

CHEFFINS



Eastern Counties Property Auctions

RESIDENTIAL, COMMERCIAL, LAND

Wednesday 23rd September 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 and 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, Development Opportunities & Land

Wednesday 23rd September 2026, 2.00pm

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

ORDER OF SALE (unless sold prior or withdrawn)

- | | |
|---|---|
| LOT 01 Land South of the River Cam, Lode, Cambridgeshire | LOT 13 12 Windmill Lane, Fulbourn, Cambridgeshire |
| LOT 02 Land on the north side of Mill Causeway, Chrishall, Royston | LOT 14 Meadowcroft, West Wickham Road, Horseheath, Cambridge, Cambridgeshire |
| LOT 03 Land at The Green, Steeple Morden, Royston, Hertfordshire | LOT 15 Old Thatch, Church Lane, Castle Camps, Cambridgeshire |
| LOT 04 Land at Langley Road, Clavering, Saffron Walden, Essex | LOT 16 Forge Cottage, Blacksmith Lane, Barnham, Thetford, Norfolk |
| LOT 05 Land Between Bayes House and Primrose House, Ivy Todd Hill, Debden, Saffron Walden, Essex | LOT 17 114A & B The Street, Little Thurlow, Haverhill, Suffolk |
| LOT 06 3.5 acres of Land off Third Drove, Little Downham, Ely, Cambridgeshire | LOT 18 May Cottage, The Street, Little Thurlow, Haverhill, Suffolk |
| LOT 07 Land on the East side of Hurst Lane, Little Downham, Ely, Cambridgeshire | LOT 19 New House, The Street, Thurlow, Haverhill, Suffolk |
| LOT 08 Land South West side of Stretham Road, Wicken, Cambridgeshire | LOT 20 Hillcrest, 44 Swaffham Road, Reach, Cambridgeshire |
| LOT 09 Garage at Pakenham Close, Cambridge, Cambridgeshire | LOT 21 72 Alpha Terrace, Trumpington, Cambridgeshire |
| LOT 10 Garages at Debden Road, Newport, Essex | LOT 22 Flint Cottage, Steventon End, Ashdon, Saffron Walden, Essex |
| LOT 11 The Surgery, School Road, Kedington, Haverhill, Suffolk | LOT 23 26 Main Street, Prickwillow, Ely, Cambridgeshire |
| LOT 12 27/28 High Street, Huntingdon, Cambridgeshire | LOT 24 130 Blackbush Drove, Whittlesey, Peterborough, Cambridgeshire |

ENTRIES ARE NOW BEING INVITED FOR OUR NEXT AUCTION

Wednesday 9th December 2026 (catalogue closes 6th November 2026)

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.

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.

- 1.57 acres (0.64 ha) of amenity land
- 100m of river frontage
- Potential for environmental, wetland creation, biodiversity initiatives (STP)
- Freehold with vacant possession

Description

An excellent opportunity to acquire approximately 1.57 acres (0.64 hectares) of amenity land located to the north of Lode, Cambridgeshire. The property comprises an irregularly shaped parcel of land enjoying approximately 100 metres of frontage to the River Cam, offering an attractive riverside aspect. A public footpath divides the parcel from north to south.

The land comprises a lower riverside section and an elevated upper parcel. A public footpath runs along a raised embankment, creating a natural transition between the lower parcel and the higher area of land. The boundaries are mainly open with mature trees to the north eastern corner. The land is accessed from Mill Drove which is a Byway Open to All Traffic, leading to the property.

According to Natural England's Land Classification Maps, the land is predominantly classified as Grade 2 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. There is a public footpath which dissects the holding. 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

There are no services connected to the land.

Location

The land is located at the top of Mill Drove, Lode, Cambridgeshire. The land is around 6.5 miles Northeast of the University City of Cambridge, 8 miles South of Ely and 17.5 miles East of Huntingdon.

What3Words - ///sues.shaped.national



TENURE: Freehold with vacant possession

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

VIEWING: All reasonable times during daylight hours

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

- 0.94 acres of land
- Village location
- In need of some clearance
- Freehold with vacant possession

Description

A wonderful opportunity to purchase a well-located parcel of land measuring 0.94 acres, on the edge of the desirable village of Chrishall, with excellent views across the rolling countryside to the rear.

The land consists of a broadly rectangular and flat parcel with boundaries marked by mature hedges and timber fence structures. The land is in part laid to grass towards the rear, whilst to the front there are a number of self-seeded younger trees and scrub, all of which would benefit from clearance. The parcel is bordered to the left and right hand side by residential dwellings.

It is understood that the land is accessed from Mill Causeway, however the access has been allowed to grow over and needs to be re-established.

The land is not sold subject to an overage clause.

Wayleaves, Easements, Covenants and Rights of Way

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

Location

The village of Chrishall lies in the Uttlesford district of Essex close to the Cambridgeshire and Hertfordshire borders. The village is only 12 miles south of Cambridge and lies midway between Saffron Walden and Royston. The subject land can be found from the village by heading north on Crawley End before turning left on to Mill Causeway, whereupon the land can be found on the right hand side after approximately 100 yards.

What3Words: ///Jugs.Crew.Figure

Planning

Planning permission was most recently refused in October 2018 for a proposed new dwelling including access from Mill Causeway, off-street carparking, external amenity space and associated development. An appeal was also dismissed in December 2018. Planning reference: UTT/18/2906/FUL - see Uttlesford District Council planning portal for further details.

TENURE: Freehold with vacant possession

LEGAL PACK: www.cheffins.co.uk/auctions/property-auctions or Richard Booth at Adams Harrison, 43 High Street, Sawston, Cambridge, CB22 3BG

VIEWING: Attend the site at all reasonable times



- 2.28 acres (0.92ha) of arable land
- Edge of village location
- Potential for alternative uses (STP)
- Freehold with vacant possession

Description

An excellent opportunity to purchase a parcel of arable land extending to approximately 2.28 acres (0.92 hectares) on the edge of the village of Steeple Morden, in the county of Hertfordshire.

The land is regular in shape and flat in nature and sits to the rear of the residential properties which front The Green. The boundaries comprise of a combination of established trees and hedgerows and the southern boundary is open to the adjoining arable field.

Natural England's Agricultural Land Classification identifies the land as Grade 2. Vehicular access is available from The Green and there is a Public Footpath which runs down the eastern boundary. It is understood the neighbouring landowners to the south also benefit from a right of access along the eastern boundary. There are no services connected to the land.

The land has been in a typical arable rotation and most recently has been in a Countryside Stewardship Scheme which has now terminated.

Wayleaves, Easements, Covenants and Rights of Way

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

There is a Public Footpath on the eastern boundary and a right of access in favour of the neighbouring landowners to the south. Please refer to the Auction Legal Pack for details.

Location

The land is positioned in the village of Steeple Morden. Royston is situated approximately 5 miles to the south east and the University City of Cambridge is 16 miles to the north east. The land is located in the South Cambridgeshire District of Cambridgeshire.

Auctioneers Note

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

TENURE: Freehold with vacant possession

LEGAL PACK: www.cheffins.co.uk/auctions/property-auctions or Laura Hill, Fowler de Pledge, 23 Greenside, Waterbeach, Cambridge, CB25 9HW

VIEWING: Attend the site at all reasonable times



For information only



- 6.32 acres (2.55 ha) of grassland / grazing land
- Potential for alternative uses (STP)
- Freehold with vacant possession

Description

A fantastic opportunity to acquire approximately 6.32 acres (2.56 hectares) of grassland, north of the village of Clavering, Essex. The land fronts Langley Road and benefits from direct vehicular access.

The land is split into two separate paddocks, naturally divided with a brook which runs from west to east and feeds into the River Stort. Access to the northern parcel is via a concrete culvert, over the brook. The boundaries comprise of a combination of established hedgerows and mature trees. The land is predominantly regular in shape and rises towards the northern boundary.

There are no services connected to the land and it is understood the land is free draining. There is an 11kV overhead power line running along the northern boundary, with in-field poles. Natural England's Agricultural Land Classification identifies the land as Grade 2.

In recent years the land has been grazed by sheep and horses.

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 is an overhead power line crossing the land from east to west on the northern boundary. There are no public footpaths or bridleways on this land parcel. Please refer to the Auction Legal Pack for further details.

Location

The land is located fronting Langley Road, Clavering, in the county of Essex. The property is approximately 8 miles south west of Saffron Walden, 10 miles south east of Royston and 19 miles south of the University City of Cambridge.

What3Words - [///investors.drive.quietest](https://www.what3words.com/en/@@@investors.drive.quietest)

Auctioneers Note

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

TENURE: Freehold with vacant possession

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

VIEWING: Attend the site at all reasonable times



- 0.86 acres (0.35 ha) of Land
- Edge of Village location
- Freehold with vacant possession

Description

An excellent opportunity to acquire approximately 0.86 acres (0.35 hectares) of land located to the north of Debden, Essex. The property comprises a rectangular parcel of land, with boundaries formed by a mixture of fencing, mature trees, and established hedgerow. The land slopes down to the northern boundary and is relatively regular in shape.

Access to the property is gained across an area of registered Common Land that lies adjacent to Ivy Todd Hill, with the land sitting above the level of the public highway.

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. The land is accessed over an area of registered Common Land. Please refer to the Auction Legal Pack for further details. There are no public footpaths or bridleways on this land parcel. There is an 11kV UKPN line that runs east to west across the property.

Services

There are no services connected to the land.

Location

The land is located on the East of Ivy Todd Hill, Debden, Essex, between the properties known as Bayes House and Primrose House (neither of which own the subject land). The land is around 2.5 miles South of the Market Town of Saffron Walden and around 8 miles North East of Bishops Stortford. The Post code is CB11 3LA.

What3Words - ///weeps.rudder.shipyards

Planning

Planning has previously been refused on appeal for the erection of a five bedroom self-build dwelling, further details can be found under the planning application referenced UTT/24/2524/FUL.

TENURE: Freehold with vacant possession

LEGAL PACK: www.cheffins.co.uk/auctions/property-auctions or Mehrin Nazmin at Metro Law, 92, Goodmayes Road, Ilford, Redbridge, IG3 9UU

VIEWING: Attend the site at all reasonable times



Not to scale. This plan is based upon the Ordnance Survey Map with the sanction of the Controller of HMSO Licence No.100020449.

- 3.50 Acres of arable land in a single parcel
- Suitable for agricultural use
- Freehold with vacant possession

Description

An opportunity to acquire a parcel of arable land extending to 1.42 hectares (3.50 acres) situated close to the villages of Little Downham and Littleport.

The parcel is accessed via Third Drove, which is a public highway leading into an unmade public byway. The land is flat and bordered by ditches and an IDB drain.

The land is classified as Grade 1 on the Agricultural Land Classification Map and the Soil Survey of England & Wales classifies the soils as being mainly of the Downholland Soil Association of which the soils are described as being deep stoneless humose clayey soils, calcareous in places. Some peat soils and deep humose calcareous silty soils.

The land is situated within the Littleport and Downham IDB District.

Location

The land is situated off Third Drove, approximately 3 miles north of the village of Little Downham, and close to Littleport.

Grid Reference: TL5391 8735.

What3words: ///brand.stammer.hushed

General Remarks & Stipulations

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. Please refer to the Auction Legal Pack for details.



For information only



Not to scale. This plan is based upon the Ordnance Survey Map with the sanction of the Controller of HMSO Licence No.100020449.

TENURE: Freehold with vacant possession

LEGAL PACK: www.cheffins.co.uk/auctions/property-auctions or Nassar Khalil at Nexa Law, 10 York Road, London, Lambeth, SE1 7ND

VIEWING: Attend the site at all reasonable times

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

- 4.35 acres (1.76 ha) of enclosed paddock land
- Edge of village location
- Freehold with vacant possession

Description

The land is situated to the south of the village of Little Downham, Cambridgeshire and comprises of approximately 4.35 acres of paddock land and a wooden field shelter measuring 5.30m x 2.93m.

The land is enclosed on the northern boundary by post and stock fencing and by mature hedgerows on the southern, eastern and western boundaries. The land is regular in shape and benefits from a shared gated access directly off Hurst Lane which provides an open area for parking. There are a gate and a slip rail entry between the land and the car parking area.

Natural England's Agricultural Land Classification identifies the land as Grade 2. The Environment Agency's Flood Map indicates that it lies predominantly within Flood Zone 1, deemed as an area of low flood risk.

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.

Services

There are no services connected to the land.

Location

The land is located off Hurst Lane approximately 0.3 miles to the south of the centre of Little Downham and approximately 3.5 miles to the north of the Cathedral City of Ely. Pingle Wood Nature Reserve lies adjacent to the land and Ely Eventing Centre to the north between Pymoor and Little Downham.

What3Words - ///healthier.hazel.destroyer



For information only



TENURE: Freehold with vacant possession

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

VIEWING: Ely Rural Dept 01353 654900 Opt 3

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

- 9.12 acres (3.69 hectares)
- Grade 2 Arable Land
- Main Road Frontage
- Freehold With Vacant Possession

Description

An opportunity to acquire a parcel of agricultural land extending to 9.12 acres (3.69 hectares) being classified as Grade 2 and farmed in an arable rotation and currently stubble.

The main soils are identified as belonging to the St. Lawrence Soil Series which are described as being a clay loam or sand clay loam. The land has frontage and access to the A1123 Stretham Road and is within the 40mph zone close to edge of the popular village of Wicken.

The land lies adjacent to the National Trust's Wicken Fen Nature Reserve which forms the southwest boundary, the northwest boundary abuts Newbarn Lane, the northeast boundary is marked by the verge of A1123 whilst the southeast boundary is open to the adjoining land and marked with boundary posts.

The most recent cropping history includes:

Year	Crop
2023	Grass
2024	Wheat
2025	Sugar Beet
2026	Wheat

Location

The land is located approximately 0.5miles from the Maids Head public house to the west of Wicken on Stretham Road some 15 miles north of Cambridge.

Grid Reference: TL 5671 0825

What3words: ///ignore.drilling.plod

General Remarks & Stipulations

The land is sold subject to and with the benefit of all rights-of-way, easements, wayleaves and covenants that may exist. All sporting timber and mineral rights are included in the sale insofar as they are owned by the vendor. The sale is subject to a development overage clause, please refer to the legal information pack for further information.

TENURE: Freehold with vacant possession

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

VIEWING: Attend the site at all reasonable times



- End of terrace single garage
- Additional area of land to side
- Central City location
- Freehold with vacant possession

Description

A well-located end of terrace single garage in a popular residential area in the centre of Cambridge, close to allotments.

The garage is of brick wall construction beneath a flat felt covered roof and has a concrete floor.

There is a red metal up-and-over door to the front which is understood to have been re-strung and re-wired approximately 3 years ago.

Inside, the garage has a maximum width of 2.61m and depth of 5.27m, with a height of 2.116m to the underside of the roof supports.

The garage forms the end of a purpose-built block of garages with this being the furthest south east of the garages, at the end of the cul-de-sac.

In addition to the garage there is an extra area of land lying to the left hand side (south) which is approximately 3.2m wide, on which there has previously been a storage shed. This area may provide added opportunities for storage/parking etc.

The garage is clean and tidy and offers an ideal parking/storage opportunity for those looking for spaces in a central city location. The garage may also suit a user of the nearby allotments, as handy storage space.

Location

The garage is located at the end of the cul-de-sac on Pakenham Close, in the north eastern part of Cambridge city centre.

Heading north on Milton Road, turn right onto Union Lane, before turning left onto Pakenham Close. Continue along Pakenham Close for approximately 100 metres before turning right into a private cul-de-sac, whereupon the garage can be found in the rear right hand corner (with a red door).

What3words://lobby.trace.dices

TENURE: Freehold with vacant possession

LEGAL PACK: www.cheffins.co.uk/auctions/property-auctions or Scott Smith 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

- Block of three single garages
- Ideal parking/storage opportunity
- Total plot of 0.06acres
- Freehold with vacant possession

Description

A rare opportunity to purchase a block of three single garages in the centre of the Essex village of Newport.

The garages, which were constructed in 1960 replacing the old fire station building, are ideally located, close to the centre of Newport, but also within walking distance of the train station.

The garages are each of concrete panel construction beneath corrugated sheet roofs with up-and-over doors to the front of each garage.

The internal dimensions of the garages are;
Left hand-side 2.39m x 5.54m
Middle garage 2.37m x 5.51m
Right hand-side 2.38m x 5.54m

Each garage has concrete floor.

To the front of the garages is a tarmac area that provides parking space in front of each garage.

To the rear is a further area of unused land which may provide additional storage space.

The total plot measures 0.06 acres (0.02 hectares).

The garages offer an ideal opportunity for storage or parking purposes in a wonderful strategic location.

Location

The village of Newport lies 3 miles south west of Saffron Walden and benefits from a variety of shops, facilities and services including schools. The village is also highly desirable due to its regular train service to London Liverpool Street and to Cambridge which has boosted its popularity with commuters.

The garages are located on Debden Road, approximately 50m from the junction with the High Street and next to Newport Fire Station.

What3words//desire.shrubbery.crest



TENURE: Freehold with vacant possession

LEGAL PACK: www.cheffins.co.uk/auctions/property-auctions or John Roberts at Whiskers LLP, Arise Harlow, Maypole Boulevard, Harlow, Essex, CM17 9TX

VIEWING: Cheffins Property Auction Dept 01223 213777

- Detached former surgery
- Central village location
- Potential for alternative uses (STP)
- Freehold with vacant possession

Description

A rare chance to purchase a former surgery in the heart of the popular village of Kedington, which has been closed since 2025.

The detached building is of brick wall construction beneath a pitched tiled roof, with UPVC double glazed windows and doors. The building therefore offers a wonderful opportunity to owner occupiers and investor buyers alike.

The internal accommodation can be summarised as follows:

Entrance Hall with UPVC double glazed windows and doors; Kitchenette with MDF base and wall units and sink; Cloakroom with wc, wash hand basin; Treatment Room 1 with wash hand basin; Treatment Room 2 with wash hand basin; Reception Area with dual aspect double glazed windows and desk.

The gross internal floor area is approx. 59m².

EPC Rating: F

Outside – the property occupies a prominent corner plot between White Horse Road and School Road, and benefits from parking to the front and left hand side of the building which provides off-street parking for multiple cars. Note should be made that the neighbour to the rear may be occupying a small area the ground to the rear of the building – see legal pack for details.

Location

The village of Kedington has a good range of local amenities including a village store, butchers shop, hairdressers and public house, as well as primary academy. Further facilities can be found in the nearby town of Haverhill approximately 3 miles to the south west, along with Newmarket approximately 12 miles north, and Cambridge approximately 20 miles away.

What3Words: ///consults.shape.ranged

Planning

The surgery was actively used until 2020, after which its use was reduced to prescription collections and administration only, until it then closed completely in 2025. It is considered that the site may be suitable for potential alternative uses, subject to gaining the necessary planning consents.

TENURE: Freehold with vacant possession

LEGAL PACK: www.cheffins.co.uk/auctions/property-auctions or Lauren Philpot at Ellison Solicitors, Stedman Chambers, 43 Head Street, Colchester, Essex, CO1 1NH

VIEWING: Cheffins Property Auction Dept 01223 213777



For advice worth taking, it pays to choose Cheffins

Cheffins offers an all-inclusive service for clients from initial identification of an opportunity, through the planning and development lifecycle, culminating in the sale of the opportunity or the completed new homes development.



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Cambridge | Ely | Haverhill | Newmarket | Saffron Walden | Sutton | London

- Commercial investment comprising two adjoining buildings
- One building is fully let and one vacant
- Freehold

Description

A wonderful opportunity to purchase a substantial pair of commercial properties in the heart of the town of Huntingdon.

The two buildings are divided, but can also be interlinked, with one of the properties (No.28) fully let and therefore providing a wonderful investment income, while the other (No. 27) is vacant and offers the chance for a purchaser to occupy themselves or increase the rental income.

27 High Street, Huntingdon

A Grade II listed vacant commercial property in a prime location on the Huntingdon High Street. The property is of timber frame construction beneath a tiled mansard roof with two flat topped dormers, with the internal accommodation is arranged over 3 floors. The ground floor was previously used for a Taxi company, with the remaining floors occupied as additional office space.

The property comprises an approximate Net Internal Area as follows:

Ground floor: 371.42 sq ft

First Floor: 277.65 sq ft

Second Floor: 277.11 sq ft

Total: 926.18 sq ft

EPC rating E

28 High Street, Huntingdon

This Grade II listed property comprises a mid-terrace building constructed of red brick under a traditional tiled roof. The building retains a number of significant historic features, including a Doric-style entrance porch and feature stairwell. Additional 18th Century period characteristics are evidenced throughout, such as exposed structural beams and substantial fireplaces. The property is arranged over 3 floors.

The property comprises an approximate Net Internal Area as follows:

Ground floor: 1,150.65 sq ft

First Floor: 1,251.98 sq ft

Second Floor: 386.18 sq ft

Total: 2,788.81 sq ft

EPC rating E

There is a substantial car park to the rear which provides parking for approximately 16 vehicles.

VAT

No VAT is payable on the purchase price.



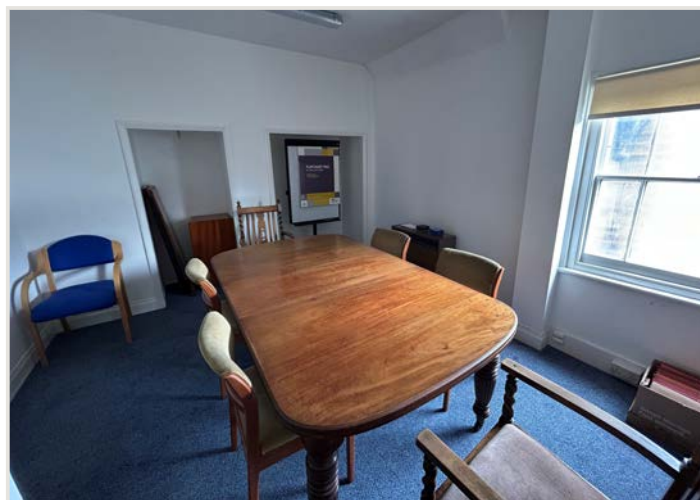
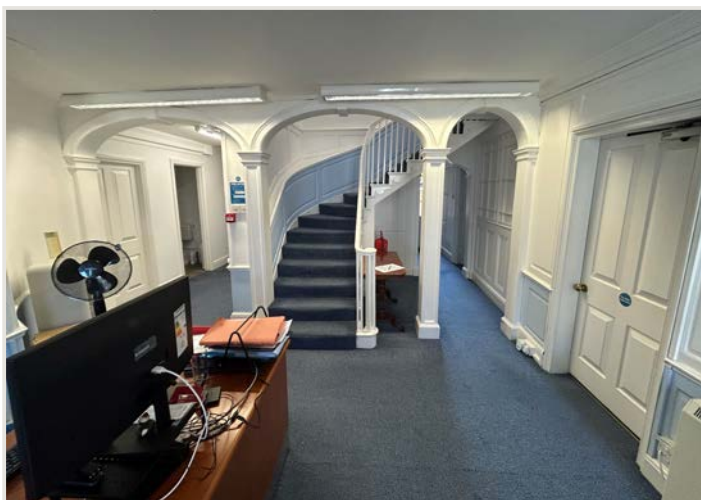
Location

Huntingdon is a well-connected and established market town, approximately 20 miles north-west of Cambridge and 18 miles south of Peterborough. The town is situated adjacent to the A14 which provides direct links to Cambridge, the M11, the A1(M), M1 and wider national motorway network to the west and north.

The property is located approximately a 5 minute drive from Huntingdon Train Station (15 minute walk) which offers regular direct services to London King's Cross, Peterborough and Cambridge.

Tenancies

No. 28 is let to Copleys Solicitors LLP on a 10 year lease from 1 June 2023 at an initial rent of £26,555 pa, subject to upward only rent reviews on 1st June 2026 and 1st June 2029. To exercise the 2026 review a notice must be served by 31st May 2027 or within 3 months of a tenants notice whichever is the sooner. There is a tenant only break option on 1 June 2028. See legal pack.



TENURE Freehold subject to a lease of 28 High Street

LEGAL PACK www.cheffins.co.uk/auctions/property-auctions or Pippa Carr at Thomson Webb and Corfield, 16 Union Road, Cambridge, Cambridgeshire, CB2 1HE

VIEWING Cheffins Commercial Department 01223 213666

- Mid-terrace house in need of full refurbishment/renovation
- Popular village location
- Freehold with vacant possession

Description

An opportunity to purchase a mid-terrace house on the edge of the popular Cambridgeshire village of Fulbourn.

The property features a two-storey dwelling understood to date from the middle of the 20th century of non-standard construction, with a more modern brick facing construction to the rear. The house is in poor condition and therefore requires a full programme of refurbishment and upgrading, thereby offering a wonderful opportunity to owner-occupiers, investors and developers alike.

The internal accommodation can be summarised as follows:

Entrance porch; Living room with stairs to first floor; Lobby with a pair of large storage cupboards; Kitchen with a range of MDF base and wall units, stainless steel sink and drainer; Dining room with uPVC double glazed windows and doors to rear garden.

First floor; A central landing gives access to Bedroom 1 with fitted wardrobes and double glazed window to front; Two further small single bedrooms with fitted cupboards; Internal Study/walk-through Bedroom; Shower room with white WC, wash hand basin, bidet and shower.

The house is in need of full refurbishment and upgrade, but offers buyer a wonderful chance to add value.

Outside; To the rear of the house is a small garden which is predominantly paved and features a small store/shed to the rear. The garden has separate pedestrian access from the rear walkway.

Council Tax Band: A

EPC Rating: D

Location

The property is located in the heart of an established residential area on the edge of the popular village of Fulbourn.

Fulbourn lies just three miles east of Cambridge city centre, and boasts a range of village amenities including shops, services and regular public transport links to Cambridge city centre.

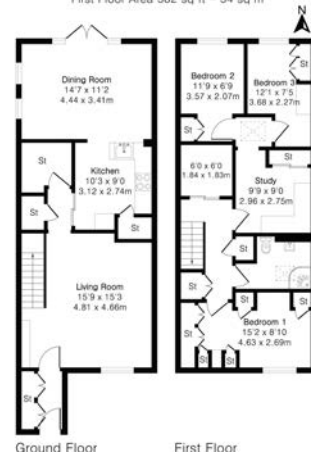
TENURE: Freehold with vacant possession

LEGAL PACK: www.cheffins.co.uk/auctions/property-auctions or Cailan Thomas, Barr Ellison, 39 Parkside, Cambridge, CB1 1PN

VIEWING: Cheffins Residential Department 01223 214214



Approximate Gross Internal Area 1198 sq ft - 111 sq m
Ground Floor Area 616 sq ft - 57 sq m
First Floor Area 582 sq ft - 54 sq m



Floor Plan - Not to scale

- Detached bungalow in need of full refurbishment
- Potential to extend or replace (STP)
- Generous plot of 0.45 acres
- Freehold with vacant possession

Description

A wonderful opportunity to purchase a dilapidated bungalow occupying a generous 0.45 acre plot in the popular village of Horseheath.

The property features a detached bungalow of non-standard construction, which is in poor condition and requires full refurbishment and upgrading of the existing structure, or replacement (STP). Meadowcroft therefore offers a wonderful opportunity to owner occupiers and developer buyers alike.

The internal accommodation of the existing bungalow comprises:

Entrance Porch with UPVC double glazed windows and door; Sitting Room with dual aspect windows; Bedroom 1; Bedroom 2; Bedroom 3 / Box Room; Kitchen with arrange of old base units and door to side; Pantry; Bathroom with bath and wash hand basin and separate wc. The gross internal area is approximately 67m².

Outside - the property benefits from a generous plot of 0.45 acres. To the rear of the bungalow is a range of outbuildings including: Workshop with mezzanine storage area; Single Garage with block walls and roller shutter door; Studio room and a further timber shed.

The remainder of the garden is mainly laid to lawn and features a number of fruit trees all bordered by mature hedges, but is in need of general clearance.

EPC Rating: F, Council Tax Band: E

Location

The property is located on the outskirts of the south Cambridgeshire village of Horseheath, close to the village church.

What3words: ///acted.intrigued.earmarked

Planning

Pre-application planning advice for the replacement of the bungalow with 2 dwellings has been sought from South Cambridgeshire District Council, a copy of which can be found in the legal pack.

TENURE: Freehold with vacant possession

LEGAL PACK: www.cheffins.co.uk/auctions/property-auctions or Matthew Darmon at Adams Harrison, 52A, High Street, Haverhill, Suffolk, CB9 8AR

VIEWING: Cheffins Property Auction Dept 01223 213777



For information only

Approximate Gross Internal Area 818 sq ft - 76 sq m
(Excluding Garage & Outbuilding)
Outbuilding Area 1083 sq ft - 101 sq m
Garage Area 151 sq ft - 14 sq m



Floor plan - not to scale

- Grade II Listed cottage in need of full renovation
- Generous total plot of 0.88 acres
- Rural edge-of-village location
- Freehold with vacant possession

Description

A detached Grade II Listed thatched cottage of timber frame construction with later brick rear lean-to, occupying a substantial plot on the outskirts of the popular village of Castle Camps in Cambridgeshire.

The property is in a poor state of repair, requiring full renovation and refurbishment but offering buyers the chance to create a wonderful family home.

The internal accommodation of Old Thatch comprises: Ground floor; Sitting room with dual aspect windows, door to front and open fireplace; Dining room with large brick fireplace housing wood burning stove, dual aspect windows and door to front; Breakfast room with dual aspect windows, low ceiling height; Utility with MDF and pine base units, dual aspect windows; Kitchen with a range of MDF and pine base units and door to rear garden.

First floor; Landing gives access to; Three bedrooms (two of which inter-connect); Dressing room/store; Bathroom with WC, wash hand basin and bath with part tiled walls. The gross internal floor area is approximately 146m sq.

Outside;

A driveway to the right of the house provides off-road parking for a number of vehicles but also leads round to the rear of the property and to a pre-fabricated Double Garage.

Old Thatch enjoys a large plot totalling 0.88 acres, which includes an areas of garden, orchard and a pond. The grounds of the property are currently extremely overgrown and in need of significant clearance to re-establish the wonderful levels of space that exist at the property.

Council Tax Band: E

Location

The property is located on the southern outskirts of the popular village of Castle Camps, approximately 4 miles from Haverhill and 15 miles south east of Cambridge on the Suffolk/Essex borders. The village boasts a popular primary school. What3words//somebody.crowds.processor

TENURE: Freehold with vacant possession

LEGAL PACK: www.cheffins.co.uk/auctions/property-auctions or Samantha Pollard at Tees Law, The Old Hospital, London Road, Saffron Walden, Essex, CB11 4ER

VIEWING: Cheffins Saffron Walden 01799 523656



- Detached Grade II Listed 3 Bed House
- In need of refurbishment/modernisation
- Central village location
- Freehold with vacant possession

Description

A wonderful opportunity to purchase a Grade II Listed property in the heart of the popular Suffolk village of Barnham.

Forge Cottage comprises a generous and well-proportioned detached building of predominantly timber frame construction, beneath a roof which is partly covered by thatch with clay pan tiles to the rear, with a good sized brick store attached. The house is in need of full refurbishment and upgrading and therefore offers a wonderful opportunity to owner-occupiers and developer buyers alike.

The internal accommodation can be summarised as follows:

Ground floor; Entrance Hall; Sitting room with dual aspect windows and open fire place; Dining room with dual aspect windows and doors to rear garden; Rear lobby with oil-fired boiler; Family bathroom with white WC, wash hand basin, bath with overhead electric shower; Kitchen with a range of MDF base and wall units; Old Forge/Wheelwright Workshop with former fireplace and door to garden.

First floor; Three generous bedrooms with exposed timber beams throughout.

Outside; To the rear of the house is a generous garden, predominantly laid to lawn.

There is a shared driveway to the right hand side of the property which in turn leads to private driveway parking for multiple vehicles to the rear of Forge Cottage.

The property, which still retains some incredible character features including a Victorian fireplace, offers a wonderful chance for buyers to create an attractive family home in the heart of a popular village.

Council Tax Band: D, EPC: D

Location

Forge Cottage is ideally located in the heart of the picturesque village of Barnham. The village of Barnham is located just off the A134, approximately nine miles north of Bury St Edmunds and three miles south of Thetford.

What3words: ///radio.everybody.weeds

TENURE: Freehold with vacant possession

LEGAL PACK: www.cheffins.co.uk/auctions/property-auctions or Mel Robson at Hayes Storr, The Old County Court, County Court Road, King's Lynn, Norfolk, PE30 5EJ

VIEWING: Cheffins Property Auction Dept 01223 213777



Approximate Gross Internal Area 1592 sq ft - 148 sq m

Ground Floor Area 929 sq ft - 86 sq m

First Floor Area 663 sq ft - 62 sq m



Ground Floor



First Floor

Floor Plan - not to scale

- Substantial residential property comprising a pair of semi-detached dwellings
- Potential to reconfigure and extend (STP)
- In need of full refurbishment
- Freehold with vacant possession

Description

A unique opportunity to purchase a detached building which comprises a pair of thatched Grade II listed cottages. The properties are of timber frame, render and plaster construction, with areas of older lath and plaster. They occupy a generous plot in the heart of the popular village of Little Thurlow, within a Conservation Area, and present a fantastic refurbishment opportunity.

The properties are in need of significant improvement and refurbishment but may also lend themselves to re-organisation of the current accommodation to either form 2 more equally-sized cottages, or to be converted in to a large single dwelling house. The property therefore offers a wonderful opportunity to owner occupiers and developer buyers alike.

The current configuration features a pair of semi-detached houses known as 114A and 114B, with each of their accommodation summarised as follows:

114A The Street

Ground Floor: Entrance Hall with door to front, stairs to first floor; Sitting Room with radiator, timber framed windows; Kitchen with a range of old base units, Lobby which leads to; Timber Rear Porch; Bathroom with radiator, old white wc, wash hand basin and bath.

First Floor: Bedroom 1 with radiator, fitted cupboard, window to side; Bedroom 2 with radiator, window to front; Bedroom 3 with radiator, fitted wardrobe, dual aspect windows.

Outside: 114A has a small timber shed/store to the rear of the accommodation which is weatherboarded under a pitched roof. There are lawned areas to the side and rear of the house.

114A is in a poor state of general repair and requires full refurbishment, including the renewal of the kitchen and bathroom fittings.



Approximate Gross Internal Area 1805 sq ft - 168 sq m
(Excluding Garage & Outbuilding)

Ground Floor Area 934 sq ft - 87 sq m

First Floor Area 871 sq ft - 81 sq m

Garage/Outbuilding Area 677 sq ft - 63 sq m



Floor Plan - not to scale

114B The Street.

Ground Floor: Entrance Hall with timber board floor and stairs to first floor; Kitchen with modern MDF base units and wood effect worktops; Rear Porch with door to garden; Sitting Room with timber board floor, dual aspect windows; Family Bathroom with white wc, wash hand basin and bath.

First Floor: Bedroom with single glazed window to front; Dressing Room/Store Room with window to rear.

Outside: 114B benefits from a driveway to the right hand side of the accommodation which provides parking for multiple cars and leads to a weatherboarded Garage with electric up-and-over door to front.

In addition to the garage, there is a timber Workshop with weatherboarded walls beneath a felt roof with light and power connected, a Craft Room/ Studio with weatherboarded walls and power connected. Furthermore, there is a Potting Shed in the rear part of the garden and various other timber sheds and summerhouses.

114B has a generous garden plot with areas to the right hand side of the dwelling, as well as generous lawned gardens to the rear which backs on to farmland.

114B would benefit from some updating and upgrading of the accommodation and outbuildings.

The combined gross internal area of the 2 properties (114A and 114B) is approximately 151m².

The current layout of the properties is very unbalanced, with 114A's first floor overlapping the ground floor of 114B significantly (flying freehold). Purchaser's may look to re-order the accommodation to either form two more equally sized cottages, or indeed attempt to merge the accommodation to form one large single dwelling in the generous central village plot (STP).

EPC Rating: 114A - E, 114B - D
Combined Council Tax Band: C

Location

The property is within the conservation area.

Thurlow is a sought after village surround by attractive countryside in the southwest corner of Suffolk, approximately 8 miles from Newmarket and 17 miles from Cambridge. The village has a parish church, village hall, primary school and recreation ground as well as a well regarded local pub. The village has a wonderful community spirit with event both young and old organise throughout the year including the popular Thurlow Fayre during the summer.



TENURE Freehold with vacant possession

LEGAL PACK www.cheffins.co.uk/auctions/property-auctions or Matthew Hesketh at Roythornes, Enterprise Way, Pinchbeck, Spalding, Lincolnshire, PE11 3YR

VIEWING Cheffins Haverhill 01440 707076

- Detached 2 bed single storey property
- Central village location
- Offering scope for updating and upgrading
- Freehold with vacant possession

Description

A charming detached single storey dwelling in the heart of the popular village of Little Thurlow, within the Conservation Area. The property is of traditional masonry construction beneath a pitched tiled roof, with additional rear lean-to extension under a slate covered roof.

The property offers scope for updating and upgrading of the existing accommodation and therefore offers a wonderful opportunity for owner occupiers.

The internal accommodation of the property can be summarised as:

Kitchen with a range of modern fittings; Utility Room; Bathroom with wc, wash hand basin and bath with overhead shower; Living/Dining Room; Studio; Bedroom 1; Bedroom 2.

Outside - there is driveway parking for multiple cars to the right-hand side of the accommodation, which also leads to a single detached garage of timber weatherboarded walls beneath a pitched corrugated sheet roof.

The property's frontage features a number of seasonal bulbs, whilst to the rear is a enclosed garden which is mainly laid to lawn with a mixture of brick and timber boundary structures.

EPC Rating: E
Council Tax Band: C

Location

The property is within the conservation area.

Thurlow is a sought-after small village surrounded by attractive countryside situated in the South-West corner of Suffolk about 8 miles from Newmarket, 17 miles from Cambridge and 16 miles from Bury St Edmunds. The village has an attractive Parish Church, village hall, primary school and recreation ground. There is a well-regarded local pub at Little Thurlow and excellent facilities in the neighbouring town.

The village has a genuine community spirit with events for both young and old organised throughout the year, including the popular Thurlow Fayre during the summer. What3words: ///language.twitching.upwards

TENURE: Freehold with vacant possession

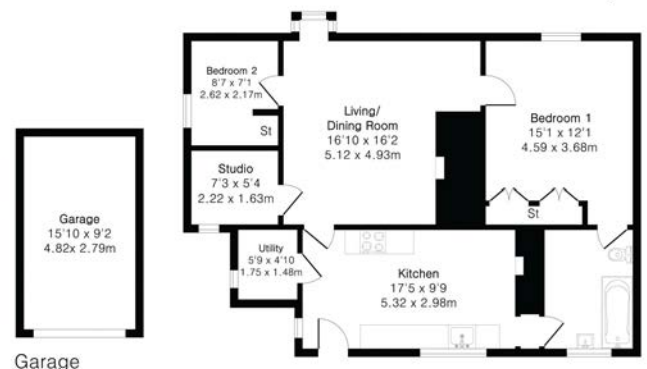
LEGAL PACK: www.cheffins.co.uk/auctions/property-auctions or Matthew Hesketh at Roythornes, Enterprise Way, Pinchbeck, Spalding, Lincolnshire, PE11 3YR

VIEWING: Cheffins Haverhill 01440 707076



Approximate Gross Internal Area 859 sq ft - 80 sq m (Excluding Garage)

Garage Area 145 sq ft - 13 sq m



Floor Plan - not to scale

- Detached 3/4 bed chalet-style property
- In need of full refurbishment
- Secluded village location
- Freehold with vacant possession

Description

New House comprises a chalet-style house of brick cavity and pitched roof construction, occupying a secluded plot, set back from The Street in the popular village of Thurlow. The property is in need of full refurbishment, offering a chance for buyers to add value.

The house features the following accommodation:
Ground floor; Entrance hall with stairs to the first floor; Sitting room with triple aspect windows and open fireplace; Dining room; Kitchen with a range of pine base units and doors to rear garden; Utility room with boiler and door to side; Bedroom/Study; Shower room with white WC, wash hand basin and walk-in shower; Bedroom 2.

First floor; Central landing; 2 Bedrooms and further En-suite bathroom with white WC, wash hand basins, bath and shower.

Outside; The property is set back from The Street via a shared driveway which leads to a wooden gate beyond which New House benefits from a private driveway with parking for multiple vehicles, whilst also providing access to a detached Double Garage with up and over doors to front and pedestrian door to side.

The gardens of the property are mainly to the rear and to the right hand side and offer good levels of space. The garden is extremely overgrown and requires full clearance.

Council Tax Band: F. EPC Rating: D

Location

Thurlow is a sought after village and is surrounded by attractive countryside in the south of the corner of Suffolk approximately 8 miles from Newmarket and 17 miles from Cambridge. The village has a parish church, village hall and recreation ground as well as a well regarded country pub.

From the centre of the village head north on Wratting Road/The Street, whereupon the shared driveway can be found on the right-hand side, adjacent to the red telephone box. New House is found at the end of the shared driveway behind a timber gate.

What3words location [regal.computers.majority](https://www.what3words.com/location/regal.computers.majority)

TENURE: Freehold with vacant possession

LEGAL PACK: www.cheffins.co.uk/auctions/property-auctions or Laura Margott at Fowler de Pledge, 23 Greenside, Waterbeach, Cambridge, CB25 9HW

VIEWING: Cheffins Haverhill 01440 707076



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

- Detached bungalow in need of refurbishment with potential to extend (STP)
- Substantial attached workshop/garaging
- Large total plot of 10.03 acres
- Freehold with vacant possession

Description

A very rare opportunity to purchase a detached bungalow which is believed to date from the middle of the 20th century and sits within a total curtilage of 10.03 acres.

The bungalow is of brick construction beneath a title roof, and is in need of significant improvement and renovation, but may lend itself to alteration and extension (STP).

The bungalow provides the following accommodation - Kitchen; Living room; Conservatory/porch; Three bedrooms and Bathroom.

The gross internal area of the bungalow accommodation is 86 sqm.

Attached to the side of the bungalow is a substantial building that provides two garages and two storage barns offering a fantastic level of space for storage or workshops. The barns/garages total 118 sqm.

The bungalow and barns are surrounded by a generous area of grass garden (approx. 1.11 acres). The gardens open on to a grassed field of 1.73 acres, which has a separate access from the Byway. Beyond this is an arable field measuring 7.19 acres which has been cropped in arable rotation.

The generous curtilage of the total property is arranged in an 'L' shape and provides a substantial and flexible space for a variety of types of buyer. Hillcrest's elevated position affords far-reaching views and presents buyers with an ideal opportunity to tailor the property to their needs.

Council Tax Band: D. EPC Rating: E

Location

The property is located on the southern edge of the small Cambridgeshire village of Reach, approximately 1.5 miles west of Burwell. Hillcrest itself is accessed via an unmade Public Byway affording it a high degree of privacy. Approaching the village on Swaffham Road, the Byway can be found on the left just before the Ditchfield cul-de-sac. Hillcrest is then located approx 250m along the Byway.

What3words:///abode.appoints.native

TENURE: Freehold with vacant possession

LEGAL PACK: www.cheffins.co.uk/auctions/property-auctions or Andrew Geddes of Bendall & Sons, 23 High Street, Newmarket, Suffolk, CB8 8LY

VIEWING: Cheffins Property Auction Dept 01223 213777

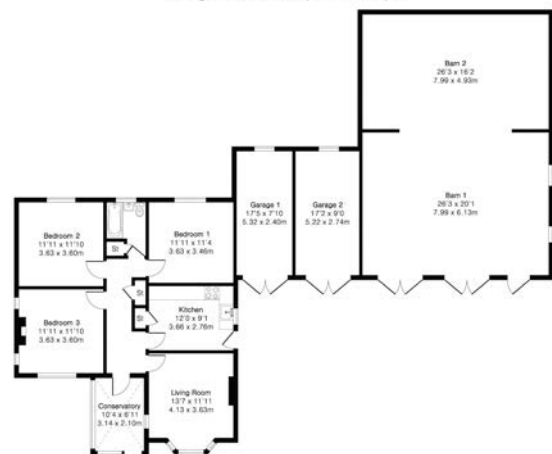


For information only



Approximate Gross Internal Area 925 sq ft - 86 sq m
(Excluding Garage)

Garage Area 1272 sq ft - 118 sq m



Floor Plan - not to scale

- 3/4 bed end of terrace house
- In need of updating/refurbishment
- South city location
- Freehold

Description

A chance to acquire a 3/4 bed end of terrace house located in a desirable residential street on the south side of Cambridge city centre. The house, which is believed to be of Victorian origin, is predominantly of solid brick walls beneath a pitched slate roof, with a substantial single storey rear extension of brick cavity construction beneath a flat felt covered roof. The house is in need of some updating/refurbishment, offering a wonderful opportunity for owner occupiers and investor buyers to add value.

The internal accommodation comprises:

Ground Floor: Entrance door leads directly in to open plan Sitting/Dining Room with timber framed single glazed windows to front and rear, and part panelling to dining area; Kitchen with a range of MDF base and wall units, stainless steel sink and drainer and single glazed window to side; Lobby with single glazed window and door to side; Bedroom / Study with radiator and single glazed window.

First Floor: Central Landing gives access to; Front Bedroom with radiator, sash window to front and blocked fireplace; Rear Bedroom with radiator, single glazed casement window to rear; Cloakroom with wc, window to side; Family Bathroom with radiator, white wc and white wash hand basin and bath with overhead shower.

Second Floor: Loft Room which is currently used as a Bedroom with sloping ceilings, Velux windows to rear, radiator.

EPC Rating: E. Council Tax: D

Outside: to the rear of the property is a long but narrow garden which is overgrown and in need of tidying. The garden offers a good amount of space and has a dilapidated timber shed to the rear.

Location

The property is ideally located on the north side of Trumpington, less than 2 miles south of Cambridge city centre, and close to the Fawcett Primary School.

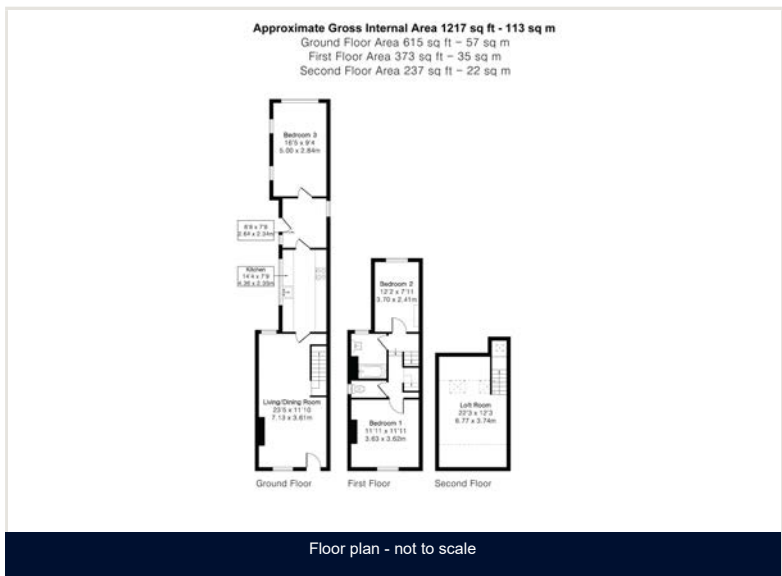
Tenancies

The property is subject to an Assured Periodic Tenancy. The total rent payable is £1,400 per calendar month with the tenants responsible for paying their bills. See legal pack for details.

TENURE: Freehold subject to tenancy

LEGAL PACK: www.cheffins.co.uk/auctions/property-auctions or Yasin Ahmed at TLT Lts, Eden Building, Irwell Street, Salford, Lancashire, M3 5EN

VIEWING: Cheffins Residential Department 01223 214214



- 3 bedroom flint cottage
- Generous garden
- Popular hamlet location
- Freehold with vacant possession

Description

An attractive unlisted traditional flint cottage, found in the heart of the picturesque hamlet of Steventon End, Ashdon. The property is in need of refurbishment and repair but offers buyers a chance to create a wonderful family home.

The accommodation can be summarised as follows:

Ground Floor: Porch leading to; Hallway with exposed beams; Kitchen with a range of fitted units; Garden Room; Utility Room with door to garden; Lounge with dual aspect windows and wood burning stove; Sitting Room; Dining Room; Cloakroom with wc and wash hand basin.

First Floor: Central landing gives access to; Bedroom 1 with built-in wardrobes; En-suite comprising of bath, wc, and wash hand basin; Bedroom 2 with built-in cupboards; Bedroom 3; Family Bathroom with bath, separate shower cubicle, wc, and wash hand basin.

Outside: The property has a shallow frontage, but benefits from driveway access to the right hand side of the property which provides parking for 2/3 vehicles. The driveway leads to a detached outbuilding with a covered car port and enclosed store. To the rear is a generous garden that is in need of clearance.

Council Tax Band: E, EPC Rating: E

Location

Flint Cottage is set in the heart of the picturesque hamlet of Steventon End, close to the thriving village of Ashdon which provides a primary school and village pub. The market town of Saffron Walden is just 4 miles away.

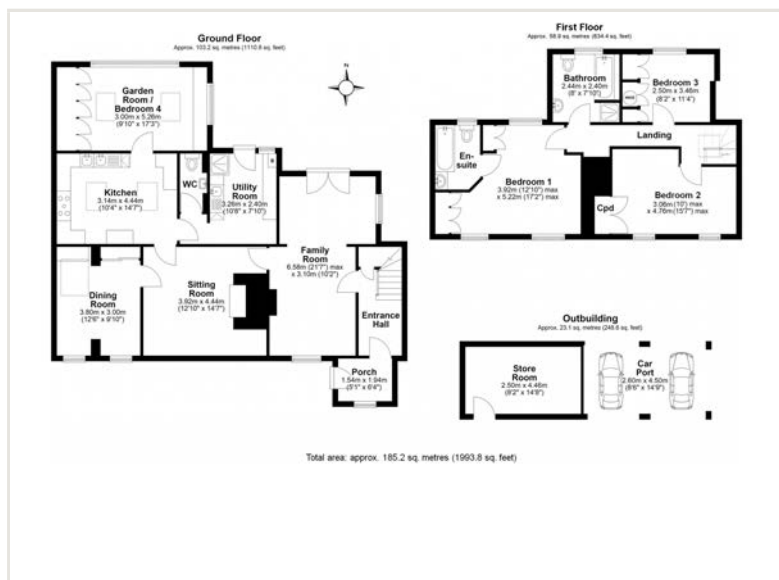
Auctioneers Note

A structural report has been commissioned (see legal pack for copy of full report) and has identified some issues and made a number of recommendations, including:
Underpinning of the gable wall foundations;
Installation of underground surface water drainage along the gable wall;
Replacement of rainwater goods to improve water discharge;
Installation of steel ties between the gable wall and return wall.

TENURE: Freehold with vacant possession

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

VIEWING: Cheffins Saffron Walden 01799 523656



- 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.

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.



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

- 3 bedroom farmhouse and outbuilding
- Paddock and garden extending in total to 1.776 acres (0.719 ha)
- Freehold with vacant possession

Description

An excellent opportunity to acquire a smallholding comprising a detached house with generous gardens and 2 adjoining paddocks, extending in total to 1.776 acres (0.719 ha). The house is in need of refurbishment/modernisation.

The internal accommodation can be summarised as follows: Entrance door leads into: Entrance Hallway; Utility with base units and stainless steel sink and drainer; WC with low-level WC and hand basin; Kitchen with a range of wall and base units, stainless steel sink and drainer, dual aspect windows; Dining Room with open fireplace and 2 pairs of double doors to Study (with open fireplace and door to Entrance Hallway) and Conservatory (with French doors to exterior); Living Room with open fireplace, dual aspect windows and stairs leading to; Main Bedroom with dual aspect windows and Ensuite; Bedroom 2 with built in wardrobes and Ensuite; Bedroom 3 with built in wardrobes and Ensuite.

The exterior includes a private rear garden. There are 2 grass paddocks extending in total to 1.35 acres (0.55 ha) with separate vehicular access off Daw's Drove. Adjoining the paddocks is a block-built outbuilding. Council Tax Band: A. EPC Rating: D

Wayleaves, Easements, Covenants and Rights of Way

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

Services

The property is connected to mains water and electricity. Drainage is to a private septic tank. The property has an oil-fired central heating system.

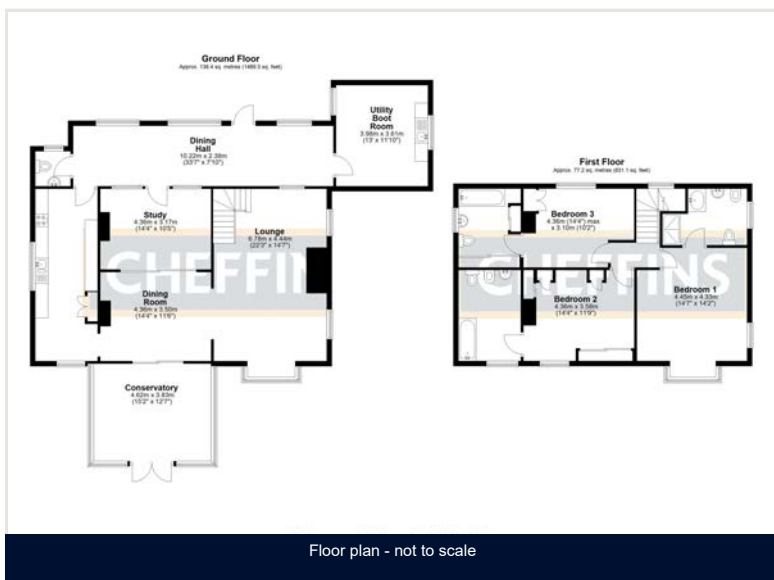
Location

From Pondersbridge, head north on Ramsey Road for 1 mile before turning left onto Camber's New Drove, follow the road until you reach the T junction, then take a left onto Blackbush Drove. The property is situated around the corner, fronting Daw's Drove. What3words – ///blazing.parade.introduce

TENURE: Freehold with vacant possession

LEGAL PACK: www.cheffins.co.uk/auctions/property-auctions or Samantha Houlden at HCR Law of 50 - 60 Station Rd, Cambridge, CB1 2JH

VIEWING: Cheffins Ely Rural Dept 01353 654900 opt 3



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.

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

Edition 04. Reproduced with the consent of the RICS.

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 disappplied 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) outgoing and other liabilities;
- (g) any interest which overrides, under the Land Registration Act 2002;
- (h) matters that ought to be disclosed by the searches and enquiries a prudent BUYER would make, whether or not the BUYER has made them; and
- (i) anything the SELLER does not and could not reasonably know about.

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 dispensed 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 outgoing 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 outgoing are to be apportioned on the date from which interest becomes payable by the BUYER.

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- 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 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 1 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.

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- 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 G21 (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 registration 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 transferred 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 up to 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

Clifton House, 1-2 Clifton Road, Cambridge, CB1 7EA T 01223 213777
cheffins.co.uk

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