CHEFFINS





Eastern Counties Property Auctions

RESIDENTIAL, COMMERCIAL, LAND

Wednesday 9th December 2026, 2.00pm

Auctioneer's Note

How to bid

The auctioneer will still conduct the auction via a live online video feed, and bidders will be able to bid by one of the following methods:



ONLINE



TELEPHONE



PROXY BID



IN PERSON

All bidding methods will require:

- You must register your preferred method of bidding with the auction team at least 48 hours before the auction starts. You can do visiting https://www.cheffins.co.uk/property-auctions/how-to-bid.htm, by emailing us at property.auctions@cheffins.co.uk or by calling us – 01223 213777
- We must receive a bidders security deposit 48 hours prior to the auction, this being 10% of the guide price (subject to a minimum of £3,000) if paying by bank transfer, or a £7,500 hold on debit card if using Opayo online registration system.
- If paying the deposit by transfer please transfer the bidder security amount to Cheffins Clients Account, 20-17-68, 03914062, using the Lot Number and your Surname as reference.
- If you are successful and the 10% deposit of the winning bid is more than the security held, the additional amount is required within 24hrs of the auction, in addition to the buyers contract fee (See terms and conditions)
- We will also ask you to verify your identity by providing us with copies of personal documents such as a passport, driving licence, bank statement, utility bill etc.

Please note that we cannot authorise your bid until we have your completed registration forms and personal identification documents.

The auction team will be very happy to talk you through the bidding options available. Please call **01223 213777 Option 1** to speak to the auction team.

Should the 10% deposit of the winning bid be more than the bidder security payment held, the additional amount is required within 24hrs of the auction, in addition to the buyer's contract fee of:

£900 including VAT for purchases upto and including £100,000.

£1,500 including VAT for purchases of £101,000 to £300,000.

£2,100 including VAT for purchases of £301,000 tand above.

If you are not the successful bidder this fee is not payable.

The Completion Date is the date specified in the Special Conditions, or if no date is specified, 20 business days after the contract date as per the Common Auction Conditions.

Auction of Residential & Commercial Properties, Developement Opportunities & Land

Wednesday 9th December 2026, 2.00pm

CLIFTON HOUSE, 1-2 CLIFTON ROAD, CAMBRIDGE CB1 7EA

ORDER OF SALE (unless sold prior or withdrawn)

LOT 01 Land at Clipsall Field, Soham, Ely, Cambridgeshire

LOT 02 Land lying to the West of Ely Road, Landbeach, Cambridgeshire

LOT 03 Land lying to the north of Harpers Drove, Ramsey Heights, Huntingdon, Cambridgeshire

LOT 04 3.31 acres of land at Cambridge Road, Stretham, Ely, Cambridgeshire

LOT 05 Land on the north-east side Fen Road, Milton, Cambridgeshire

LOT 06 Land and buildings to the south of, Needingworth Road, Bluntisham, Cambridgeshire

LOT 07 Land to the west of North Brook End, Steeple Morden, Royston, Hertfordshire

LOT 08 Land to the north of Ickleton Road, Great Chesterford, Saffron Walden, Essex

LOT 09 Land to the South West of, Frogge Street, Ickleton, Essex

LOT 10 Garage 11, Acrefield Drive, Cambridge, Cambridgeshire

LOT 11 Land at Valley Farm New Road, Guilden Morden, Cambridgeshire

LOT 12 13-15 Newnham Street, Ely, Cambridgeshire

LOT 13 44 Stonefield, Bar Hill, Cambridgeshire

LOT 14 Greystone Cottage, 51 Bury Road, Newmarket, Suffolk

LOT 15 65 Tower Court, Tower Road, Ely, Cambridgeshire

LOT 16 The Shieling, High Street, Great Chesterford, Saffron Walden, Essex

LOT 17 Green Farmhouse, Great Green, Cockfield, Bury St. Edmunds, Suffolk

LOT 18 26 Main Street, Prickwillow, Ely, Cambridgeshire

LOT 19 35 High Street, Silsoe, Bedfordshire

ENTRIES ARE NOW BEING INVITED FOR OUR NEXT AUCTION

Wednesday 3rd March 2027 (catalogue closes 29thJanuary 2027)

Join our FREE email subscription service to receive notification of forthcoming auctions, online catalogues and updates by visiting **www.cheffins.co.uk/property-auctions** or contact the Auction Department on **01223 213777** for further details.

Important Buyers' Information

(Forming part of the Conditions of Sale)

1. Conditions of Sale

Please note that all lots are sold in accordance with the Common Auction Conditions (4th Edition) at the back of this catalogue. Special Conditions of Sale relating to each lot are available upon request from the Auctioneers or the Vendors Solicitor prior to the Auction. Purchasers will be deemed to have inspected these Special Conditions of Sale and will be legally bound by these conditions which will form part of and will be attached to the Sale Memorandum.

2. Inspection of Properties

Purchasers are assumed to have inspected the properties in which they are interested and to have made all usual precontract searches and enquiries and satisfied themselves on the condition and location of the property.

3. Buyers' Registration

Purchasers bidding via Online, Telephone or by Proxy must register 48 hours prior to the auction via https://www.cheffins.co.uk/property-auctions/how-to-bid.htm.

In room purchasers interested in bidding for a lot are required to complete a BUYERS' REGISTRATION and obtain a BUYERS' NUMBER prior to bidding at the Auction. Failure to register may result in the Auctioneer refusing to accept your bid.

ALL INTENDING PURCHASERS WILL NEED TO COMPLY WITH THE MONEY LAUNDERING REGULATIONS 2017 AND PROVIDE DOCUMENTATION AT THE POINT OF REGISTRATION.

4. Binding Contract

The successful bidder is bound under Contract as soon as the Auctioneers' gavel falls on the final bid and will be required to pay the deposit and sign and exchange the Sale Memorandum prior to leaving the saleroom.

5. Telephone, Proxy, Online & In Room Bidding

Telephone, Proxy, Online & In Room bidding is available. Please see the back of catalogue for further information. All documents are required at least 48 hours prior to the auction.

6. Payment of Deposit

We must receive a bidders security deposit 48 hours prior to the auction, this being either 10% of the guide price (subject to a minimum of £3,000) if paying by bank transfer, or a £7,500 hold on debit card if using Opayo online registration system.

If paying the deposit by transfer please transfer the bidder security amount to Sort Code 20-17-68 quoting Cheffins Client Deposit Account No. 03914062

PLEASE NOTE THAT WE DO NOT ACCEPT ANY FORM OF CASH DEPOSIT OR CREDIT CARDS AND PAYMENTS FROM OVERSEAS MAY REQUIRE FURTHER VERIFICATION PRIOR TO THE AUCTION.

7. Withdrawal of Lots

The Auctioneers' reserve the right to withdraw any of the Lots prior to the Auction (see Common Auction Conditions) and therefore prospective buyers are advised to check with the Auctioneers before attending the sale to ensure the availability of Lots.

8. Legal Documents

The Auctioneers shall endeavour to have copies of title documents, leases, licences, etc available for inspection at their offices or in the saleroom. Prospective buyers wishing to inspect such documents should check the availability with the Auctioneers.

Legal documents can also be viewed or downloaded free of charge from the following website **www.cheffins.co.uk/property-auctions/legal-packs**

9. *Guide Prices, Fees & Reserves

Guide Price: An indication of the seller's current minimum acceptable price at auction. The guide price or range of guide prices is given to assist consumers 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.

Fees: The guide price excludes any additional fees that the purchaser may incur, to include, but not limited to, Buyers Contract fee, Stamp Duty Land Tax, VAT, legal and search fees etc. Please refer to relevant Auction Legal Packs for details.

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.

10. Plans, Measurements and Photographs

All plans, measurements and photographs included in this catalogue are provided for identification purposes only and to assist prospective purchasers in identifying the location of the property. Site measurements may have been scaled from original plans and therefore should be assumed to be only approximate. Prospective purchasers should make their own investigations and site inspections, and satisfy themselves on the accuracy of all measurements. All plans, measurements and photographs included in the catalogue or disclosed by the Auctioneers (either verbally or in writing) are expressly excluded from the contract of the sale.

BUYERS WILL BE BOUND UNDER CONTRACT ON THE FALL OF THE AUCTIONEERS GAVEL AND IT IS ADVISED THAT A PRUDENT BUYER WILL TAKE PROFESSIONAL ADVICE FROM A SOLICITOR AND, IN APPROPRIATE CASES A CHARTERED SURVEYOR AND AN ACCOUNTANT.

BUYERS CONTRACT FEE

IN ADDITION TO THE DEPOSIT, BUYERS WILL BE REQUIRED TO PAY A BUYER'S CONTRACT FEE. **THIS CHARGE IS £900 INCLUDING VAT FOR PURCHASES UPTO AND INCLUDING £100,000, £1,500 INCLUDING VAT FOR PURCHASES OF £101,000 TO £300,000, OR £2,100 FOR PURCHASES OF £300,001 OR OVER.** A FULL VAT RECEIPT WILL BE ISSUED THE DAY FOLLOWING THE AUCTION OR EXCHANGE FOR PRE-AUCTION PURCHASERS. FOR UNSUCCESSFUL BIDDERS, THIS FEE IS NOT PAYABLE.

Further information on buying and selling at Auction is available on the RICS website **www.rics.org**

Money laundering regulations

Applies to all New, Long Standing & Regular Clients.

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the payer) Regulations 2017, we are required to verify the identity and address of everyone who offers, bids or buys at auction, regardless of any current or past relationship with Cheffins.

Any person, company or entity involved in the bidding process will be required to produce one item from both List A and List B below, prior to the auction or any purchase.

A list of suitable options is available below.

- If you intend to bid by telephone, proxy bid, online or in the room, we will require this information 48 hours before the day of the auction. If we do not receive the required information, you will be unable to bid.
- If you plan to bid in the auction room, you must bring a form of ID with you on the day to show our team.
- If bidding on behalf of a company, you will also need to show a copy of the Certificate of Incorporation, and we are required to check all individuals and other entities who own or control more than 25% of its shares or voting rights.
- If you are acting on behalf of a bidder, we will require a letter of authority on company letterhead, signed by a company director prior to signing the contract.
- For all other entities, please contact us for more details on what we require.

YOU MUST PROVIDE ONE DOCUMENT FROM EACH LIST OF ACCEPTABLE ID:

List A - Photo ID

- Valid passport.
- Current UK or EEA photocard driving licence.
- Current UK provisional photocard driving licence.
- National identity card bearing a photograph of the client.

List B - Proof of Residence

- A utility bill dated within the last 3 months

  (please note we do not accept mobile phone bills)
- Current UK or EEA photocard driving licence (unless already selected from group A).
- Bank, building society statement or credit card bill dated in the last 3 months.
- Mortgage statement dated within the last 12 months.
- Solicitors letter confirming recent property purchase (within the last 3 months).
- Benefits book or original notification letter from the Benefits Agency (unless already selected from group A).
- Council or housing association rent card or tenancy agreement.
- HMRC self-assessment letters or tax demand dated within the current financial year.
- Council Tax statement dated within the last 12 months.

If you are unable to provide any of the above, please refer to your contact at Cheffins who will assist you further.

Within Cheffins, the preferred method of complying with Anti-Money Laundering Laws is by using e-verification. This is performed by inputting your personal data (as permitted by Article 6.1.c of GDPR) into a 3rd party e-verification service that automatically checks your details against a series of data bases ranging from the Electoral Roll to Credit Accounts. A match against 2 or more of these databases provides an "accept" result. If your result is referred, further manual checks will be required.

At Cheffins, we use SmartSearch to verify the documents and information provided. We will also request the client completes a 'selfie image' via SmartSearch. For more information please visit: www.smartsearch.com.

Cheffins also work in partnership with FCS Compliance as our third-party consultants. For more information please visit: www.fcscompliance.co.uk.

Please note that this is not a form of credit check.

If you have any queries relating to these regulations, please contact the property auction administrator Kelly Peacock on 01223 213777 or kelly.peacock@cheffins.co.uk.

LOT
1

Land at Clipsall Field, Soham, Ely, Cambridgeshire CB7 6AW

Guide Price*
£25,000+

- 1.38 acres (0.56 hectares)
- Grassland
- Freehold with vacant possession

Description
A single enclosure of grassland extending to 1.38 acres (0.56 hectares) or thereabouts.

The land is enclosed with a dilapidated timber post and rail fence and is accessed directly off Clipsall Road some 50 metres from the A142 Soham Bypass.

Clipsall Road is a public byway (205/92) as marked on Cambridgeshire County Council's definitive rights of way map.

The land does not appear to have been managed for a couple of years, but would easily be improved to make a grazing paddock, smallholding or similar.

Wayleaves, Easements, Covenants and Rights of Way
The land is sold subject to any wayleaves, easements, covenants and rights of way that may exist. All sporting timber and mineral rights are included in the sale insofar as they are owned. Please refer the auction legal pack for full details.

Services
There are no services connected to the land.

Location
The land is situated to the east of the A142 Soham Bypass, off Clipsall Road, which is a stone track some 300 metres north of Fordham Road Roundabout.

Soham is situated betwixt Ely and Newmarket approximately 17 miles northeast of Cambridge and benefits from a wide range of local amenities and services.

What3Words: ///rainwater.proves.mills







Image taken from Title Plan CB300025

TENURE: Freehold with vacant possession

LEGAL PACK: www.cheffins.co.uk/auctions/property-auctions or Mark Towey, HCR Law, 50-60 Station Road, Cambridge, CB1 2JH

VIEWING: Attend the site at all reasonable times

*For further details please see the Important Buyers Information on page 4

LOT
2

Land lying to the West of Ely Road, Landbeach, Cambridgeshire CB25 9NN

Guide Price*
£25,000+

- Freehold with vacant possession
- Potential for alternative uses subject to planning
- 0.90 acres (0.37ha) of Land

Description

An excellent opportunity to acquire approximately 0.90 acres (0.37 ha) of Land located to the South East of Landbeach, Cambridgeshire.

The property comprises a ring-fenced parcel of land, with boundaries formed by a mixture of fencing, mature trees, and established hedgerow. The land is flat in nature and relatively regular in shape.

According to Natural England's Land Classification Maps, the land is predominantly classified as Grade 2 agricultural land and lies within Flood Zone 1.

Wayleaves, Easements, Covenants and Rights of Way

The land is to be sold subject to any wayleaves, covenants and rights of way that may exist. All sporting, timber and mineral rights are included in the sale insofar as they are owned for the benefit of the owner. Please refer to the Auction Legal Pack for further details.

There are currently no public footpaths or bridleways on this land parcel, but the vendors have been informed that the neighbours would like to establish one.

Services

There are no services connected to the land.

Location

The land is located on the West of Ely Road (A10), Cambridgeshire. The land is around 3 miles North of the University City of Cambridge, 9 miles South West of Ely. The Post code is CB25 9NN.

What3Words - ///thickened.define.massaging





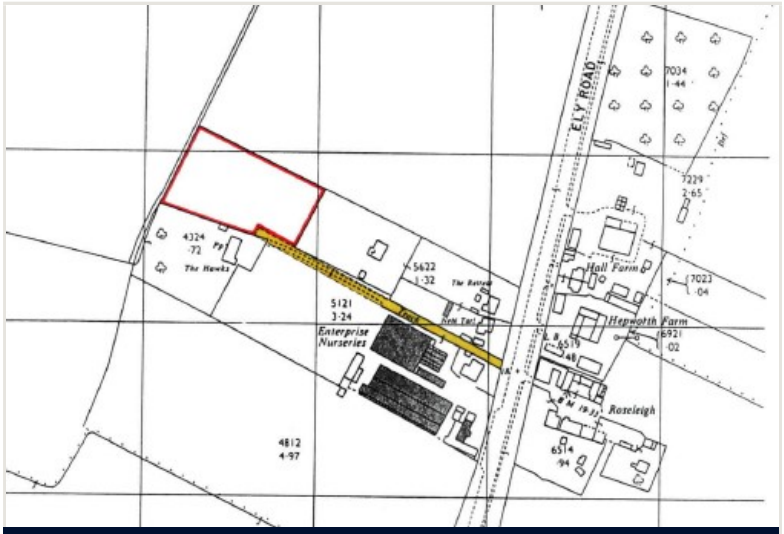


Image taken from Title Plan CB154981

TENURE: Freehold with vacant possession

LEGAL PACK: www.cheffins.co.uk/auctions/property-auctions or Sarah Coates at Tees Law, 3 Journey Campus, Castle Park, Cambridge, CB3 0AY

VIEWING: Attend the site at all reasonable times

*For further details please see the Important Buyers Information on page 4

LOT
3

Land lying to the north of Harpers Drove, Ramsey Heights, Huntingdon, Cambridgeshire PE26 2RR

Guide Price*
£25,000+

- 0.94 Acres (0.38 ha)
- Edge of village location
- Freehold with vacant possession

Description

A chance to acquire approximately 0.94 acres of land in Ramsey Heights, Cambridgeshire. The land is registered under Land Registry Title CB434441.

The land is flat in nature and regular in shape, with open boundaries to the east and west. There are mature trees, ditches and hedgerows to the southern and northern boundaries, with the land fronting Harpers Drove.

The land is classified as a combination of Grade 1 and Grade 2 on the Agricultural Land Classification Map and the Soil Survey of England & Wales classifies the soils as being predominantly of the Downholland 1 Soil Association of which the soils are described as being deep stoneless humose clayey soils, calcareous in places. The Environment Agency's Flood Mapping indicates that it lies within Flood Zone 3, deemed as an area of high flood risk.

There is a disused mobile home positioned on the eastern boundary. Historically, it is understood the land has been used for growing cut flowers and vegetables. Latterly, the land has been left out of production.

Wayleaves, Easements, Covenants and Rights of Way

The land is sold subject to and with the benefit of any wayleaves, easements, covenants and rights-of-way that may exist. All sporting, mineral and timber rights are included in the sale so far as they are owned.

Services

There are no services connected to the land.

Location

The land is situated to the north of Harpers Drove, southwest of the village of Ramsey Heights, Cambridgeshire. Ramsey Heights is situated 10 miles north of the market town of Huntingdon and 10 miles southeast of the City of Peterborough.

What3words/// nights.swan.measuring







TENURE: Freehold with vacant possession

LEGAL PACK: www.cheffins.co.uk/auctions/property-auctions or Georgie Mason at Tees Law, Campus, 3 Journey, Castle St, Cambridge CB3 0AY

VIEWING: Attend the site at all reasonable times

*For further details please see the Important Buyers Information on page 4

LOT
4

3.31 acres of land at Cambridge Road, Stretham, Ely, Cambridgeshire CB6 3LW

Guide Price*
£40,000+

- 3.31 acres (1.34ha) of land
- Edge of village location
- Freehold with vacant possession

Description
An excellent opportunity to acquire approximately 3.31 acres (1.34 hectares) of land located to the South of the village of Stretham, in Cambridgeshire.

The property comprises a ring- fenced parcel of land, with boundaries formed by a combination of mature trees and established hedgerow. The land is situated directly fronting the A10 and is flat in nature and regular in shape.

According to Natural England's Land Classification Maps, the land is predominantly classified as Grade 3 agricultural land and lies within Flood Zone 1.

Wayleaves, Easements, Covenants and Rights of Way
The land is to be sold subject to any wayleaves, covenants and rights of way that may exist. All sporting, timber and mineral rights are included in the sale insofar as they are owned for the benefit of the owner. There are no public footpaths or bridleways on this land parcel. Please refer to the Auction Legal Pack for further details.

It is understood that historically access has been taken directly off the A10, however in recent years the access has become overgrown with vegetation.

Services
There are no services connected to the land.

Location
The land is located on the East of the Cambridge Road (A10), Stretham, Cambridgeshire. The land is around 9 miles North of the University City of Cambridge, 4 miles South West of Ely. The Post code is CB6 3LW.

What3Words - ///rejected.approvals.paint





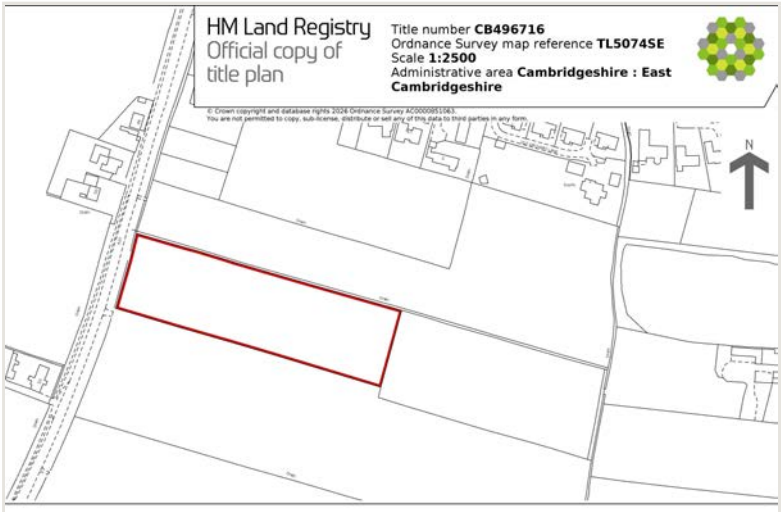


Image taken from Title Plan CB496716

TENURE: Freehold with vacant possession

LEGAL PACK: www.cheffins.co.uk/auctions/property-auctions or Sarah Coates at Tees Law, 3 Journey Campus, Castle Park, Cambridge, CB3 0AY

VIEWING: Attend the site at all reasonable times

*For further details please see the Important Buyers Information on page 4

LOT
5

Land on the north-east side Fen Road, Milton, Cambridgeshire CB24 6AD

Guide Price*
£60,000+

- Freehold with vacant possession
- Edge of village location
- 2.97 acres (1.20 ha) of Land
- Timber framed building

Description

A rare opportunity to acquire approximately 2.97 acres (1.20 ha) of land located to the east of Milton, Cambridgeshire. The property comprises a ring-fenced parcel of land, with boundaries formed by a mixture of fencing, mature trees, and established hedgerow. The land is flat in nature and relatively regular in shape.

The land features a variety of trees and includes a timber-framed store that is in a state of disrepair. According to Natural England's Land Classification Maps, the land is predominantly classified as Grade 3b agricultural land and lies within Flood Zone 3.

Wayleaves, Easements, Covenants and Rights of Way

The land is to be sold subject to any wayleaves, covenants and rights of way that may exist. All sporting, timber and mineral rights are included in the sale insofar as they are owned for the benefit of the owner.

The land benefits from a right of way over a shared track linking it to Fen Road. Please refer to the Auction Legal Pack for further details. There are no public footpaths or bridleways on this land parcel.

Services

There are no services connected to the land.

Location

The land is located on the North of Fen Road, Milton, Cambridgeshire. The land is around 2 miles North of the University City of Cambridge, 11 miles South West of Ely. The Post code is CB24 6AD.

What3Words - ///documents.clashing.guests





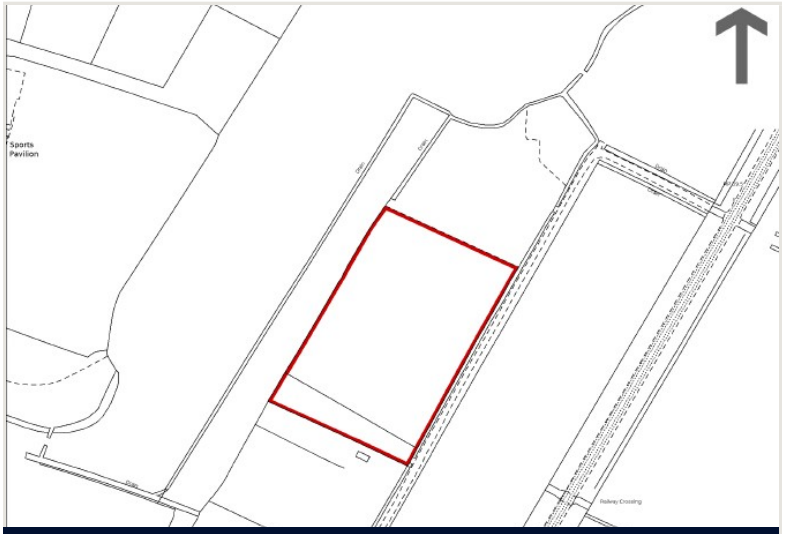


Image taken from Title Plan CB496717

TENURE: Freehold with vacant possession

LEGAL PACK: www.cheffins.co.uk/auctions/property-auctions or Sarah Coates at Tees Law, 3 Journey Campus, Castle Park, Cambridge, CB3 0AY

VIEWING: Attend the site at all reasonable times

*For further details please see the Important Buyers Information on page 4

LOT
6

Land and buildings to the south of, Needingworth Road, Bluntisham, Cambridgeshire PE28 3RJ

Guide Price*
£60,000+

- 2.92 acres (1.18 hectares) with buildings
- Buildings with water and electricity supply
- Development potential (STP)
- Freehold with vacant possession

Description

Approximately 2.92 acres (1.18 hectares) of grassland with buildings, situated between the villages of Bluntisham and Needingworth, in Cambridgeshire.

The land benefits from a building of block construction with a concrete floor and a mono-pitched roof with steel RSJ's and timber purlins, with translucent roof lights. In addition, there is a brick outbuilding with a sliding timber door and two pedestrian doors, with an open fronted lean-to, to the south.

The land benefits from a secure gated vehicular access onto Needingworth Road (A1123). The land is flat in nature and and regular in shape. The boundaries comprise of a combination of mature trees and hedgerows. According to Natural England's Land Classification Maps, the land is designated as Grade 3 agricultural land and located within Flood Zone 3.

The land has been used to graze livestock.

Wayleaves, Easements, Covenants and Rights of Way

The land is to be sold subject to any wayleaves, covenants and rights of way that may exist. All sporting, timber and mineral rights are included in the sale insofar as they are owned for the benefit of the owner. Please refer to the Auction Legal Pack for further details.

Services

The land is connected to water and electricity.

Location

The land is located on the edge of the village of Bluntisham and Needingworth, Cambridgeshire and is approximately 3 miles east of St Ives, 13 miles south west of Ely and 20 miles north west of the University City of Cambridge.

What3Words - ///generally.bedrooms.markets







TENURE: Freehold with vacant possession

LEGAL PACK: www.cheffins.co.uk/auctions/property-auctions or Claire Clark at Leeds Day LLP, Godwin House, George Street, Huntingdon, PE29 3BD.

VIEWING: Cheffins Property Auction Dept 01223 213777

*For further details please see the Important Buyers Information on page 4

LOT
7

Land to the west of North Brook End, Steeple Morden, Royston, Hertfordshire SG8 0PH

Guide Price*
£100,000+

- 9.6 acres (3.89 hectares)
- Alternative uses (STP)
- Freehold with vacant posession

Description

An attractive block of pasture land, conveniently located on the border of South Cambridgeshire and East Hertfordshire. The property offers strong potential for agricultural and equestrian occupiers, as well as lifestyle buyers.

The land is regular in shape and flat in nature and is laid to grass. The boundaries comprise of stock fencing, with the southern and eastern boundaries naturally defined by a ditch. There is a public footpath which crosses the land from the public highway. Vehicular access taken from the public highway across a shared access, with metal vehicular gates.

According to Natural England's Land Classification Maps, the land is classified as Grade 3 agricultural land and lies predominantly within Flood Zone 1 and part in Flood Zone 3. The land was in arable production until 2021 and has since been laid to grass and grazed by sheep.

Wayleaves, Easements, Covenants and Rights of Way

The land is sold subject to and with the benefit of any wayleaves, easements and rights-of-way that may exist. All sporting, timber and mineral rights are included in the sale insofar as they are owned by the Vendor.

The purchaser will benefit from an unrestricted right of way over the area shaded orange on the plan and will contribute towards the maintenance costs, based on usage. Please refer to the Legal Pack for further details.

Services

There are no services connected to the land however water and electricity are available nearby.

Location

The property is approximately 8 miles north west of the town of Royston, 14 miles south west of the University City of Cambridge and 12 miles north east of Letchworth Garden City. Ashwell & Morden railway station is situated approximately 4 miles to the south of the property providing direct services to London St Pancras (48 mins), London Blackfriars (57 mins) and London Bridge (1 hour 3 mins).
What3words///sloping.heaven.than

TENURE: Freehold with vacant possession

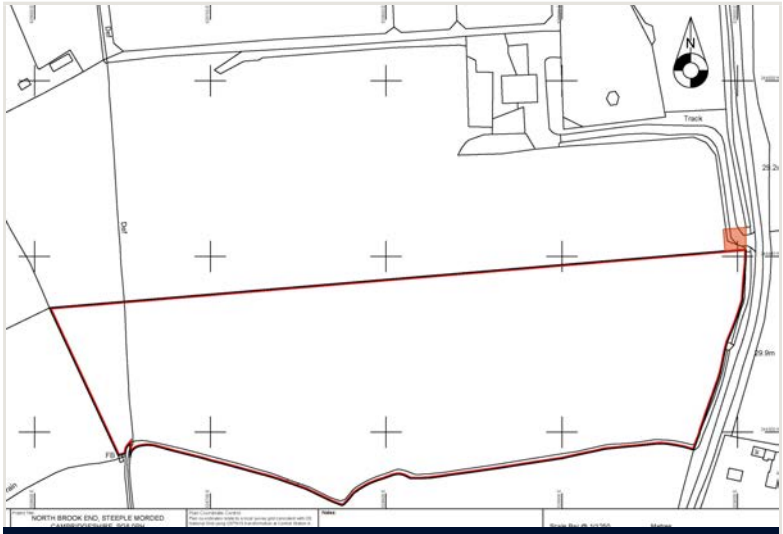
LEGAL PACK: www.cheffins.co.uk/auctions/property-auctions or Anna Krempel at Tees Law, East Barn, Hyde Hall Farm, Buntingford, Herts, SG9 0RU

VIEWING: Attend the site during daylight hours.





For information only.



For information only - Not to scale

*For further details please see the Important Buyers Information on page 4

LOT
8

Land to the north of Ickleton Road, Great Chesterford, Saffron Walden, Essex CB10 1NY

Guide Price*
£100,000+

- 5.98 acres of Grassland
- Edge of village location
- Potential for environmental, wetland creation, biodiversity initiatives (STP)
- Freehold with vacant possession

Description

A grassland parcel totalling approximately 5.98 acres (2.42 hectares), on the edge of Great Chesterford, Essex. The land benefits from direct vehicular access off Ickleton Road, via a secure metal gate. The land comprises of a ring fenced paddock and the boundaries consist of a combination of post and wire fencing, established trees and hedgerows and the River Cam.

From the northern boundary the River Cam feeds a watercourse which dissects the land, providing an attractive natural physical feature.

According to Natural England's Land Classification Maps, the land is designated as a combination of Grade 2/3 agricultural land and is situated within Flood Zone 3. The land has been grazed by sheep in recent years.

Wayleaves, Easements, Covenants and Rights of Way

The land is to be sold subject to any wayleaves, covenants and rights of way that may exist. All sporting, timber and mineral rights are included in the sale insofar as they are owned for the benefit of the owner. There are no public footpaths or bridleways on this land parcel. Please refer to the Auction Legal Pack for further details.

Services

There are no services connect to the land.

Location

The land is located fronting Ickleton Road, Great Chesterford, in the county of Essex. The property is approximately 4 miles north west of Saffron Walden, 11 miles east of Royston and 12 miles south of the University City of Cambridge.

What3Words - ///cabbies.fountain.testers

Auctioneers Note

The land is sold subject to an overage clause - Please see the Auction Legal Pack for full details.





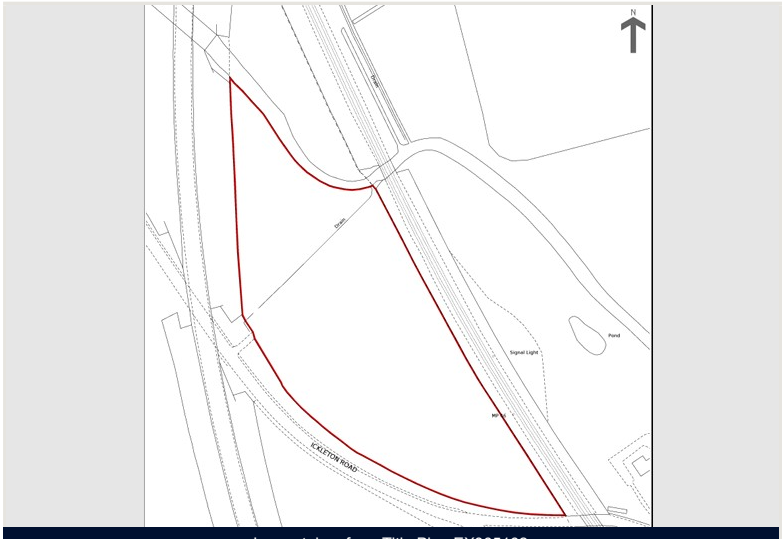


Image taken from Title Plan EX865162

TENURE: Freehold with vacant possession

LEGAL PACK: www.cheffins.co.uk/auctions/property-auctions or Alexander Waples at Tees Law, No 3 Journey Campus, Castle Park, Castle Street, Cambridge, CB3 0AY

VIEWING: Attend the site at all reasonable times

*For further details please see the Important Buyers Information on page 4

LOT
9

Land to the South West of, Frogge Street, Ickleton, Essex CB10 1SH

Guide Price*
£125,000+

- 9.45 acres (3.82 hectares)
- Grade 2/3 arable land
- Edge of village location
- Freehold







Description
The property comprises of a single parcel of arable land extending to 9.45 acres (3.82 hectares) situated on the edge of the sought after village of Ickleton, in Essex.

The land is predominantly Grade 2 and rises to Grade 3, mirroring the gentle undulating topography of the land. The boundaries are predominantly open, although in part defined with trees along the northern and western boundaries. The land fronts Frogge Street and provides direct vehicular access.

The land has been farmed in a typical arable rotation, with a history of producing good yields.

Wayleaves, Easements, Covenants and Rights of Way
The land is sold subject to and with the benefit of any wayleaves, easements and rights-of-way that may exist. All sporting, timber and mineral rights are included in the sale insofar as they are owned by the Vendor. Please refer to the Legal Pack for further details.

Services
There are no services connected to the land.

Location
The land is located to the south of the village of Ickleton, in Essex with road frontage onto Frogge Street. The land is situated approximately 11 miles east of Royston, 12 miles south of the University City of Cambridge and 0.7 miles from Great Chesterford Railway Station.

What3words ///plotting.tinted.stag

Auctioneers Note
The vendor (or those authorised by them) will retain a right of Holdover until no later than 29th September 2027 to harvest the 2027 crop, whereby the land will be left in stubble.

General Remarks & Stipulations
The land is sold subject to an overage clause. Please refer to the auction Legal Pack for full details.

TENURE: Freehold

LEGAL PACK: www.cheffins.co.uk/auctions/property-auctions or Tees Law, 3 Journey Campus, Castle Park, Cambridge, Cambridgeshire, CB3 0AY

VIEWING: Attend the site at all reasonable times

*For further details please see the Important Buyers Information on page 4

LOT
10

Garage 11, Acrefield Drive, Cambridge, Cambridgeshire CB4 1JW

Guide Price*
£15,000+

- Freehold single garage
- Central Cambridge location
- In purpose-built terrace of garages
- Ideal parking/storage opportunity

Description

A wonderful opportunity to acquire a terraced single garage, occupying a good position in the centre of Cambridge city.

The garage has concrete panel walls under a flat roof asbestos sheet clad roof. There is a white UPVC gutter to the front of the garage, whilst it benefits from a white metal up-and-over door to the front.

Inside, there is a concrete floor and the internal dimensions measure 4.8m x 2.44m, with a height of 2.16m to the underside of the roof supports.

The door has an opening width of 2.23m.

The garage would benefit from some updating and repair, as there is currently some water ingress, while there is also some minor damage to the door.

The garage forms part of a purpose-built collection of garages, found at the northern end of Acrefield Drive, and is in the northern section of the central block of garages.

The garage is held on a freehold basis and offers an ideal opportunity to acquire garage or storage space in this central city location. Acrefield Drive is just a short walk from a number of desirable residential streets.

Location

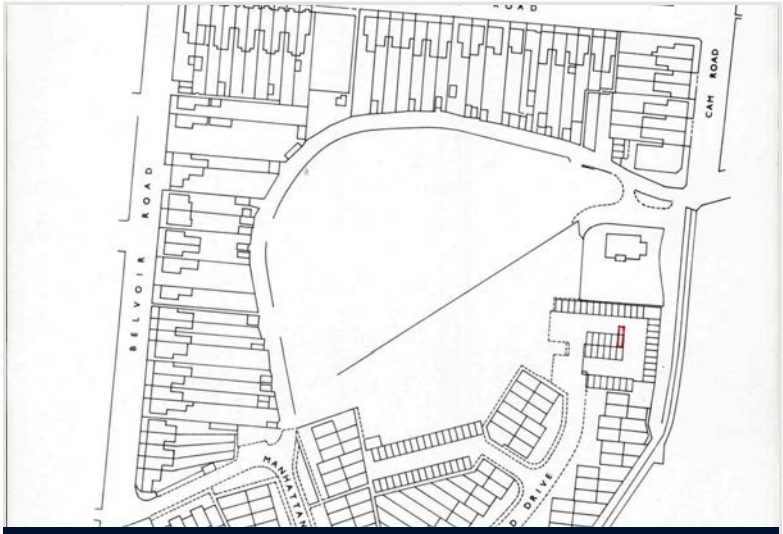
The garage is located at the end of Acrefield Drive, on the north east side of Cambridge city centre.

To reach the garage from Chesterton Road, head south on De Freville Avenue before turning east on to Humberstone Road, then south on to Belvoir Road, which leads to Manhattan Drive, before turning east on to Acrefield Drive. The complex of garages is then found at the north eastern end of Acrefield Drive with the subject garage in the southern block of garages.

What3words: ///volume.tubes.less







Title plan

TENURE: Freehold with vacant possession

LEGAL PACK: www.cheffins.co.uk/auctions/property-auctions or Iwan Barber of Ashtons Legal, Chequers House, 77-81 Newmarket Road, Cambridge, CB5 8EU

VIEWING: Cheffins Property Auction Dept 01223 213777

*For further details please see the Important Buyers Information on page 4

LOT
11

Land at Valley Farm New Road, Guilden Morden, Cambridgeshire, SG8 0JN

Guide Price*
£695,000+

- Development Site of 0.89 acres & (8159 ft) GIA Floor Area.
- Full Planning Permission Granted for an Exclusive Development.
- Desirable South Cambridgeshire Village Location
- Freehold with vacant possession

Description

An exciting opportunity to acquire a development site extending to circa 0.89 acre (0.36 hectare). The site currently features a Grade II listed farmhouse and land with implemented planning consent to demolish existing agricultural buildings and erect four barn-style dwellings.

The site is approximately 0.89 acres (0.36 hectares), including communal areas and access provisions. The existing farmhouse sits within the site and is considered to provide an excellent opportunity to refurbish or redevelop and extend subject to the necessary consents.

The site is ideally positions with paddock land (most recently grazed) to the north of the site. Immediately to the east and west are various residential dwellings of varying sizes, and to the south lies agricultural land. The site's boundaries are delineated by a combination of hedging and trees, as well as a mix of close-boarded fencing and simple wire fencing.

Location

Situated on the border between Hertfordshire and Cambridgeshire, Guilden Morden is a village approximately 9 miles northwest of Royston and 17 miles southwest of Cambridge. The village features a range of community facilities, including a primary school, nursery, a historic church, a village hall, and several sports clubs, as well as the community pub, The Three Tuns. Rail services to Cambridge and London King's Cross are available from Ashwell or Royston railway stations, both within a 10-minute drive.

Wayleaves, Easements, Covenants and Rights of Way

The land is sold subject to and with the benefit of all public rights and private rights of way, light, drainage, overhead cable, and other easements and restrictions or obligations that exist whether the same are described in the particulars.



For information only





CGI of proposed planning approval

*For further details please see the Important Buyers Information on page 4

LOT
11

Land at Valley Farm New Road, Guilden Morden, Cambridgeshire, SG8 0JN (Continued)

Guide Price*
£695,000+

Planning

Full planning permission (reference 23/04190/FUL) was granted on 16/02/24 by South Cambridgeshire District Council, proposing the demolition of existing agricultural buildings and the construction of four residential barn style dwellings with associated access and landscaping.

Proposed Accommodation Schedule
Plot 1- Detached, 1.5 storey, 4 Bedrooms, 7 persons,
Gross Internal Area- 151.8m2

Plot 2- Detached, single storey, 3 Bedrooms, 6 persons,
Gross Internal Area- 100.4m2

Plot 3- Detached, 1.5 storey, 4 Bedrooms, 8 persons,
Gross Internal Area- 154.1m2

Plot 4- Detached, 1.5 storey, 4 Bedrooms, 8 persons,
Gross Internal Area- 191.6m2

Total Proposed Gross Internal Area- 597.9m2
Proposed Building Footprint Area-580.3m2

The following is a list of notable conditions taken from the planning documents, although the decision notice and full documents should be reviewed for full detail.
- Boundary Fencing: Prior to demolition, details of protective fencing must be approved by Local Planning Authority (Condition 3).

- Hard and Soft Landscaping: A detailed landscaping scheme must be submitted and approved before development above ground level (Condition 4).

- Biodiversity Enhancement: A scheme must be submitted to enhance biodiversity, including bird boxes, habitat provision, and hedgehog access (Condition 5).

- Boundary Treatments: Plans for boundary treatments, excluding some areas, must be approved before development above ground level (Condition 6).

- External Materials: Details and samples of external materials, including brickwork, must be approved (Condition 7).

- The buyer will be deemed to have inspected the property and satisfied themselves to the ownership of any boundaries.
No CIL payment is required nor is any S106 agreement applicable to the site.





TENURE Freehold with vacant possession

LEGAL PACK www.cheffins.co.uk/auctions/property-auctions or Jacqueline Button at SA Law, Second Floor Left Hand Side, Gladstone Place, 36-38 Upper Marlborough Road, St Albans, Hertfordshire, AL1 3UU

VIEWING Cheffins Property Auction Dept 01223 213777

*For further details please see the Important Buyers Information on page 4

LOT
12

13-15 Newnham Street, Ely, Cambridgeshire, CB7 4PG

Guide Price*
£150,000-£175,000

- Ground floor retail unit
- Planning consent for a 2 bedroom flat.
- 2 Parking spaces
- Grade II Listed

Description

An excellent opportunity to purchase a ground floor retail unit with planning consent for change of use to a 2 bed flat. The Property is situated on Newnham Street in the centre of Ely.

The ground floor consists of a large open plan room to the front, with three smaller rooms and a WC to the rear. The property benefits from single phase electricity, mains water and sewerage. Internally, the unit presents well and has LED lighting throughout. To the rear of the property, there are two parking spaces.

The Property is currently occupied by Secret Beauty Lab on an informal arrangement. It is understood that the current tenant pays £13,200 per annum. The current tenancy can be ended with one months' notice, and therefore Vacant possession, can easily be obtained.

Accommodation:
The premises is comprised of the following approximate net internal area: 772 sq ft (71.72 sq m)

Energy Performance Certificate (EPC):
The property has an EPC Rating: TBC

Planning

Planning permission for change of use of the ground floor from Class E to Class C3 has been granted on the 7th July 2026.
Interested parties are recommended to refer to the legal pack and East Cambridgeshire District Councils Planning portal for further details.
The planning application reference number for Change of Use is 25/00830/FUL the reference number for Listed Buildings Consent is 25/00831/LBC.

VAT

No VAT is payable on the purchase price.







*For further details please see the Important Buyers Information on page 4

LOT
12

13-15 Newnham Street, Ely, Cambridgeshire, CB7 4PG (Continued)

Guide Price*
£150,000-£175,000

Location
Newnham Street is situated in just north of Ely city centre. Approximately a 5 minute walk to Market Steet and the High Street. Ely offers a wide range of shopping, leisure and local amenities, together with its renowned cathedral and historic city centre.

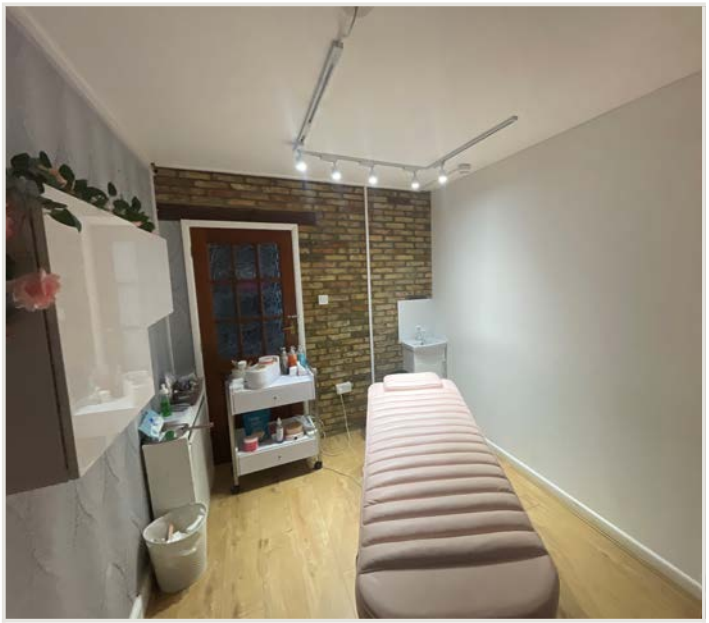
Auctioneers Note
The interest to be sold is the Long Leasehold interest, over the ground floor, which commenced on 24th June 2016 for 999 years, with 988 years unexpired. The Purchaser will also benefit from a 50% share interest of the building's Freehold. Please refer to the Legal Pack for further information.

Outgoings
According to the VOA website the property has a Rateable Value of £8,200. Therefore, Business Rates would not be payable.









TENURE 50% share interest of the Freehold Interest for the entire building & a 989 year Long Leasehold Interest over ground floor.

LEGAL PACK www.cheffins.co.uk/auctions/property-auctions or Daniel Blake at Jury O'Shea, 7-9 Breams Building, London, EC4A 1DT

VIEWING Cheffins Commercial Department 01223 213666

*For further details please see the Important Buyers Information on page 4

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LOT
13

44 Stonefield, Bar Hill, Cambridgeshire CB23 8TB

Guide Price*
£60,000+

- First floor studio flat
- In need of complete refurbishment/updating
- Off-road parking space
- Long leasehold with vacant possession

Description

A first floor studio flat with an off-road parking space in a village location. The property is in need of complete refurbishment and therefore offers a wonderful opportunity for owner-occupiers and investor buyers alike.
No. 44 is a first floor studio flat in a purpose-built block of similar properties, of brick wall construction beneath a pitched tiled roof.

The flat is accessed via an external staircase with the accommodation comprising -
First floor: Entrance Hall; Living space with two windows to rear; Kitchen with range of old MDF base and wall units, stainless steel sink and drainer and window to rear; Bathroom with old green wash-hand basin, bath and airing cupboard with hot water cylinder.

Outside: The property has a single allocated parking space in the adjacent communal concrete parking area.

The property is in a poor general state of repair, with the floor coverings having been removed along with some of the bathroom fittings. The accommodation is therefore in need of full refurbishment and updating but presents an ideal opportunity for buyers to add value.
Council Tax Band: A. EPC Rating: E

Location

The property is found in the heart of an established residential area in the south west corner of Bar Hill. Bar Hill benefits from a range of local amenities and services including a Tesco superstore, and is ideally located adjacent to the A14, which gives easy access to Cambridge City Centre which is approximately 6 miles to the south east.

Heading south on Saxon Way turn left onto Stonefield before turning left again at the first fork in the road whereupon the property can then be found on the right hand side. What3words: ///imprinted.visit.silver

Auctioneers Note

The property is held on a long leasehold basis with a 999 year lease granted in 1980 and thereby with 953 years remaining. See Legal Pack.

TENURE: Long leasehold with vacant possession

LEGAL PACK: www.cheffins.co.uk/auctions/property-auctions or Helen Murphy at Barr Ellison Law, 39 Parkside, Cambridge, CB1 1PN

VIEWING: Cheffins Property Auction Dept 01223 213777





Approximate Gross Internal Area 292 sq ft - 27 sq m



*For further details please see the Important Buyers Information on page 4

LOT
14

Greystone Cottage, 51 Bury Road, Newmarket, Suffolk CB8 7BY

Guide Price*
£250,000 - £300,000

- Detached four bedroom house
- In need of full refurbishment and upgrading
- Desirable location within Newmarket
- Freehold with vacant possession





Description

An excellent and rare chance to acquire a detached four bed house, situated in a desirable part of the popular town of Newmarket.

The house is in need of full updating and refurbishment and therefore offers a wonderful opportunity for owner-occupiers and investors to add value.

The property is believed to date from the early part of the 20th century and is of brick and rendered wall construction, beneath a predominantly pitched tiled roof with an area of flat roof to the rear.
The internal accommodation comprises:
Ground floor; Entrance hall with stairs to first floor; Dining area with window to front; Kitchen area with a range of old MDF base and wall units; Utility; Study; Shower Room with WC, wash hand basin and shower; Playroom with windows to side; Sitting Room with bay window, open fireplace.
First floor; Central landing gives access to four bedrooms and a family bathroom with old blue WC, wash hand basin, and bath with overhead electric shower.

The gross internal floor area is approx. 118sqm.
Council Tax Band: G. EPC Rating: D

Outside; The property benefits from one driveway parking space which leads to an attached single garage of brick construction under a flat roof. There is a modest garden to the side of the accommodation which is mainly laid to lawn and surrounded by timber fences.

The property is very dated throughout and in poor general condition and therefore requires full refurbishment, but offers buyers the chance to create a wonderful family home in a desirable town centre location.

Location

Greystone Cottage is located on the north eastern fringes of Newmarket town centre. Bury Road features a number of impressive residential dwellings along with training yards and the Bedford Lodge Hotel, making it once of the most desirable parts of the town. Greystone Cottage is set back from the public highway, behind the traditional building line and is accessed via a shared driveway.
What3words: ///imported.full.tripling

TENURE: Freehold with vacant possession

LEGAL PACK: www.cheffins.co.uk/auctions/property-auctions or Rosie Reynolds at Mishcon de Reya, 4 Station Square, Cambridge, CB1 2GE

VIEWING: Cheffins Newmarket 01638 663228

Approximate Gross Internal Area 1266 sq ft - 118 sq m
(Excluding Garage)
Ground Floor Area 711 sq ft – 66 sq m
First Floor Area 555 sq ft – 52 sq m
Garage Area 109 sq ft – 10 sq m



*For further details please see the Important Buyers Information on page 4

LOT
15

65 Tower Court, Tower Road, Ely, Cambridgeshire CB7 4XS

Guide Price*
£125,000+

- Grade II Listed Detached Bungalow
- 2 Bedrooms
- Courtyard Garden
- Long leasehold with vacant possession

Description

A deceptively spacious Grade II Listed bungalow in need of some repair, situated within the highly sought-after Tower Court development in the historic City of Ely.

Originally part of a former hospital site, this unique home forms part of the building once known as the Laundry Rooms, offering character and charm throughout. The accommodation comprises an entrance hall, a generous lounge/dining room, a well-appointed kitchen with a separate utility/pantry, two bedrooms and a modern three-piece shower room.

Externally the property benefits from a private gravelled courtyard garden with gated access, along with an allocated parking space.

Tenure - Leasehold
Length of Lease - 125 years from December 1998
Annual Ground Rent - £200
Annual Service Charge – £600.00 approximately

EPC Rating: E
Council Tax Band: B

Location

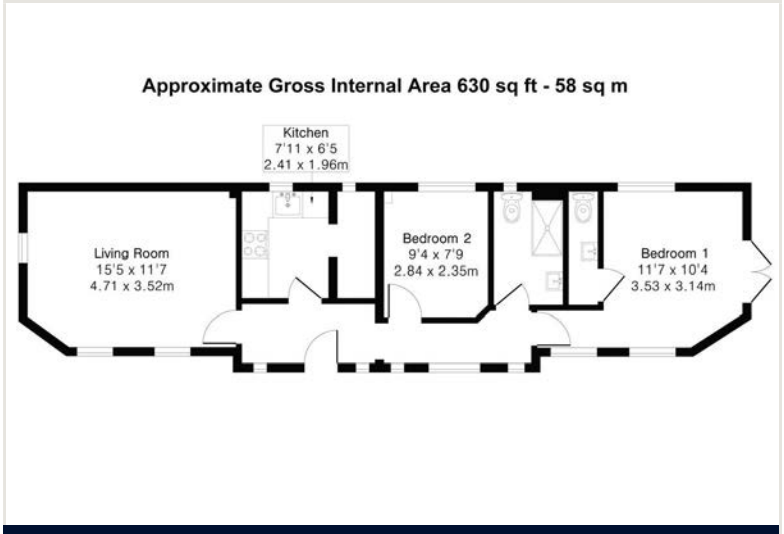
Ely is an historic Cathedral City which provides an excellent range of shopping facilities, schools catering for all ages and various sporting and social activities including the recently opened Ely Leisure Village incorporating sports centre, swimming pool, multi-screen cinema and restaurants. The main A10 road at Ely provides access to Cambridge which in turn links with the A14 and M11 motorway to London. Ely also has a mainline station which provides an electrified rail service to Cambridge and London.

Auctioneers Note

It is understood that the property has been subject to structural movement, and requires refurbishment. It has previously undergone some structural underpinning, which was signed off with a certificate of structural adequacy in 2014. Please see legal pack for more details.







Floorplan - not to scale

TENURE: Leasehold with vacant possession

LEGAL PACK: www.cheffins.co.uk/auctions/property-auctions or Junior Smith at Chris Rudd Solicitors, 67 Sankey Street, Warrington, Warrington, WA1 1SL

VIEWING: Cheffins Ely Residential 01353 654900

*For further details please see the Important Buyers Information on page 4

LOT
16

The Shieling, High Street, Great Chesterford, Saffron Walden, Essex CB10 1PL

Guide Price*
£235,000+

- Detached cottage
- In need of updating/refurbishment
- Highly desirable village location
- Freehold with vacant possession





Description

A wonderful opportunity to purchase a Grade II Listed detached house situated in the heart of the highly desirable village of Great Chesterford, just south of Cambridge.

The detached property is of timber frame construction beneath pitched roofs which are part tiled and part slate covered. The property in need of updating and refurbishment and offers a wonderful opportunity for new owners to add value to a manageable property, in one of Cambridgeshire's most desirable villages.

The internal accommodation comprises:
Ground floor; Front door leads directly into Sitting room with fireplace, storage cupboard, radiator and window to front; Kitchen/dining room with dual aspect windows and a range of older-style MDF base and wall units; Rear lobby with door to rear garden and MDF base unit; Bathroom with white WC and wash-hand basin, bath with overhead shower and timber framed double glazed window to rear along with airing cupboard housing Viessmann boiler and hot water cylinder.

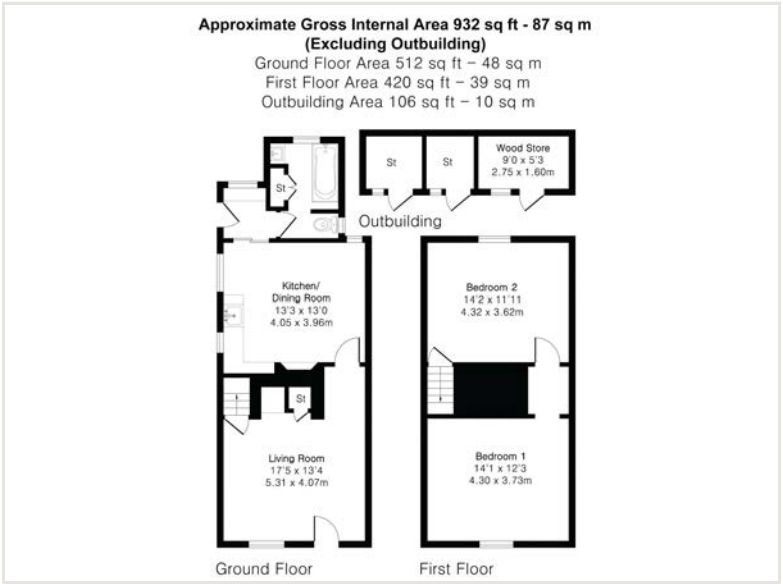
First floor: Staircase leads directly into Bedroom 2 with radiator, exposed timbers and window to rear; Bedroom 1 is accessed via Bedroom 2 and features a number of exposed timbers, radiator and window to front.

Outside: The property has a shallow frontage laid to grass with a small area of hard-standing to the side of the house. This leads to a rear courtyard-style garden that is predominantly paved, marked by a mixture of brick and flint walls and also features three timber sheds to the rear, all of which are in need of improvement.

Location

The property is situated in the heart of the village and is surrounded by substantial properties to most sides and is just a few yards from The Plough public house (currently closed).

Great Chesterford is a popular village which is located approximately 13 miles from Cambridge to the north and just a few miles from Saffron Walden to the south east whilst also enjoying easy access to the M11 trunk road.



TENURE: Freehold with vacant possession

LEGAL PACK: www.cheffins.co.uk/auctions/property-auctions or Kate Spendiff at Thomson Webb & Corfield, 16 Union Road, Cambridge, CB2 1HE

VIEWING: Cheffins Property Auction Dept 01223 213777

*For further details please see the Important Buyers Information on page 4

LOT
17

Green Farmhouse, Great Green, Cockfield, Bury St. Edmunds, Suffolk IP30 0HJ

Guide Price*
£395,000+

- Detached Grade II Listed Farmhouse
- In need of some updating and refurbishment
- Desirable location overlooking village green
- Freehold with vacant possession

Description

A rare opportunity to purchase a Grade II listed timber frame farmhouse with part thatch and part slate roof, occupying a fantastic position overlooking Great Green.

The thatch has been renewed in recent years but the remainder of the property is in need of refurbishment and updating and therefore offers a wonderful opportunity for buyers to create a fantastic family home in a desirable Suffolk village.

The internal accommodation comprises:
Ground floor; Entrance porch; Kitchen/Breakfast room; Dining room; Sitting room; Study; Cloakroom; Bathroom.

First floor; There are a total of four Bedrooms with the main Bedroom benefitting from an En-suite shower room. There is also a further Landing/Store room.

The gross internal floor area is approx. 175 sqm (1889 sq ft).

Outside; The property is accessed via a shared driveway which gives access to Green Farmhouse.

There are extensive gardens to the front, right hand side and rear of the farmhouse which provide wonderful outside space. The gardens are predominantly laid to lawn with trees interspersing, all of which overlooks the village green to the front.
In addition, there is a small brick outbuilding to the rear left of the farmhouse.

Council Tax Band: F. EPC Rating: F

Green Farmhouse provides buyers with a wonderful refurbishment opportunity, and a chance to add value to a property in a desirable village setting.

Location

The popular village of Cockfield is located approximately 6 miles south of Bury St Edmunds and 3.5 miles from Lavenham in Suffolk, both of which offer a wide range of shops and facilities. Cockfield is famous for its multiple village greens and benefits from a village primary school, with Green Farmhouse overlooking Great Green.
What3words: ///scatter.engineers.sped

TENURE: Freehold with vacant possession

LEGAL PACK: www.cheffins.co.uk/auctions/property-auctions or Megan Blake, Birketts LLP, 141-145 Princes Street, Ipswich, IP1 1QJ

VIEWING: Cheffins Property Auction Dept 01223 213777







*For further details please see the Important Buyers Information on page 4

LOT
18

26 Main Street, Prickwillow, Ely, Cambridgeshire CB7 4UN

Guide Price*
£100,000+

- 3 Bedroom detached house
- Generous plot of approx. 0.38 acres
- Detached timber garage / workshop
- Freehold with vacant possession

Description

An opportunity to acquire a house in need of improvement, situated on a generous plot and located in the village of Prickwillow.

The internal accommodation comprises:
Ground floor - Entrance Hall, generous Lounge / Diner, Kitchen, Cloakroom and Conservatory
First floor - 3 Bedrooms and a Shower Room.

Outside - The front garden is mainly laid to lawn with mature hedgerows and gated access to the front. There is a gravelled driveway from the front leading to rear, and providing off-road parking and access to a timber garage / workshop. The garage has power and light connected, with barn-style doors and pedestrian access to the side and car port.

The rear garden is mainly laid to lawn with mature shrubs and plants.

This property does require renovation and repair as there is evidence of structural movement/subsidence. See legal pack.

Council Tax Band: C
EPC Rating: F

Location

Prickwillow is a mainly residential village situated approximately 3 miles from Ely.

Ely itself is an historic Cathedral City which provides a range of day to day shopping facilities, schools catering for all age ranges and various sporting and social activities including the recently opened Ely Leisure Village incorporating sports centre, swimming pool, multi-screen cinema and restaurants

The main A10 road network at Ely provides access to Cambridge which in turn links with the A14 and M11 motorway to London. Ely also has a mainline rail station which provides an electrified rail service to Cambridge and London.







Floor plan - not to scale

TENURE: Freehold with vacant possession

LEGAL PACK: www.cheffins.co.uk/auctions/property-auctions or Wendy Marles at Ward Gethin Archer, Market Place, Ely, Cambridgeshire, CB7 4QN

VIEWING: Cheffins Ely 01353 654900

*For further details please see the Important Buyers Information on page 4

LOT
19

35 High Street, Silsoe, Bedfordshire MK45 4EP

Guide Price*
£295,000 - £300,000

- 5 Bedroom end-of-terrace period cottage
- In need of updating/refurbishment
- Large rear garden
- Freehold with vacant possession

Description

A wonderful chance to acquire a substantial 18th century five-bedroom semi-detached cottage, which was formerly 2 separate cottages, but then combined by the previous owners. The house boasts a substantial amount of accommodation over two floors.

The house is not listed but retains numerous architectural features, including Gothic-style chimney stacks, exposed timber beams, feature fireplaces, and leaded-light windows.

The cottage requires updating and refurbishment but gives buyers the chance to purchase a large home in a very desirable village.

The accommodation comprises:
Ground Floor: Entrance porch; Living room with fireplace and stairs to first floor; Sitting Room with dual aspect windows and fireplace; Dining Room with dual aspect windows; Kitchen with original period stove, wood base units, sink and drainer and door to garden.
First Floor: Landing gives access to; Five Bedroom and a Bathroom with WC, sink, bath and separate shower cubicle.

Council Tax Band: C. EPC Rating: E.

Outside, the house benefits from a long rear garden which is mainly laid to lawn, but with a number of trees interspersing, all of which needs clearance and tidying. Within the garden is an old brick outhouse, which is in need of repair but could offer handy external space.

Location

Silsoe is a highly desirable Bedfordshire village situated along the A6 corridor between Bedford and Luton. The village benefits from well-regarded school catchments, a popular village pub, and a local convenience store, all within easy walking distance.

The village has excellent transport links which makes Silsoe particularly attractive to commuters, with rail services to London St Pancras available from both Bedford and Flitwick stations, journey times are approximately 40 minutes.

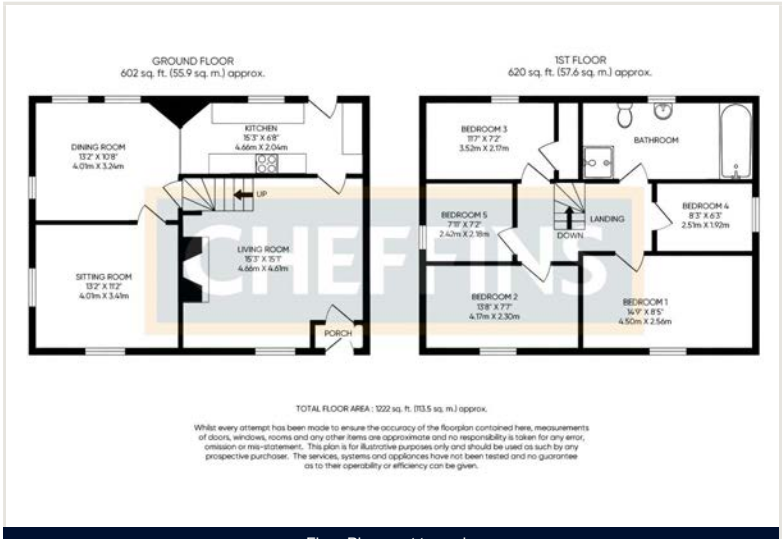
TENURE: Freehold with vacant possession

LEGAL PACK: www.cheffins.co.uk/auctions/property-auctions or Kate Bukhrashvili at Solomon Solicitors, AW House, 6-8, Stuart Street, Luton, Luton, LU1 2SJ

VIEWING: Cheffins Property Auction Dept 01223 213777







Floor Plan - not to scale

*For further details please see the Important Buyers Information on page 4

Money laundering regulations

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In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the payer) Regulations 2017, we are required to verify the identity and address of everyone who offers, bids or buys at auction, regardless of any current or past relationship with Cheffins.

Any person, company or entity involved in the bidding process will be required to produce one item from both List A and List B below, prior to the auction or any purchase.

A list of suitable options is available below.

- If you intend to bid by telephone, proxy bid, online or in the room, we will require this information 48 hours before the day of the auction. If we do not receive the required information, you will be unable to bid.
- If you plan to bid in the auction room, you must bring a form of ID with you on the day to show our team.
- If bidding on behalf of a company, you will also need to show a copy of the Certificate of Incorporation, and we are required to check all individuals and other entities who own or control more than 25% of its shares or voting rights.
- If you are acting on behalf of a bidder, we will require a letter of authority on company letterhead, signed by a company director prior to signing the contract.
- For all other entities, please contact us for more details on what we require.

YOU MUST PROVIDE ONE DOCUMENT FROM EACH LIST OF ACCEPTABLE ID:

List A - Photo ID

- Valid passport.
- Current UK or EEA photocard driving licence.
- Current UK provisional photocard driving licence.
- National identity card bearing a photograph of the client.

List B - Proof of Residence

- A utility bill dated within the last 3 months

  (please note we do not accept mobile phone bills)
- Current UK or EEA photocard driving licence (unless already selected from group A).
- Bank, building society statement or credit card bill dated in the last 3 months.
- Mortgage statement dated within the last 12 months.
- Solicitors letter confirming recent property purchase (within the last 3 months).
- Benefits book or original notification letter from the Benefits Agency (unless already selected from group A).
- Council or housing association rent card or tenancy agreement.
- HMRC self-assessment letters or tax demand dated within the current financial year.
- Council Tax statement dated within the last 12 months.

If you are unable to provide any of the above, please refer to your contact at Cheffins who will assist you further.

Within Cheffins, the preferred method of complying with Anti-Money Laundering Laws is by using e-verification. This is performed by inputting your personal data (as permitted by Article 6.1.c of GDPR) into a 3rd party e-verification service that automatically checks your details against a series of data bases ranging from the Electoral Roll to Credit Accounts. A match against 2 or more of these databases provides an "accept" result. If your result is referred, further manual checks will be required.

At Cheffins, we use SmartSearch to verify the documents and information provided. We will also request the client completes a 'selfie image' via SmartSearch. For more information please visit: www.smartsearch.com.

Cheffins also work in partnership with FCS Compliance as our third-party consultants. For more information please visit: www.fcscompliance.co.uk.

Please note that this is not a form of credit check.

If you have any queries relating to these regulations, please contact the property auction administrator Kelly Peacock on 01223 213777 or kelly.peacock@cheffins.co.uk.

Common Auction Conditions

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GLOSSARY

This glossary applies to the AUCTION CONDUCT CONDITIONS and the SALE 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:

a) the date specified in the SPECIAL CONDITIONS; or

b) if no date is specified, 20 BUSINESS DAYS after the CONTRACT DATE; but if that date is not a BUSINESS DAY the first subsequent BUSINESS DAY.

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:

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

b) if CONTRACTs are exchanged, the date of exchange. If exchange is not affected 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 rent charge 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.

Common Auction Conditions

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AUCTION CONDUCT CONDITIONS

A1 Introduction

A1.1 The AUCTION CONDUCT CONDITIONS apply wherever the LOT is located.

A1.2 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

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 disapplied or varied without OUR agreement, even by a CONDITION purporting to replace the Common AUCTION

(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.

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

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

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

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

A2.6 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

A3.1 All bids are to be made in pounds sterling exclusive of VAT.

A3.2 WE may refuse to accept a bid. WE do not have to explain why.

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

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

A3.5 Where there is a reserve PRICE the SELLER may bid (or ask US or another agent to bid on the SELLER's behalf) up to the reserve PRICE but may not make a bid equal to or exceeding the reserve PRICE. YOU accept that it is possible that all bids up to the reserve PRICE are bids made by or on behalf of the SELLER.

A4 The PARTICULARS and other information

A4.1 WE have taken reasonable care to prepare

PARTICULARS that correctly describe each LOT. The PARTICULARS are based on information supplied by or on behalf of the SELLER. YOU need to check that the information in the PARTICULARS is correct.

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

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

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

A5 The CONTRACT

A5.1 A successful bid is one WE accept as such (normally on the fall of the hammer). This CONDITION A5 applies to YOU only if YOU make the successful bid for a LOT.

Conditions in their entirety.

A2.1 As agents for each SELLER we have authority to

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.

A6 Extra Auction Conduct Conditions

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

GENERAL CONDITIONS OF SALE

G1 The LOT

G1.1 The LOT (including any rights to be granted or reserved, and any exclusions from it) is described in the SPECIAL CONDITIONS, or if not so described is that referred to in the SALE MEMORANDUM.

G1.2 The LOT is sold subject to any TENANCIES disclosed by the SPECIAL CONDITIONS, but otherwise with vacant possession on COMPLETION.

G1.3 The LOT is sold subject to all matters contained or referred to in the DOCUMENTS. The SELLER must discharge FINANCIAL CHARGES on or before COMPLETION.

G1.4 The LOT is also sold subject to such of the following

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.

G2 Deposit

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

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

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

G2.2 If a cheque for all or part of the deposit is not cleared on first presentation the SELLER may treat the CONTRACT as at an end and bring a claim against the BUYER for breach of CONTRACT.

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

G3 Between CONTRACT and COMPLETION

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

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

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

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

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

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

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

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

(e) must, unless otherwise agreed, cancel the insurance at COMPLETION, apply for a refund of 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.

Common Auction Conditions

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G4 Title and identity

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

G4.2 The following provisions apply only to any of the following DOCUMENTS that 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. as may affect it, whether they arise before or after the CONTRACT DATE and whether or not they are disclosed by the SELLER or are apparent from inspection of the LOT or from the DOCUMENTS:

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

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

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

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

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

(f) outgoings and other liabilities;

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

(h) matters that ought to be disclosed by the searches and enquiries a prudent BUYER would make, whether or not the BUYER has made them; and

(i) anything the SELLER does not and could not reasonably know about.

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

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.

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.

G5 TRANSFER

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

(a) the BUYER must supply a draft TRANSFER to the SELLER at least ten BUSINESS DAYS before the AGREED COMPLETION DATE and the engrossment (signed as a deed by the BUYER if CONDITION G5.2 applies) five BUSINESS DAYS before that date or (if later) two BUSINESS DAYS after the draft has been approved by the SELLER; and

(b) the SELLER must approve or revise the draft TRANSFER within five BUSINESS DAYS of receiving it from the BUYER.

G5.2 If the SELLER has any liability (other than to the BUYER) in relation to the LOT or a TENANCY following COMPLETION, the BUYER is specifically to covenant in the TRANSFER to indemnify the SELLER against that liability.

G5.3 The SELLER cannot be required to TRANSFER the LOT to anyone other than the BUYER, or by more than one TRANSFER.

G5.4 Where the SPECIAL CONDITIONS state that the SELLER is to grant a new lease to the BUYER

(a) the CONDITIONS are to be read so that the TRANSFER refers to the new lease, the SELLER to the proposed landlord and the BUYER to the proposed tenant;

(b) the form of 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.

G6 COMPLETION

G6.1 COMPLETION is to take place at the offices of the SELLER'S conveyancer, or where the SELLER may reasonably require, on the AGREED COMPLETION DATE. The SELLER can only be required to complete on a BUSINESS DAY and between the hours of 0930 and 1700.

G6.2 The amount payable on COMPLETION is 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.

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

(a) direct TRANSFER from the BUYER's conveyancer to the SELLER'S conveyancer; and

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

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

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

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

G7 Notice to complete

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

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

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

(a) terminate the CONTRACT;

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

(c) forfeit the deposit and any interest on it;

(d) resell the LOT; and

(e) claim damages from the BUYER.

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

(a) terminate the CONTRACT; and

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

G8 If the CONTRACT is brought to an end

If the CONTRACT is lawfully brought to an end:

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

G9 Landlord's licence

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

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

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

G9.4 The SELLER must

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

(b) enter into any Authorised Guarantee Agreement ("AGA") properly required (procuring a guarantee of that AGA if lawfully required by the landlord).

G9.5 The BUYER must promptly

(a) provide references and other relevant information; and

(b) comply with the landlord's lawful requirements.

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

G10 Interest and apportionments

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

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

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

(a) the BUYER is liable to pay interest; and

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

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

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

(b) annual income and expenditure 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.

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

G11. ARREARS

Part 1 – Current rent

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

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

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

Part 2 – BUYER to pay for ARREARS

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

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

G11.6 If those ARREARS are not OLD ARREARS the SELLER is to assign to the BUYER all rights that the SELLER has to recover those ARREARS.

Part 3 – BUYER not to pay for ARREARS

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

(a) so state; or

(b) give no details of any ARREARS.

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

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

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

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

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

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

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

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

G12 Management

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

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

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

(a) the SELLER must comply with the BUYER's reasonable requirements unless to do so would (but for the indemnity in 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

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

G13 Rent deposits

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

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

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

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

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

(b) give notice of assignment to the tenant; and

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

G14 VAT

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

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

G15 TRANSFER as a going concern

G15.1 Where the SPECIAL CONDITIONS so state:

(a) the SELLER and the BUYER intend, and will take all practicable steps (short of an appeal) to procure, that the sale is treated as a TRANSFER of a going concern; and (b) this CONDITION G15 applies.

G15.2 The SELLER confirms that 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.

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.

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.

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

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

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

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

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

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

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

G16 Capital allowances

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

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

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

G16.4 The SELLER and BUYER agree:

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

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

G17 Maintenance agreements

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

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

G18 Landlord and Tenant Act 1987

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

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

G19 Sale by PRACTITIONER

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

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

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

G19.4 The LOT is sold

(a) in its condition at COMPLETION;

(b) for such title as the SELLER may have; and (c) with no title guarantee; and the BUYER has no right to terminate the CONTRACT or any other remedy if information provided about the LOT is inaccurate, incomplete or missing.

G19.5 Where relevant:

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

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

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

G20 TUPE

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

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

(a) The SELLER must notify the BUYER of those employees whose CONTRACTs of employment will TRANSFER to the BUYER on COMPLETION (the "Transferring Employees"). This notification must be given to the BUYER not less than 14 days before COMPLETION.

(b) The BUYER confirms that it will comply with its obligations under TUPE and any SPECIAL CONDITIONS in respect of the TRANSFERRING Employees.

(c) The BUYER and the SELLER acknowledge that pursuant and subject to TUPE, the CONTRACTs of employment between the TRANSFERRING Employees and the SELLER will TRANSFER to the BUYER on COMPLETION.

(d) The BUYER is to keep the SELLER indemnified against all liability for the TRANSFERRING Employees after COMPLETION.

G21 Environmental

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

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

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

G22 Service Charge

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

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

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

(a) service charge expenditure attributable to each TENANCY;

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

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

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

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

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

(b) that attributable service charge expenditure exceeds payments made on account, the BUYER must use all reasonable endeavours to recover the shortfall from the tenant as soon as practicable and promptly pay the amount so recovered to the SELLER; but in respect of payments on account that are still due from a tenant CONDITION G11 (ARREARS) applies.

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

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

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

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

G23 Rent reviews

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

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

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

G23.4 The SELLER must promptly:

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

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

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

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

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

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

G24 TENANCY renewals

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

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

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

G24.4 Following COMPLETION the BUYER must:

(a) with the co-operation of the SELLER take immediate steps to substitute itself as a party to any proceedings;

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

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

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

G25 Warranties

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

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

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

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

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

(a) hold the warranty on trust for the BUYER; and

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

G26 No assignment

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

G27 Registration at the Land Registry

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

(a) procure that it becomes registered at the Land Registry as proprietor of the LOT;

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

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

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

(a) apply for registration of the TRANSFER;

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

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

G28 Notices and other communications

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

G28.2 A communication may be relied on if:

(a) delivered by hand; or

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

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

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

(a) when delivered, if delivered by hand; or

(b) when personally acknowledged, if made electronically; but if delivered or made after 1700 hours on a BUSINESS DAY a communication is to be treated as received on the next BUSINESS DAY.

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

G29 CONTRACTs (Rights of Third Parties) Act 1999

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

G30 EXTRA GENERAL CONDITIONS

G31.1 The Important Buyers Information contained at the front of this catalogue forms part of these Extra General Condition.

Telephone, Proxy Online & In Room Bidding Registration Form

CHEFFINS

I WISH TO BID BY ☐ TELEPHONE ☐ PROXY ☐ ONLINE ☐ ROOM

I hereby instruct Cheffins Auctioneers to bid on my behalf in accordance with the attached Terms and Conditions and I acknowledge that should the bid be successful then that bid and offer will be binding upon me.

I confirm that Cheffins may take my proxy bid when the relevant property is being offered at the auction and I acknowledge that such bidding may be recorded in order to avoid any disputes or uncertainties.

I confirm that I have viewed the Auction Legal Documents and am satisfied on all matters contained therein.

Lot No:

Lot Address:

Maximum Proxy Bid: £

(in words)

(For telephone and online bidding the maximum bid may be left blank)

We must receive a bidders security deposit 48 hours prior to the auction, this being either 10% of the guide price (subject to a minimum of £3,000) if paying by bank transfer, or a £7,500 hold on debit card if using Opayo online registration system.

If paying the deposit by transfer please transfer the bidder security amount to Cheffins Clients Account, 20-17-68, 03914062, using the Lot Number and your Surname as reference.

If you are successful and the 10% deposit of the winning bid is more than the security held, the additional amount is required within 24hrs of the auction, in addition to the buyers contract fee (See terms and conditions)

Please return to: Kelly Peacock, Cheffins, Clifton House, 1-2 Clifton Road, Cambridge, CB1 7EA
to arrive before 5pm two working days prior to the auction. (please telephone 01223 213777 to confirm receipt)

By signing this form, you are agreeing to the full terms and conditions.

PROPOSED PURCHASER

Contract Name(s):

Company Name:

Company Registration Number:

Address:

Postcode:

Email:

Telephone No:

Telephone No:

SOLICITORS DETAILS

Contact Name:

Company:

Address:

Postcode:

Signed by the proposed purchaser:

Dated:

CHECKLIST: I HAVE INCLUDED THE FOLLOWING

- Signed & dated the Registration Form or online registration.
- Deposit has been paid across by bank transfer on online via Opayo
- Documentation to confirm your name and residential address (please see Anti-Money Laundering Regulations at the front of the catalogue)

Telephone, Proxy & Online Bidding Terms & Conditions

CHEFFINS

These standard terms and conditions for telephone, internet and proxy bidding ("Proxy Terms") together with the common auction terms and conditions ("Common Auction Terms") and the special conditions of sale that apply to the particular auction ("Special Conditions of Sale") apply to prospective bidders who wish to bid by telephone, internet or by proxy. By completing the bidding form, the bidder acknowledges that they have read all of these terms and agree to be bound by them.

References in these Proxy Terms to "Cheffins", "we" or "us" mean Cheffins, a firm of chartered surveyors regulated by the Royal Institution of Chartered Surveyors (RICS) (VAT number 213235411) having offices at Clifton House, 1-2 Clifton Road, Cambridge, CB1 7EA. References to "bidder, "you" and "your" means the person or entity registering to bid or bidding in an auction via proxy bidding.

You should note that all our auctions include the opportunity for bidders to attend at the sale and therefore they are public auctions within the meaning of the Consumer Rights Act 2015 ("the CRA") and the Consumer Contracts (Information, Cancellation and Additional Charges) Regulations 2013 ("the Regulations"). As such these Proxy Terms are excluded from the CRA and any cancellation rights set out in the Regulations. Business bidders do not have a right to cancel.

Registration

All bidders must either:

Internet bidders must complete the following registration process via https://www.cheffins.co.uk/property-auctions/how-to-bid.htm at least 48 hours before the auction commences.

1 Complete the registation bidding form ("Bidding Form") stating their preferred method of bidding,

2 Read and accept Cheffins' privacy policy, which is available on its website **www.cheffins.co.uk**.

4 Make a bidder security payment via Opayo for £7,500 for each lot to be bid on (which will put a hold on your debit card via the secure online payment system).

5 Provide copies of documents to satisfy the Money Laundering Regulations 2017.

OR

1 Complete the attached bidding form ("Bidding Form") stating their preferred method of bidding.

2 Read and accept Cheffins' privacy policy, which is available on its website **www.cheffins.co.uk**.

3 Instruct their bank to transfer the bidder security deposit to our bankers (as detailed in the Important Buyers Information available at **http://www.cheffins.co.uk/property-auctions)** which must be for the greater of:
(i) 10% of the guide price for the Lot or;
(ii) £3,000.

4 Provide copies of documents to satisfy the Money Laundering Regulations 2017.

Any client monies will be held in the following client money account; Barclays Bank Leicester LE27 2BB, Account Name; Cheffins Client Deposit Property Auction Sort Code; 20-17-68, Account No; 03914062. Cheffins retain exclusive control over the funds in this account in line with the firms Handling Client Money Policy, a copy of which is available on our website or on request.

If any interest is earned on the deposit monies between exchange of contracts and the transfer of cleared funds to the Sellers Solicitors the Buyer agrees that this interest shall be retained by the Auctioneers.

If registering by post, the Documents must be sent or delivered to **PROPERTY AUCTIONS, CHEFFINS, CLIFTON HOUSE, 1-2 CLIFTON ROAD, CAMBRIDGE, CB1 7EA** and must arrive before 5 pm two working days prior to the date of the auction. All Documents must satisfy the conditions of the relevant anti-money laundering regulations in force from time to time. It is the bidder's responsibility to check that these documents have been received by Cheffins which may be done by telephoning the office on **01223 213777**. Please note that standard calling rates shall apply if calling from a landline and higher costs may apply if calling from a mobile phone.

Once you have registered, you will be eligible to participate in the auction using your preferred method.

Please note that Cheffins reserves the right to reject a bid registration for any reason and at any time prior to, during or after an auction.

General Bidding Procedure

Once registration is complete, the bidder agrees that it appoints Cheffins as agent and authorises Cheffins to bid for the relevant Lot on behalf of the prospective bidder in the manner as the auctioneer thinks fit in his absolute discretion.

The bidder shall be deemed to have read the 'Important Buyers' Information' which is available at **http://www.cheffins.co.uk/property-auctions**; the particulars of the relevant Lot in the auction catalogue; the Common Auction Conditions and Special Conditions of Sale and any addendum to any of these.

The bidder shall be deemed to have taken all necessary professional and legal advice and to have made appropriate enquiries, searches, surveys and inspection in respect of any relevant Lot and have knowledge of any announcements to be made from the rostrum of any amendment or addendum relating to the relevant Lot.

Cheffins reserve the right not to bid on behalf of bidders in the event of any error, doubt, omission, uncertainty as to any bid, or for any reason whatsoever, and gives no warranty or agreement that any bid will be made on behalf of the bidder.

The deposit shall be paid to our banker by bank transfer in each case drawn on an account of the bidder at a UK clearing bank. The auctioneers may re-offer the Lot for auction if the deposit is not paid or transferred in the prescribed manner.

All bids must be made in pounds sterling (£).

Telephone and Proxy Bidding

When the Lot comes up for auction, Cheffins will attempt to telephone the bidder using the telephone numbers provided by the bidder on the telephone bidding form.

If a successful telephone connection is made between the bidder and Cheffins the bidder may then compete in the bidding. Cheffins will relay the bidder's bid to the auctioneer on the behalf of the bidder.

If a successful telephone connection is not made between the bidder and Cheffins before or during the sale of the relevant Lot, or if a successful telephone connection is made but is subsequently cut or interrupted Cheffins will not bid on behalf of the bidder.

Telephone, Proxy & Online Bidding Terms & Conditions continued

CHEFFINS

Internet Bidding

The internet bidding platform is hosted by Essential Information Group Limited ("EIG").

Access to and use of internet bidding depends upon (amongst other things) the availability of the internet and speed and quality of connections.

During an auction, the bidder may bid for a Lot by clicking the "Bid" button on the Lot page.

The current confirmed and accepted bid will be displayed on the bidder's screen during the auction. If you discover that you have made an error in your bid, you must act quickly to cancel or amend your bid. In the event of a tie between an online bid and an identical bid placed by other methods, the auctioneer shall have discretion to decide which bid is accepted.

Cheffins will not accept any internet bids received, for whatever reason, once the Lot has been knocked down.

Cheffins reserves the right to suspend or terminate any aspect or feature of the online bidding platform at any time with or without notice. Cheffins may suspend access to the online bidding platform to carry out scheduled or unscheduled maintenance.

Successful Bids

If you are successful in your bid, Cheffins will notify you by calling the telephone number provided on the registration form within 24 hours of the end of the auction.

On a successful bid the auctioneer will sign the Sale Memorandum on behalf of the buyer and seller (a binding contract between the bidder and the seller is formed on the fall of the hammer). This contract will be sent to you in an electronic format by Cheffins and will be in English.

In the event that any Lot is knocked down to the bidder, details of the amount of the deposit monies will be inserted in the Sale Memorandum. Where any monies presented by a bidder in payment of the deposit exceeds the required 10%, any excess will not be returned and will form an increased deposit and will be held in accordance with the Common Auction Conditions or any variation of them contained in the Special Conditions.

Where the bidder security payment held is less than 10% of the final sale price, the additional amount is to be transfered to Cheffins within 24 hours of the auction.

The bidder agrees to provide evidence of source of funds for the entire transaction value within 48 hours of the auction.

The bidder agrees to pay for any Lot that is subject to a successful bid in accordance with the Common Auction Conditions.

The buyer agrees to pay the buyers administration fee of £900 inc VAT for purchases upto and including £100,000, £1,500 inc VAT for purchases of £101,000 to £300,000, or £2,100 for purchases of £300,001 or over.

Limitation on liability

For all bidders, Cheffins accepts no liability for:

- any failure or delay in executing bids or any errors contained in bids placed by telephone, over the internet or by proxy;
- any failure in availability of the online bidding platform or website due to connectivity issues outside of our control; or
- any loss or damage that is not foreseeable.

Nothing in these terms shall limit or exclude our liability for:

- death or personal injury caused by our negligence, or the negligence of our employees, agents or subcontractors (as applicable);
- fraud or fraudulent misrepresentation;
- breach of the terms implied by section 12 of the Sale of Goods Act 1979 or section 2 of the Supply of Goods and Services Act 1982;
- defective products under the Consumer Protection Act 1987; or
- any matter in respect of which it would be unlawful for us to exclude or restrict liability.

If you are bidding as a business rather than a consumer:

- all terms implied by sections 13 to 15 of the Sale of Goods Act 1979 and sections 3 to 5 of the Supply of Goods and Services Act 1982 are excluded;
- we shall not be liable to you, whether in contract, tort (including negligence), breach of statutory duty, or otherwise, for any loss of profit, or any indirect or consequential loss arising under or in connection with any contract between us; and
- our total liability to you for all other losses arising under or in connection with any contract between us, whether in contract, tort (including negligence), breach of statutory duty, or otherwise, shall be limited to £5,000,000.

General provisions

Content displayed on our website may contain inaccuracies and typographical errors and Cheffins does not warrant the accuracy or completeness of the content or that any defects will be corrected.

We handle data in accordance with applicable laws. For more information, please see our privacy policy which is available at **www.cheffins.co.uk/privacy-policy.**

From time to time, Cheffins may make changes to its terms and conditions. Any changes will be posted on the website at **www.cheffins.co.uk**.

Alternative dispute resolution is a process where an independent body considers the facts of a dispute and seeks to resolve it, without the bidder having to go to court. If the bidder is not happy with how we have handled any complaint, the bidder may want to contact the alternative dispute resolution provider we use. The bidder can submit a complaint to The Property Ombudsman via their website at **www.tpos.co.uk**. The Property Ombudsman will not charge for making a complaint and if the bidder is not satisfied with the outcome it can still bring legal proceedings. In addition, please note that disputes may be submitted for online resolution to the European Commission Online Dispute Resolution platform.

These terms are governed by English law and the bidder can bring legal proceedings in respect of the products in the exclusive jurisdiction of the English courts.

Complaints handling

Our complaints handling procedure is available at **www. cheffins.co.uk/complaints-procedure**. If you wish to contact us with any questions or complaints, you may do so using one of the methods set out in our complaints handling procedure or by emailing complaints@cheffins.co.uk.

CHEFFINS

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