



William H Brown Northern Auction: 01302 710490 or leedsauctions@williamhbrown.co.uk

Auction: Thursday 3rd May

Venue: Leeds United Football Ground (East Stand) Elland Road, Leeds, LS11 0ES, Commencing at 12:30

LATE ENTRIES & ADDENDUM

LOT 45

A three bedroom middle terrace property set back from the main High Street.

AMG

9 Station Road, Houghton Le Spring, Tyne and Wear, DH4 5AH

Description: The property has been updated over the years yet could be further improved and would suit a cash purchaser. Local amenities are nearby with Sunderland & Durham within a commutable distance.

Accommodation:

Ground Floor: Lounge, Dining Area, Kitchen & Bathroom.

First Floor: Landing & Three Bedrooms

Exterior: Yard to the Rear

Tenure: Freehold

EPC Rating: D

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



*Guide Price £39,000

LOT 46

A vacant three bedroom middle terrace property

AMG

364 Downall Green Road, Ashton In Makerfield, Wigan, Greater Manchester, WN4 0LZ

Description: This middle terrace property is located in Ashton-in-Makerfield, having three bedrooms, rear and front yard. This house would suit an investor to use as a buy to let.

Accommodation:

Ground Floor: Porch, Lounge, Dining Room, Kitchen and Bathroom.

First Floor : Landing, Master Bedroom and Two Bedrooms.

External: Front and Rear Yard.

Tenure: Leasehold

EPC Rating: D

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



*Guide Price £65,000

LOT 47

A vacant three bedroom terrace property requires some upgrading

AMG

3 Penfold, High Street, Brotton, Saltburn By The Sea, North Yorkshire, TS12 2PX

Description: This three bedroom property is situated in Saltburn. The property is close to Town Centre and local amenities, it does requires remedial work and upgrading through out.

Accommodation:

Ground Floor: Entrance, Lounge and Kitchen/Dining Area.

First Floor: Landing, Three Bedrooms and Bathroom.

External: Yard To Rear and Side and Garage.

Tenure: Freehold

EPC Rating: E

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



*Guide Price £35,000

LOT 48

A vacant two bedroom end terrace house

23 Hawthorne Avenue, Thornaby, Stockton on Tees, Durham, TS17 8NE

Description: Located within a residential estate in Thornaby is this terrace house requiring some modernisation. The property is ideal for commuting to the centres of Stockton and Middlesbrough. The A19 and A66 are a short distance away. The property has gas heating and double glazed windows.

Accommodation:

Ground Floor: Entrance Hall, Lounge and Kitchen.

First Floor: Landing, Two Bedrooms and Bathroom.

External: Garage, Front and Rear Gardens.

Tenure: Freehold

EPC Rating: D

Viewing: Manners & Harrison, High Street Stockton On Tees, Cleveland, TS18 1SP, T: 01642 606161



*Guide Price £35,000

LOT 49

A vacant two bedroom middle terrace property

AMG

69 Longfield Road, Darlington, County Durham, DL3 0HU

Description: Located within the residential area of Darlington is this middle terrace property. The property requires full refurbishment throughout, ideally suited for an investor/builder.

Accommodation:

Ground Floor: Entrance Hall, Lounge, Dining Room, Kitchen and Bathroom.

First Floor: Two Double Bedrooms.

External: Forecourt, Garage and Garden to the rear.

Tenure: Freehold

EPC Rating: G

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



*Guide Price £32,000

LOT 50 A three bedroom semi- detached house

Hinde House Lane, Sheffield, South Yorkshire, S4 8HB

Description: This Three bedroom semi- detached house is located between Pitsmoor and the Firth Park area close to the General Hospital and other amenities. The property has good access to the M1 M25 and the nearby towns of Rotherham and Barnsley.

Accommodation:

Ground Floor: Entrance Hall, Lounge, Kitchen and Conservatory

First Floor: Landing, Three bedrooms and Bathroom.

External: Front and Rear Garden

Tenure: Leasehold

EPC Rating: D

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



*Guide Price 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.

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.

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>
4	26A Yarm Lane , Stockton-On-Tees, TS18 1ET	Withdrawn prior to the sale. Contact the auctioneers to register your interest, Still awaiting legal Pack
10	Plot D Gainsborough Road, Everton, South Yorkshire, DN10 5BW	Withdrawn prior to the sale. Contact the auctioneers to register your interest
11	64 Bishopton Road, Stockton-On-Tees, TS19 0AR	Withdrawn prior to the sale. Contact the auctioneers to register your interest **NEW GUIDE PRICE £80,000**
14	Land off Hamilton Road, Maltby, South Yorkshire, S66 7NE	**NEW GUIDE PRICE £75,000**
15	Land South East of William Street, Auckland Park, Bishop Auckland, Durham, DL14 8RJ	Withdrawn prior to the sale. Contact the auctioneers to register your interest
19	22 Savile Road, Castleford, West Yorkshire, WF10 1PB	EPC Rating - F
21	223 & 22a Greasby Road, Greasby, Wirral, CH49 2PF	WITHDRAWN PRIOR TO AUCTION
23	Beck Farm House ,Beck Lane, Barrow-Upon-Humber, DN19 7AF	Withdrawn prior to the sale. Contact the auctioneers to register your interest
26	8 Haycliffe Terrace, Bradford, West Yorkshire, BD5 9HD	NEW GUIDE PRICE **£60,000**
29	Land Adjacent to St Georges Terrace, Old Lee Bank, Lee Mount, Halifax, West Yorkshire, HX3 5BN	**NEW GUIDE PRICE £90,000**
30	Plot B Gainsborough Road, Everton, South Yorkshire, DN10 5BW	Withdrawn prior to the sale. Contact the auctioneers to register your interest
36	Murton Hall Farm, Wingate, County Durham, TS28 5NU	Withdrawn prior to the sale. Contact the auctioneers to register your interest
45	9 Station Road, Houghton Le Spring, Tyne Ann Wear, DH4 5AH	LATE ENTRY Guide Price £39,000
46	364 Downall Green Road, Ashton in Makerfield, Wigan, WN4 0LZ	LATE ENTRY Guide Price £65,000
47	3 Penfold, High Street, Brotton, Saltburn by the Sea, TS12 2PX	LATE ENTRY Guide Price £35,000
48	23 Hawthorne Avenue, Thornaby, Stockton-On-Tees, TS17 8NE	LATE ENTRY Guide Price £35,000
49	69 Longfield Road, Darlington, County Durham, DL3 0HU	LATE ENTRY Guide Price £32,000
50	Hinde House Lane, Sheffield, South Yorkshire,S4 8HB	*SOLD PRIOR*

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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NEXT AUCTION TAKING PLACE
ON WEDNESDAY 25th JULY**

**Please call the auctioneers for a free,
no obligation auction appraisal**

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