. The majority of lots are usually 14 or 28 days from exchange, although some completion dates may vary therefore it is advised to check the legal pack prior to bidding. Although we aware Lots 1, 2, 10, 22, 49, 51, 52, 60 & 61 are 14 days.

BIDDING NUMBERS – If you have registered to bid please leave your bidding number in the auction room before leaving after the sale.

CONTRACT DOCUMENTATION CHARGE - £995 including VAT is applicable to every lot sold and payable by the purchaser simultaneous to the deposit

MONEY LAUNDERING REGULATIONS – Purchasers are advised that we are required to obtain photocopies of the appropriate identification when signing the contract today before leaving the saleroom and your co-operation is requested. Please be advised: We are committed to preventing our services being used for the purposes of money laundering and in addition to asking you for proof of ID and address we carry out electronic ID verification of all vendors and purchasers. This is not a credit check and the ID verification 'footprint' left on your credit file will not affect your credit score. If you have any questions, please refer these to a member of the auction staff."

STAMP DUTY THRESHOLDS-Legislation has changed re the amount payable for stamp duty. Further clarification can be sought via the government website <https://www.gov.uk/stamp-duty-land-tax-rates>

PURCHASERS – Please Note-Attention is drawn to the special conditions of each lot and in particular, in some cases, in addition to the purchase price buyers will be required to make a contribution to the seller's costs as part of the funds required at completion. Purchasers are deemed to buy with full knowledge of such costs (if applicable) that are detailed in the Special Conditions of Sale. We are aware Lots: 1, 2, 3, 5, 6, 7, 8, 9, 10, 11, 14, 17, 19, 20, 21, 22, 23, 24, 26, 27, 28, 30, 34, 35, 38, 39, 42, 45, 49, 50, 51, 53, 54, 55, 57, 58, 60 & 61 do have additional fees to pay upon completion as listed in the legal packs.

However it is advised for all purchasers to check the special conditions/contract contained within the legal pack to clarify if any additional fees prior to bidding. Please use the above for guidance purposes only.

HEALTH & SAFETY ADVICE FOR PROPERTY VIEWERS

Whilst William H Brown make every effort to ensure the safety and security of viewers at properties, we have not carried out a detailed Health & Safety inspection of properties in our auctions and cannot therefore guarantee the safety and security of viewers.

Prospective purchasers and bidders attend properties entirely at their own risk. Particular care should be taken when accessing cellars, attics, exterior grounds and outbuildings and boundaries. All non-conducted inspections of vacant sites should be made in daylight hours only and entry into such sites is entirely at the viewer's risk.

<u>LOT NO.</u>	<u>ADDRESS</u>	<u>AMENDMENT</u>
5	19 Gillann Street, Knottingley, West Yorkshire, WF11 8AB	**NEW GUIDE PRICE £50,000- £55,000**
6	2 Carriage Court, Talbot Street, Normanton, West Yorkshire, WF6 2BA	**NEW GUIDE PRICE £45,000**
8	374 Lees Hall Road, Thornhill Lees, Dewsbury, WF12 9EW	PROPERTY IS NOW BEING SOLD WITH VACANT PROSSESION.
9	Plot B Hall Farm, Everton, Doncaster, DN10 5BW	PLEASE CHECK THE STATUS PRIOR TO ATTENDING
15	12 Trinity Place, Bingley, West Yorkshire, BD16 2PR	Please Note: The maisonette has been withdrawn from our July auction but the entire property will be up for sale in our September sale. Please contact the auctioneers to register your interest.
16	64 Sheriff Street, Hartlepool, County Durham, TS26 8EZ	WITHDRAWN PRIOR TO AUCTION CONTACT THE AUCTIONEERS TO REGISTER YOUR INTEREST
17	128 Oxbridge Lane, Stockton- On-Tees, TS18 4HW	**NEW GUIDE PRICE £190,000**
18	Grange Avenue Leeds, West Yorkshire, LS7 4EN	SOLD PRIOR TO AUCTION
23	Lintzgarth Farm, Rookhope, County Durham, DL13 2DF	SOLD PRIOR TO AUCTION
27	7 Carriage Court, Talbot Street, Normanton, West Yorkshire, WF6 2BA	**NEW GUIDE PRICE £45,000**
29	1 Coach Lane, Cleckheaton, West Yorkshire, BD19 3LT	WITHDRAWN PRIOR TO AUCTION CONTACT THE AUCTIONEERS TO REGISTER YOUR INTEREST

33	Land at The Rear Of Lydgate House, North Wheatley, Retford, Nottinghamshire, DN22 9DS	WITHDRAWN PRIOR TO AUCTION CONTACT THE AUCTIONEERS TO REGISTER YOUR INTEREST
36	Bishopton Road, Stockton-On-Tees, County Durham ,TS19 0AR	SOLD PRIOR TO AUCTION
45	Plots 1 & 2, Orion Way, Balby, Doncaster DN4 8AE	**NEW GUIDE PRICE £125,000 +VAT**
47	Sheridan Road, Barnby Dun, Doncaster, DN3 1AY	WITHDRAWN PRIOR TO AUCTION
53	96 Beldon Road, Great Horton, Bradford, West Yorkshire, BD7 3PE	**NEW GUIDE PRICE £40,000**
57	10 Dalcross Grove, Bradford, West Yorkshire, BD5 7SB	UPDATED EPC: E
60	37 Ennis Square, Redcar, North Yorkshire, TS10 5JZ	**LATE ENTRY** **GUIDE PRICE £15,000**
61	Flat 1, 108 High Street, Brotton, Saltburn-By-The-Sea, North Yorkshire, TS12 2QD	**LATE ENTRY** **GUIDE PRICE £12,000**
62	Laurel Court, Ryhill, Wakefield, WF4 2QT	SOLD PRIOR TO AUCTION

Information for Bidders

If you are intending to bid at our forthcoming auction, here's what you need to do:

Before bidding we will need you to confirm both your identity and home address by showing us your passport or photo driving licence together with a separate proof of address document such as a utility bill or bank statement no more than 3 months old. See below for a full list of acceptable documents.

If you are not attending in person (bidding by proxy or telephone) and are supplying photos/scans or copies of these documents these can only be accepted where they have been countersigned by a third party who saw the original documents and can attest to them being true copies of your own identity and address proof.

Only copies certified by a UK lawyer, UK banker, authorised financial intermediary such as an independent financial advisor, regulated mortgage broker, certified accountant, teacher, doctor, minister of religion, post master or sub-postmaster are acceptable.

If you intend to bid on behalf of a third party, or will include a third party/parties as a joint buyer/s we will need documentation for all parties to be named on the contract and you need to provide written authority from such persons for them to be included on the contract. Please note deposits can only be accepted from parties named on the contract.

Where buying in a company name only bidders who are duly authorised directors may bid, unless they hold written authority from such a director to bid and identity documentation is provided for both the bidder and the director authorising.

PLEASE NOTE THAT UNLESS YOU CAN PROVIDE THESE DOCUMENTS YOU WILL NOT BE PERMITTED TO BID

[List of acceptable proof of identity and address documentation.](#)

List A - evidence of identity (including photograph)

- Current valid signed passport
- Current valid signed UK photo-card driving licence
- A valid identity card (HM forces, police warrant card, prison officer, government or local authority issued)
- A firearm or shotgun licence

List B - evidence of residence (and showing your name)

- An original Inland Revenue tax notification, self-assessment statement or tax demand
- An original household insurance certificate
- An original utility bill less than three months old (not mobile phone bill)
- An original council tax bill less than three months old
- An original council rent book showing rent paid for the last three months
- An original mortgage statement for the mortgage accounting year just ended
- An original statement for current bank, building society or credit card which must be less than three months old

For further clarification on these requirements please email:

leedsauctions@williambrown.co.uk



william h brown

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no obligation auction appraisal**

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