

DDM

**PROPERTY
AUCTION**

**24/7 online
bidding facility**



**26 lots
available
from £16,000**

87%



Sold at our last live auction



Property Auction Event

Forest Pines Hotel, Brigg, DN20 0AQ

Tuesday 29th July 2014 registration at 6.30pm

HELLO...



We are looking forward to our fourth live event of 2014 where we offer for sale 26 properties with a capital value in excess of £2,000,000. The brochure has a broad selection of stock from across the region offered for sale in partnership with our substantial network of agents.

Following the success of our 5 auctions last year with an average conversion rate of 85% we look to continue our sales rate throughout 2014. We will be holding a total of 6 live events throughout 2014 dates of which can be found on our website.

We offer an unrivalled solution for any individual who is looking to sell across the region offering both physical and online facilities to allow for greater flexibility to buyers and sellers.

We operate the Modern Method of Auction which allows buyers and sellers a longer time frame to exchange and complete thus providing ample time for arranging finance and the necessary due diligence. We have made an amendment to our Terms and Conditions to allow 28 days for exchange from the date the buyer's solicitor are in receipt of draft contracts from the seller's solicitor.

We offer a range of lots which we hope will cater for a wide range of buyers including the local investor and first time buyers.

For any agents, vendors or buyers that would like to discuss anything related to our auction facility please don't hesitate to call us to see how we can help you.

I look forward to seeing you all on 29th July at the Forest Pines Hotel, Brigg.

Kind Regards,

Graham Wilson
DDM – Managing Director



WE WANT YOU

20 great reasons to buy and sell property with the Northern Lincolnshire Property Auction

**NO%
ENTRY FEES**



**FIXED TIMESCALES
TO SELL & MOVE**



**BUY WITH A
MORTGAGE**



**REALISTICALLY
PRICED PROPERTIES**



**EXPERT ADVICE FROM
THE AUCTION TEAM**



**COMMITTED
BUYERS**

**Need to move
quickly?**

**SPEEDY & SECURE
TRANSACTIONS**



**REGIONAL
LIVE AUCTION
EVENTS**

**REMAIN INFORMED &
REGULARLY UPDATED**



**RECEIVE MAXIMUM
EXPOSURE & MARKETING**



**CLIMB THE
PROPERTY
LADDER**



**YOU DON'T HAVE
TO BE AN
INVESTOR TO BID**

**CHOOSE THE BEST
Route
TO SUIT YOU**



**SECURITY OF A
RESERVE
PRICE**

**85%
SOLD
IN 2013**

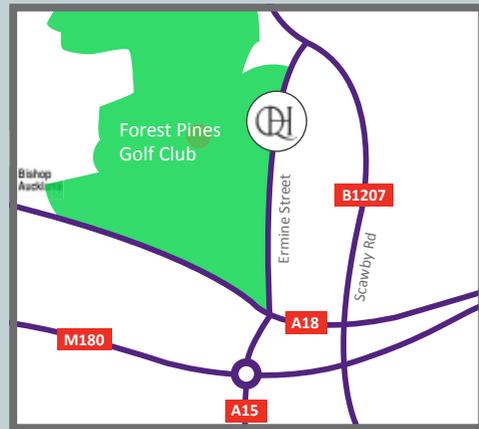
So you have nothing to lose and so much more to gain.

0845 4 599 499

www.ddmauctions.co.uk



NOTES...



**The Forest Pines Hotel, Broughton,
Near Brigg, North Lincolnshire, DN20 0AQ
Tel 01652 650770**

Directions from the North - Take Junction 35 off the M62. Take Junction 5 off the M18 onto the M180. Exit at Junction 4 and take the Scunthorpe exit. At the next roundabout, take the second exit and the hotel is on the left hand side.

**Registration at 6.30pm
Auction begins at 7.00pm**

Auction Day Procedure

Before placing a bid we strongly advise that you carry out market research and due diligence on any property you are interested in bidding on.

Make sure to review any legal documents we may have for the subject property. We recommend that before bidding you visually inspect the property internally and are completely happy with what's on offer.

Registration

You will require photographic I.D. and proof of address to obtain a bidding paddle to enable you to bid at a property auction. If you intend to bid please remember to bring with you your catalogue, debit/credit card or bankers draft for your reservation and the required identification. Please also bring the contact details of the solicitor you intend to use, or there may be a solicitor present.

Timing

The lots will be sold in order as catalogued. Allow approximately 3 minutes per lot as a guide.

Therefore lot ten should be offered for sale at approximately 7.30pm.

Bidding For Your Lot

When the auctioneer announces your lot he will also bring to your attention any last minute items which you should be aware of. He will also read the full address of the property, so please double check before bidding that this is the lot that you are interested in. The current lot number is usually displayed with a photograph on screens at the front of the room. The auctioneer will invite bids at a particular level and you can make this bid by raising your paddle, hand or catalogue. If you wish to make a bid other than the auctioneer calls for, please shout out your bid and the auctioneer may or may not accept it. The property will be 'knocked down' to the highest bidder – but not until the auctioneer warns you by saying 'going, going, gone'. Never delay until the last second with your bid – you may lose it. Remember, there may be 300+ people in the room and unless your bid is clear the auctioneer may not see you.

On The Fall Of The Hammer

If you are the successful bidder a member of the auction team will approach you and ask you to follow them to the sales room. You will then be asked to provide a reservation fee or deposit. We will then prepare the acknowledgement of reservation form for you to sign using the details provided. Exchange will usually take place a maximum of 28 days later under the supervision of your solicitor. Please do not leave the auction room without paying your deposit or reservation fee and signing the relevant paperwork.

What If The Lot I Want Is Unsold?

If a lot fails to reach its reserve in the room and you wish to buy it, ensure you register your highest bid with us before you leave the room. We will contact the vendor and ask them for their instructions and contact you if we think that a sale after the auction is negotiable. Alternatively call us in the office after the sale.

Is my property suitable for Auction?

Any type of property is suitable for sale by auction. Lots range from traditional residential properties from all price ranges, style and condition, new-build development, tenanted investments, developments sites and all sectors of commercial property. Selling through auction is the preferred method of sale in the USA, Canada, and in main land Europe.

Traditional Method of Auction

This is an Unconditional Auction where on acceptance of an offer or on the fall of the hammer the buyer will pay up to a 10% deposit and exchange of contracts is immediate. Both parties are then legally bound to buy and sell. Traditional auctions are mainly used by the investment market for properties that attract significant interest from professional investors. The residential sector can find it harder to buy through a traditional auction because there is a limited amount of time to put finance in place, meaning many purchases through a traditional auction are generally cash based.

Modern Method of Auction

The Modern Method of Auction is different to traditional auction procedures in the UK, in that it is conditional. This means that the sale is not legally binding once a bid is accepted. Once a bid is accepted the buyer is allowed a 28 day period of reservation in which to achieve exchange of contracts, at which point the sale becomes legally binding, (i.e. the buyer is bound to buy and the vendor is bound to sell). The 28 day period starts from when the buyers solicitor is in receipt of the draft contracts. A further 28 day period is authorised to achieve completion of contracts, and at this point legal transfer of title takes place and keys and monies change hands.

The Verdict

Whilst the traditional auction is useful for disposing of investment stock to the investment market quickly and efficiently, the residential market requires more than this. The Modern Method offers the ability to maximise the level of interest from a broad range of buyers, in turn creating the best sales price in the current market but still benefiting from the security of a non refundable reservation fee or deposit and a fixed date to move and sell.



GOING, GOING... ..GONE!



Glossary of Terms

Addendum

The document published on the day of the auction containing all of the corrections, changes and additions to the details within the catalogue. It is important that you read this document before bidding to see if there is anything significant listed against your lot. We will be compiling these amendments right up until the auction day. The most up to date copy is always available from our auction department. The Addendum forms part of the contract of sale.

Reserve Price

This is the minimum price that a seller is willing to accept for a subject property. This is a figure that the property will not be sold for less than. Reserve prices are not published; this is a private agreement between the vendor and the auctioneer.

Reservation Fee

Unless otherwise stated, each property is sold subject to a reservation fee of 5% to a minimum of £5,000 + VAT. If you are interested in a particular lot please speak to a member of the team before you bid and clearly read the terms and conditions attached to the property. Please note that the reservation fee is in addition to the final negotiated selling price, and is received on a non-refundable basis. It is held as a reservation against the subject property until such time that exchange of contracts take place. If the sale falls through due to the vendor breaching the terms of the agreement the reservation fee becomes repayable to the buyer in full.

Exchange of Contracts

Here, the buyer signs the contract for sale and sends it to the seller, who also signs it. This is the point at which both parties are legally obliged to complete the transaction, and usually takes place a maximum of 28 days after the buyer's solicitor is in receipt of draft contracts. The purchase is not actually complete at this point, but there is a legal obligation for the purchaser to buy and the vendor to sell.

Completion of Contracts

This is when the purchase becomes final. The purchase price is paid in full by the buyer's

conveyancer and received by the seller's conveyancer. Completion can take place at the same time as the exchange of contracts (see above) but is usually a week or so later. The seller must move out of the property on this date and release the keys to the buyer, who may move into the property.

Special Conditions Of Sale

In addition to these 'general' conditions applicable to each lot the vendor's solicitor may draft additional terms applicable to their individual lot – these are the Special Conditions. These are not printed in the catalogue and are available for free from the auction department if applicable. They form part of the Contract of Sale. It is important that you satisfy all of your legal enquiries and are aware of all conditions (including any Addendum) before you bid at auction. These will normally only relate to the Traditional Method of Auction instructions.

Pre-Auction Offers

We anticipate that the lots in this catalogue will be offered, as advertised, on the day of sale. There may be circumstances where the acceptance of an offer prior to auction may be considered. Parties interested in particular lots are advised to register their interest with the auctioneers at the earliest opportunity.

Energy Performance Certificate (EPCs)

EPCs contain information on your home's energy use and typical energy costs, with recommendations on how to reduce energy use and save money.

Disclaimer

Particulars within this catalogue are believed to be correct but their accuracy is not guaranteed. Information relating to Rating matters has been obtained by verbal enquiry only. Prospective purchasers are advised to make their own enquiries of the appropriate Authority. All measurements, areas and distances are approximate only. Potential purchasers are advised to check them.

The Catalogue

Details of the property and land to be sold are set out in this catalogue. All lots are sold subject to Special Conditions of Sale. It is important that prospective purchasers satisfy themselves as to the location, boundaries, condition and state of the lots before the auction.

Plans, Maps and Photographs

The plans, maps and photographs published in the catalogue are to aid identification of the property only. The plans are not to scale.

Starting Bids

Every property is advertised with a start bid, which is the recommended level at which the bidding should open. It must not be relied upon by potential buyers as a valuation, as in most cases the reserve is above this level.

Insurance

Unless indicated to the contrary, the seller will continue to be responsible for insuring the property until completion.

Viewing

Due to the nature and condition of auction properties we highlight the potential risk that viewing such properties carries and advise all to proceed with caution and take necessary requirements to ensure their own safety whilst viewing any lot in this catalogue. Viewings are conducted entirely at your own risk, these properties are not owned or controlled by The Auction Department and we cannot be held liable for loss or injury caused while viewing or accessing any lot.

Due to the nature of some auction properties, electricity may not be turned on therefore viewing times are restricted. Viewers will also have to bring their own lighting/ladders if wanting to inspect cupboards, cellars and roof spaces.

The Legal Aspect

The Legal Aspect of buying at auction is a contractual commitment. Before making an offer prior to auction or bidding at the auction it is advisable to consult a solicitor regarding the General and Special Conditions of Sale, the local authority search and other legal documentation.

Pre Auction Offers

If a property has been entered to a live auction room at one of our regional auctions the online bidding facility is disabled. If you wish to place a pre auction offer you will need to speak with a member of the auction team who will explain the process to you. The vendor can consider offers prior to the live auction, but this is at their discretion to do so. The Auctioneers or Vendors cannot be held responsible for costs incurred in respect of any lot which is withdrawn or sold prior to auction.

Auction Pack

An auction pack is a bundle of legal documents prepared before the property is sold via auction. This gives the buyer a chance to view the legal aspects of the property before purchasing. The pack includes: property Information forms,

fixture and fittings forms, official register copies, title plan, local search and water and drainage search, leasehold documents if applicable and auction terms and conditions. The successful purchaser will be required to pay £200.00 towards the searches produced for the subject property.

Once the property is sold, the pack will be forwarded to the solicitors involved to ensure a speedy exchange and completion.

Ok, I think we've explained pretty much everything. However if you're struggling with the concept, have a question or just want to confirm some details, don't hesitate to speak to a member of our auction team. They are approachable, friendly and able to offer honest and sensible advice. You can contact us by telephone, email or alternatively visit our website www.northlincolnshirepropertyauction.co.uk



Proof of Identification

All successful bidders must provide proof of identity and address in order for us to comply with money laundering regulations.

Original documents must be provided. Photocopies are not accepted.

You must supply at least one document from each list to proceed with the sale.

To Prove Identity

- Current signed passport
- Current full UK/EU Photo card driving licence*
- Current full UK Driving Licence* (old style)* (a provisional licence will not be accepted.)
- Resident permit issued by the home office to EU Nationals
- Inland Revenue Tax Notification
- Firearms Certificate

To prove evidence of address

- Current full UK Driving Licence* (old style)* (a provisional licence will not be accepted.)
- A utility bill issued in the last three months, (not a mobile phone bill)
- Local Authority tax bill (valid for the current year)
- Bank, building society or credit union statement containing a current address
- The most recent original mortgage statement from a UK lender

Deposits/Reservation Fees

Deposits will be accepted by one of the following methods:

Switch, Delta, Banker's Draft

NO CASH OR CHEQUES WILL BE ACCEPTED

* Current full UK/EU driving license cannot be used to prove both ID and address. This document can only identify ID or address

ONLINE LOTS

The Online Auction

Our online auction is going from strength to strength with more and more vendors requesting to sell through the online auction. Buyers can bid from the comfort of their own home 24 hours a day, 365 days a year. A selection of 12 lots can be seen below; to view more online auction properties please visit our respective partner agent websites or www.northlincolnshirepropertyauction.co.uk

<p>23 Lidgard Road, Humberston</p>  <p>DDM PROPERTY AUCTION</p> <p>Starting Bid: £152,000</p> <ul style="list-style-type: none"> • 3 Bedrooms • Detached House • EPC Rating: C <p>Call 01472 358 671</p>	<p>35 Faulding Way, Grimsby</p>  <p>DDM PROPERTY AUCTION</p> <p>Starting Bid: £90,000</p> <ul style="list-style-type: none"> • 3 Bedrooms • Semi Detached House • EPC Rating: C <p>Call 01472 358 671</p>	<p>276 Hainton Avenue, Grimsby</p>  <p>DDM PROPERTY AUCTION</p> <p>Starting Bid: £85,000</p> <ul style="list-style-type: none"> • 5 Bedrooms • Terraced House • EPC Rating: D <p>Call 01472 358 671</p>	<p>3 Thornton Road, Barton-upon-Humber</p>  <p>Paul Fox</p> <p>Starting Bid: £64,950</p> <ul style="list-style-type: none"> • 3 Bedrooms • Semi Detached House • EPC Rating: D <p>Call 01652 635 000</p>
<p>89 Pilgrim Avenue, Immingham</p>  <p>DDM PROPERTY AUCTION</p> <p>Starting Bid: £65,000</p> <ul style="list-style-type: none"> • 3 Bedrooms • Semi Detached House • EPC Rating: C <p>Call 01472 358 671</p>	<p>29 Smith Street, Scunthorpe</p>  <p>DDM PROPERTY AUCTION</p> <p>Starting Bid: £55,000</p> <ul style="list-style-type: none"> • 3 Bedrooms • Mid Terraced House • EPC Rating: D <p>Call 01724 868 168</p>	<p>47 Beaufort Street, Gainsborough</p>  <p>DDM PROPERTY AUCTION</p> <p>Starting Bid: £35,000</p> <ul style="list-style-type: none"> • 3 Bedrooms • Semi Detached House • EPC Rating: E <p>Call 01724 870 870</p>	<p>5 Laughton Road, Blyton</p>  <p>DDM PROPERTY AUCTION</p> <p>Starting Bid: £159,950</p> <ul style="list-style-type: none"> • 4 Bedrooms • Detached House • EPC Rating: F <p>Call 01427 616 161</p>
<p>51 West End, Witheringham</p>  <p>DDM PROPERTY AUCTION</p> <p>Starting Bid: £239,500</p> <ul style="list-style-type: none"> • 4 Bedrooms • Former Chapel • EPC Rating: E <p>Call 01724 868 168</p>	<p>19 St. Andrews Street, Kirton in Lindsey</p>  <p>DDM PROPERTY AUCTION</p> <p>Starting Bid: £175,000</p> <ul style="list-style-type: none"> • 4 Bedrooms • Detached House • EPC Rating: E <p>Call 01652 653 666</p>	<p>22 Ropery Road, Gainsborough</p>  <p>DDM PROPERTY AUCTION</p> <p>Starting Bid: £37,950</p> <ul style="list-style-type: none"> • 3 Bedrooms • Terraced House • EPC Rating: E <p>Call 01427 616 161</p>	<p>8 Lichfield Road, Grimsby</p>  <p>DDM PROPERTY AUCTION</p> <p>Starting Bid: £110,000</p> <ul style="list-style-type: none"> • 3 Bedrooms • Semi Detached House • EPC Rating: D <p>Call 01472 358 671</p>

EXPECT LOTS MORE

We generate more viewings in properties through increased marketing and unique pricing strategies that heighten interest from potential buyers.

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LOTS OF LOTS

Lot	Property Address	Starting Bid	Agent
01	58 Suggitts Lane, Cleethorpes, North East Lincolnshire	£50,000	DDM Residential
02	106 Brooklands Avenue, Broughton, North Lincolnshire	£80,000	DDM Residential
03	4 Responso Avenue, Grimsby, North East Lincolnshire	£85,000	DDM Residential
04	2 Dale View Road, Brookenby, Lincolnshire	£50,000	DDM Residential
05	26 West Acridge, Barton-upon-Humber, North Lincolnshire	£40,000	DDM Residential
06	The Willows, Pasture Avenue, Burringham, North Lincolnshire	£145,000	Paul Fox
07	11 Blenheim Place, Cleethorpes, North East Lincolnshire	£89,950	DDM Residential
08	1 Peartree House, Sea Dyke Way, Marshchapel, North East Lincolnshire	£109,950	DDM Residential
09	20a & 20b, Dudley Street, Grimsby, North East Lincolnshire	£74,950	DDM Residential
10	188 Frodingham Road, Scunthorpe, North Lincolnshire	£39,950	Paul Fox
11	12 Holton Mount, Holton-le-Clay, Grimsby, North East Lincolnshire	£119,950	Pygott & Crone
12	63 Littlefield Lane, Grimsby, North East Lincolnshire	£79,950	DDM Residential
13	3 Victoria Road, Keelby, Grimsby, North East Lincolnshire	£115,000	DDM Residential
14	Ferndale, Station Road, Legbourne, Lincolnshire	£85,000	DDM Residential
15	47 Messingham Road, Scotter, Lincolnshire	£110,000	DDM Residential
16	10 Pitman Avenue, Barton-upon-Humber, North Lincolnshire	£99,950	DDM Residential
17	Building Plot, Glanford Court, Brigg, North Lincolnshire	£49,950	DDM Residential
18	11 Haven Road, Barton-upon-Humber, North Lincolnshire	£69,950	DDM Residential
19	7 Grassmoor Court, Scunthorpe, North Lincolnshire	£49,950	DDM Residential
20	50 Canterbury Close, Scunthorpe, North Lincolnshire	£39,950	DDM Residential
21	5 Glanford Road, Brigg, North Lincolnshire	£135,000	DDM Residential
22	43 Station Avenue, New Waltham, Grimsby, North East Lincolnshire	£145,000	Jackson Green Preston
23	22 Dame Kendal Grove, Grimsby, North East Lincolnshire	£35,000	DDM Residential
24	34 Hawerby Road, Laceby, Grimsby, North East Lincolnshire	£90,000	DDM Residential
25	13 Portland Terrace, Gainsborough, Lincolnshire	£16,000	DDM Residential
26	73 Macaulay Street, Grimsby, North East Lincolnshire	£35,000	DDM Residential

Lot 1

58 Suggitts Lane
Cleethorpes
North East Lincolnshire
DN35 7JJ



Starting Bid: £50,000 Previous List Price: new to market
Branch: Grimsby | 01472 358 671



Terraced House



3 Bedrooms



3 Reception Rooms



2 Bathrooms

Good Size Rear Garden · Requires Refurbishment · EPC: E



Lot 2

106 Brooklands Avenue
Broughton, Brigg
North Lincolnshire
DN20 0ED



Starting Bid: £80,000 Previous List Price: new to market
Branch: Brigg | 01652 653 666



Semi Detached House



3 Bedrooms



1 Reception Room



1 Bathroom

No Chain · Enclosed Garden · EPC: C



Lot 3

4 Responso Avenue
Grimsby
North East Lincolnshire
DN32 9RG



Starting Bid: £85,000 Previous List Price: new to market
Branch: Grimsby | 01472 358 671



Semi Detached House



3 Bedrooms



2 Reception Rooms



1 Bathroom

Requires Modernisation · Original Features · EPC: E



Lot 4

2 Dale View Road
Brookenby
Lincolnshire
LN8 6EP



Starting Bid: £50,000 Previous List Price: new to market
Branch: Grimsby | 01472 358 671



Semi Detached House



2 Bedrooms



1 Reception Room



1 Bathroom



Gardens · Parking/Garage · EPC: C

Lot 5

26 West Acridge
Barton-upon-Humber
North Lincolnshire
DN18 5AN



Starting Bid: £40,000 Previous List Price: new to market
Branch: Barton | 01652 661 166



Semi Detached House



2 Bedrooms



2 Reception Rooms



1 Bathroom



Long Rear Gardens · No Chain · EPC: E

Lot 6

The Willows, Pasture Avenue
Burringham
North Lincolnshire
DN17 3NF



Starting Bid: £145,000 Previous List Price: new to market
Branch: Scunthorpe | 01724 282 868



Bungalow



3 Bedrooms



1 Reception Room



1 Bathroom



Off Street Parking · Detached Garage · EPC: C

Lot 7

11 Blenheim Place
Cleethorpes
North East Lincolnshire
DN35 9BG



Starting Bid: £89,950 Previous List Price: new to market
Branch: Grimsby | 01472 358 671



Semi Detached House



3 Bedrooms



2 Reception Rooms



1 Bathroom



Front & Rear Garden · Requires Updating

Lot 8

1 Peartree House
Sea Dyke Way, Marshchapel
North East Lincolnshire
DN36 5TD



Starting Bid: £109,950 Previous List Price: new to market
Branch: Grimsby | 01472 358 671



Semi Detached Cottage



2 Bedrooms



2 Reception Rooms



1 Bathroom



No Chain · Driveway & Garage · EPC: F

Lot 9

20a & 20b, Dudley Street
Grimsby
North East Lincolnshire
DN31 2AB



Starting Bid: £74,950 Previous List Price: new to market
Branch: Grimsby | 01472 358 671

Situated near the town centre, this substantial Victorian semi detached house is separated into a one bedroom flat and a two bedroom maisonette. The property also has off road parking. This property does require a scheme of modernisation, however once renovated this property would make an excellent buy to let.



Off Road Parking · Requires Modernisation · EPC: D & F

Lot 10

188 Frodingham Road
Scunthorpe
North Lincolnshire
DN15 7NN



Starting Bid: £39,950 Previous List Price: new to market
Branch: Scunthorpe | 01724 282 868

Terraced House 3 Bedrooms
 2 Reception Rooms 1 Bathroom



Recently Refurbished · uPVC Double Glazing · EPC: D

Lot 11

12 Holton Mount
Holton-le-Clay, Grimsby
Lincolnshire
DN36 5EQ



Starting Bid: £119,950 Previous List Price: new to market
Branch: Grimsby | 01472 264 960

Detached Bungalow 3 Bedrooms
 2 Reception Rooms 1 Bathroom



Private Gardens · Garage & Workshop · EPC: D

Lot 12

63 Littlefield Lane
Grimsby
North East Lincolnshire
DN34 4NU



Starting Bid: £79,950 Previous List Price: new to market
Branch: Grimsby | 01472 358 671

Terraced House 4 Bedrooms
 2 Reception Rooms 1 Bathroom



Off Road Parking · Garage · EPC: D

Lot 13

3 Victoria Road
Keelby
North East Lincolnshire
DN41 8EH



Starting Bid: £115,000 Previous List Price: new to market
Branch: Grimsby | 01472 358 671

A six bedroom guest house with owners accommodation offering an excellent business opportunity. The accommodation briefly comprises lounge, en-suite bedroom, fully fitted kitchen, good sized dining room, further lounge and bedroom and main reception area. To the first floor there are five bedrooms and two shower rooms.



Off Road Parking · Main Reception Area · EPC: C

Lot 14

Ferndale, Station Road
Legbourne
Lincolnshire
LN11 8LH



Starting Bid: £85,000 Previous List Price: new to market
Branch: Grimsby | 01472 358 671

Detached Bungalow 2 Bedrooms
 1 Reception Room 1 Bathroom



Generous Rear Garden · Off Road Parking · EPC: D

Lot 15

47 Messingham Road
Scotter
Lincolnshire
DN21 3SZ



Starting Bid: £110,000 Previous List Price: new to market
Branch: Scunthorpe | 01724 868 168

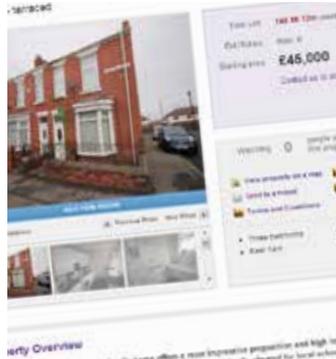
Bungalow 3 Bedrooms
 1 Reception Room 1 Bathroom



Off Road Parking · Good Sized Gardens · EPC: D



going
going
gone



Pick of the bunch.

There are many different ways to sell your home, but with our Modern Method of Auction, sellers benefit: from no estate agency fees to pay, a fixed date to sell and move and a buyers deposit to secure the sale.

Contact us today for a free no obligation valuation

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NLPA SUCCESS STORIES

Start Bid £122,000
 Sold £140,000
 Bids 11



North End, Keelby

- Two Bedrooms
- Semi Detached House
- Extensive Rear Gardens
- EPC Rating: D

Start Bid £145,000
 Sold £154,000
 Bids 3



Kennedy Close, Brigg

- Three Bedrooms
- Detached House
- Enclosed Gardens
- EPC Rating: D



Start Bid £15,000
 Sold £21,000
 Viewings 10



Joseph Street, Grimsby

- Three Bedrooms
- End Terraced House
- uPVC Double Glazing
- EPC Rating: G

Start Bid £115,000
 Sold £131,000
 Viewings 18



Wakerley Road, Scotter

- Four Bedrooms
- Detached House
- Garage
- EPC Rating: D



ACHIEVE
current
MARKET
value



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marketing@iam-sold.co.uk



Lot 16

10 Pitman Avenue
Barton-upon-Humber
North Lincolnshire
DN18 5NX



Starting Bid: £99,950 Previous List Price: new to market
Branch: Barton | 01652 661 166



Semi Detached
Bungalow



3 Bedrooms



1 Reception Room



1 Bathroom

Conservatory · Off Road Parking · EPC: C



Lot 17

Building plot
Glanford Court, Brigg
North Lincolnshire
DN20 8BL



Starting Bid: £49,950 Previous List Price: new to market
Branch: Brigg | 01652 653 666

A rarely available single building plot with outline planning permission for the erection of a single storey dwelling.

Discreetly situated off a private metalled roadway the plot is clearly defined and level with a maximum frontage of 22.47 metres and a maximum depth of 17.28 metres.

Planning Permission for Single Detached Dwelling ·
Established Residential Area



Lot 18

11 Haven Road
Barton-upon-Humber
North Lincolnshire
DN18 5BS



Starting Bid: £69,950 Previous List Price: new to market
Branch: Barton | 01652 661 166



Semi Detached
House



3 Bedrooms



1 Reception Room



1 Bathroom

Courtyard Style Garden · Off Road Parking · EPC: D



Lot 19

7 Grassmoor Court
Scunthorpe
North Lincolnshire
DN15 7UW



Starting Bid: £49,950 Previous List Price: new to market
Branch: Scunthorpe | 01724 868 168

Terraced House 2 Bedrooms
 2 Reception Rooms 1 Bathroom



Gas Central Heating · Enclosed Rear Garden · EPC: C

Lot 20

50 Canterbury Close
Scunthorpe
North Lincolnshire
DN17 1PX



Starting Bid: £39,950 Previous List Price: new to market
Branch: Scunthorpe | 01724 868 168

Mid Terraced House 3 Bedrooms
 2 Reception Rooms 1 Bathroom



No Upward Chain · Off Road Parking · EPC: C

Lot 21

5 Glanford Road
Brigg
North Lincolnshire
DN20 8DJ



Starting Bid: £135,000 Previous List Price: new to market
Branch: Brigg | 01652 653 666

Detached Bungalow 2 Bedrooms
 1 Reception Room 1 Bathroom



Driveway & Garage · Front & Rear Gardens · EPC: C

Charity Registration No. 207994

Marie Curie
Cancer Care

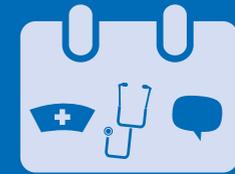


£19,000

**pays for a
Marie Curie Nurse**

to care for terminally ill people

for an entire
year



iam-raising the money, can you help?

iam-sold will be participating in various challenges and events across 2014 in aid of the charity and if you would like to make a donation you can do so in the following ways:

- 1 Make a donation at our live auction event
- 2 Make a donation through our JustGiving page:
www.justgiving.com/company/iam-sold
- 3 Send a cheque, addressing it to iam-sold ltd and posting it to:
iam-sold Ltd, 7 & 8 Diamond Court, Newcastle upon Tyne, NE3 2EN
- 4 Text IAMS80 and the amount (e.g. £5) to:
70070

We would like to thank all of our supporters
who have contributed to our fundraising.



Lot 22

43 Station Avenue
New Waltham, Grimsby
North East Lincolnshire
DN36 4QT



Starting Bid: £145,000 Previous List Price: new to market

Branch: Grimsby | 01472 311 113

Detached Bungalow 4 Bedrooms

1 Reception Room 1 Bathroom

Off Road Parking · Pleasant Gardens · EPC: D



Lot 23

22 Dame Kendal Grove
Grimsby
North East Lincolnshire
DN33 1NR



Starting Bid: £35,000 Previous List Price: new to market

Branch: Grimsby | 01472 358 671

Semi Detached House 3 Bedrooms

2 Reception Rooms 1 Bathroom

Garden · Off Street Parking · EPC: D



Lot 24

34 Hawerby Road
Laceby, Grimsby
North East Lincolnshire
DN37 7BE



Starting Bid: £90,000 Previous List Price: new to market

Branch: Grimsby | 01472 358 671

Semi Detached House 3 Bedrooms

2 Reception Rooms 1 Bathroom

Off Road Parking · Enclosed Garden · EPC: C



Lot 25

13 Portland Terrace
Gainsborough
Lincolnshire
DN21 1JR



Starting Bid: £16,000 Previous List Price: new to market

Branch: Gainsborough | 01427 616 161

Terraced House 2 Bedrooms

2 Reception Rooms 1 Bathroom

Enclosed Rear Yard · Additional Attic Room · EPC: E



Lot 26

73 Macaulay Street
Grimsby
North East Lincolnshire
DN31 2DS



Starting Bid: £35,000 Previous List Price: new to market

Branch: Grimsby | 01472 358 671

Terraced House 2 Bedrooms

2 Reception Rooms 1 Bathroom

Garage/Parking Space · Enclosed Rear Garden · EPC: D



Registration form for Proxy or Telephone Bidding

Reservation Fee

Bidding Method Proxy Telephone

Date of Auction ----- Lot Number ----- Lot Address -----

Maximum Bid £ ----- (in words) -----

I hear by authorise iam-sold Ltd to bid on my behalf for the subject property listed, be that by telephone, or by proxy. I confirm that I have read and understand the terms and conditions included in the auction catalogue. If you select the telephone as a method of bidding, and we are unable to contact you, the maximum of the proxy will be put forward on your behalf.

Buyer's Details Full Name(s) -----

Postal Address -----

Post Code -----

Telephone (for bids) -----

Email -----

Solicitor's Details (if appointed)/ if not please tick the box for a quote

Postal Address -----

Post Code -----

Telephone ----- Email -----

Buyer's Signature -----

I understand that if my bid is successful that a **Buyer's Premium of 5% subject to a minimum of £5000 + Value Added Tax** is payable. The Buyer's Premium is calculated against the final negotiated selling price and is not considered as part payment of the final negotiated selling price. The Buyer's Premium is received on a non-refundable basis and is held as a reservation for the subject property and will be forfeited if formal contracts are not exchanged within 28 days. The buyers declare that the information and conditions held within the auction catalogue are understood and accepted. A 3% surcharge applies for credit card transactions taken as payments.

PLEASE NOTE THAT CARD DETAILS WILL BE VERIFIED BEFORE ANY BIDS ARE ACCEPTED.

I authorise a payment for the buyers premium to be taken from my bank account listed below:

Name on card ----- Card Type -----

Card Number ----- Security Number -----

Valid From ----- Expiry Date -----



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THE LARGEST INDEPENDENT ESTATE AGENT IN THE REGION

<p>LOT 1 JOSEPH STREET GRIMSBY</p> <p>SOLD £21,000</p> <ul style="list-style-type: none"> •End terrace house requiring refurbishment •Two reception rooms & kitchen •Three bedrooms & bathroom •UPVC double glazing •Enclosed rear garden •EPC Rating: G Starting Bid: £14,950 	<p>LOT 2 SOUTHFIELD ROAD WINTERTON</p> <p>SOLD £80,000</p> <ul style="list-style-type: none"> •Semi detached house with building plot •Two reception rooms & modern kitchen •Two bedrooms & bathroom •Building plot with planning permission for a two storey house •Popular township •EPC Rating: D Starting Bid: £59,950 	<p>LOT 3 CASTLE STREET GRIMSBY</p> <p>SOLD £20,000</p> <ul style="list-style-type: none"> •Spacious Mid Terrace •Lounges & Dining Room •Three Bedrooms •Double Glazing & Gas •Central Heating •No Chain •EPC Rating: D Viewings: Pygott & Crane 01472 264860 Starting Bid: £15,000 	<p>LOT 4 ASQUITH STREET GRIMSBY</p> <p>SOLD £64,000</p> <ul style="list-style-type: none"> •Semi detached house in popular residential area •Open plan lounge & dining room •Kitchen & utility •Three bedrooms & bathroom •Enclosed rear garden •EPC Rating: D Starting Bid: £55,000 	<p>LOT 5 RUTLAND STREET GRIMSBY</p> <p>SOLD £24,000</p> <ul style="list-style-type: none"> •Mid terrace house requiring refurbishment •Two reception rooms & kitchen •Three bedrooms •Wet room •Enclosed rear garden •EPC Rating: E Starting Bid: £20,000 	<p>LOT 6 WORCESTER AVENUE GRIMSBY</p> <p>SOLD UNDISCLOSED</p> <ul style="list-style-type: none"> •Spacious semi detached •Updating required •Ideal investment •No chain •Three bedrooms •UPVC double glazed •EPC Rating: G Viewings: Pygott & Crane 01472 264860 Starting Bid: £55,000
<p>LOT 8 OLIVE DRIVE SCUNTHORPE</p> <p>SOLD £106,000</p> <ul style="list-style-type: none"> •Three Storey Town House with Enclosed Rear Garden •Lounge & Dining Kitchen •First Floor Bedroom •Family Bathroom •Allocated Parking & Garage •EPC Rating: C Starting Bid: £95,000 	<p>LOT 9A NORTH END KEELBY</p> <p>SOLD £140,000</p> <ul style="list-style-type: none"> •Two bedroom semi detached house •Lounge and second reception room •Kitchen and utility with •Extensive gardens to the rear •Outbuildings, garage and greenhouses •EPC Rating: D Starting Bid: £122,000 	<p>LOT 11 LORD STREET GRIMSBY</p> <p>SOLD £51,000</p> <ul style="list-style-type: none"> •Semi detached house with kitchen & bathroom •One bedroom first floor with lounge, kitchen & shower room •Courtyard garden with garage •Close to town centre •EPC Rating: C & B+ Starting Bid: £40,000 	<p>LOT 12 ELSHAM ROAD GRIMSBY</p> <p>SOLD £30,000</p> <ul style="list-style-type: none"> •Excellent first time buyer or investor opportunity •Open plan lounge diner •Kitchen & utility •Three bedrooms & shower room •Low maintenance gardens •EPC Rating: D Starting Bid: £25,000 	<p>LOT 13 NEVILLE STREET CLEETHORPES</p> <p>SOLD £47,500</p> <ul style="list-style-type: none"> •Mid terrace house requiring some refurbishment •Lounge diner & kitchen •Three bedrooms & bathroom •Low maintenance garden •Gas central heating and part UPVC double glazing •EPC Rating: D Starting Bid: £42,000 	<p>LOT 14 WAKERLEY ROAD SCOTTER</p> <p>SOLD £131,000</p> <ul style="list-style-type: none"> •Detached 4 bed family home •Gas, double first floor •Kitchen •Integral Garage •Gas central heating & UPVC double glazing •EPC Rating: D Viewings: Paul Fox 01724 282860 Starting Bid: £115,000
<p>LOT 15 KENNEDY CLOSE BRIGG</p> <p>SOLD £154,000</p> <ul style="list-style-type: none"> •Detached family home •Dining hall, snug & principal lounge •Conservatory •4 changed kitchens •Three bedrooms & bathroom •2nd garage •No upward chain •EPC Rating: D Starting Bid: £145,000 	<p>LOT 17 TASBURGH STREET GRIMSBY</p> <p>SOLD £46,000</p> <ul style="list-style-type: none"> •Spacious terraced house with many original features •Lounge, dining room & breakfast room •Three bedrooms & bathroom •Gardens to front & rear •EPC Rating: D Starting Bid: £39,950 	<p>Next live auction event: Tuesday 29th July 2014 Forest Pines Hotel, Brigg</p> <p>87% SOLD AT OUR LAST AUCTION</p> <p>At our next live auction event we have a wide range of properties available. You can view all properties and bid online now.</p> <p>Entries now being taken Call now for a free valuation www.ddmresidential.co.uk</p>		<p>LOT 18A CEDAR DRIVE IMMINGHAM</p> <p>SOLD £71,500</p> <ul style="list-style-type: none"> •Detached bungalow requiring refurbishment •Lounge & kitchen •Three bedrooms & bathroom •Wet room •Driveaway & garage •Gardens to front & rear •EPC Rating: F Starting Bid: £65,000 	<p>LOT 19 HUMBER STREET CLEETHORPES</p> <p>SOLD £35,000</p> <ul style="list-style-type: none"> •Ground floor studio apartment through living/bedroom area •Kitchen •Bathroom •Viewings: Jason, Green & Brown 01472 311111 Starting Bid: £29,950
<p>LOT 20A STONECROFT BARNETBY</p> <p>SOLD £235,000</p> <ul style="list-style-type: none"> •Detached period house •Stable block with potential for flexible bedrooms •Partly refurbished to allow for developer occupation •EPC Rating: F Starting Bid: £220,000 	<p>LOT 21 CHURCH LANE SCUNTHORPE</p> <p>SOLD £106,000</p> <ul style="list-style-type: none"> •Traditional semi detached house on corner plot •Two reception rooms & conservatory •Kitchen •Three bedrooms & bathroom •Off road parking & garage •EPC Rating: E Starting Bid: £105,000 	<p>LOT 22 STATION ROAD KEADBY</p> <p>SOLD £83,000</p> <ul style="list-style-type: none"> •Semi detached house •Lounge & dining kitchen •Three bedrooms & bathroom •Off road parking & double garage •EPC Rating: F Starting Bid: £80,000 	<p>LOT 23 KING EDWARD STREET SCUNTHORPE</p> <p>SOLD £40,000</p> <ul style="list-style-type: none"> •Traditional mid terrace house •Lounge & dining room with arched kitchen •Bedroom & storage room •Three bedrooms & first floor bathroom •No upward chain •EPC Rating: G Starting Bid: £30,000 		

<p>NEW BEAUFORT STREET GAINSBOROUGH</p> <p>SOLD £35,000</p> <ul style="list-style-type: none"> •End terrace house •Lounge & kitchen •Two bedrooms & bathroom •UPVC double glazing •Gas central heating •Small rear garden •EPC Rating: E Starting Bid: £35,000 	<p>NEW ROPERY ROAD GAINSBOROUGH</p> <p>SOLD £39,950</p> <ul style="list-style-type: none"> •Traditional semi detached house •Lounge & kitchen •Three bedrooms & shower •Low maintenance gardens •Excellent investment opportunity •EPC Rating: C Starting Bid: £39,950 	<p>NEW CHESSWICK AVENUE KEADBY</p> <p>SOLD £40,000</p> <ul style="list-style-type: none"> •Semi detached house in Trent side village •Lounge & dining kitchen •Three bedrooms & bathroom •Landed gardens to three sides •Driveaway & garage •EPC Rating: F Starting Bid: £40,000 	<p>NEW FREEMAN STREET GRIMSBY</p> <p>SOLD £40,000</p> <ul style="list-style-type: none"> •Two storey mid terrace property •Ground floor commercial unit •First floor self contained flats •Requiring refurbishment •EPC Rating: D, G & F Starting Bid: £40,000 	<p>NEW MACAULAY STREET GRIMSBY</p> <p>SOLD £50,000</p> <ul style="list-style-type: none"> •Spacious mid terrace house •Lounge & dining room •Kitchen •Two bedrooms & bathroom •Enclosed rear garden •Parking space & garage •EPC Rating: D Starting Bid: £50,000 	<p>NEW WEST ACRIDGE BARTON UPON HUMBER</p> <p>SOLD £50,000</p> <ul style="list-style-type: none"> •Traditional semi detached house •Complete improvement & repair required •Lounge, dining room & kitchen •Two bedrooms & first floor bathroom •Long rear garden •No upward chain •EPC Rating: F Starting Bid: £50,000
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HOW DOES A CONDITIONAL AUCTION WORK ?
A conditional auction is similar to a normal house purchase.

- On acceptance of an offer or the fall of the hammer the purchaser will pay a non refundable reservation fee to secure the property. (You can buy before the auction night).
- The purchaser is given 28 Days to exchange contracts and a further 28 days to complete the purchase.
- This is not to be confused with a traditional auction where on the fall or the hammer you pay 10% deposit and exchange contracts straight away.

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to The North Lincolnshire Property Auction

If you would like to sign up to our catalogue subscription service, please fill out the form below and return to: The Auction Department, 7 & 8 Diamond Court, Newcastle upon Tyne, NE3 2EN or email enquiries@iam-sold.co.uk to register your interest.

Name _____

Email _____

Telephone _____

Tick this box if you wish to receive Auction Brochures for ALL of our live events.

Telephone or Proxy Bidding Terms & Conditions

1. A prospective buyer wishing to make a telephone or proxy bid (a "Bidder") must complete, sign and date the form within this catalogue.

Separate forms must be completed for each lot on which a bid is to be placed.

2. The form must be delivered to The Auction Department, 7 & 8 Diamond Court, Newcastle upon Tyne, NE3 2EN at least 24 hours prior to the start of the Auction.

3. In the case of a telephone bid a member of the Auctioneers' staff will attempt to contact the Bidder by telephone before the lot in question is offered for sale. If contact is made the Bidder may compete in the bidding through the Auctioneers' staff. However if telephone contact cannot be made or the connection is lost the Bidder hereby authorises the Auctioneers and their staff to bid on their behalf up to the maximum authorised bid for the lot in question.

4. If the Bidder is successful the Bidder hereby authorises the Auctioneers to sign the Memorandum of Agreement on their behalf.

5. If the Bidder wishes to withdraw or alter his instructions or to attend the Auction to bid it is their

responsibility to notify the Auctioneers in writing before the Auction.

6. The Auctioneers shall not be liable for any failure to bid due to inadequate or unclear instructions being received or for any other reason. The Auctioneers have absolute discretion as to whether or not and in what manner to bid.

7. The Bidder is deemed to have full knowledge of the General and Special Conditions of Sale and the Notice to All Prospective Buyers herein. The Bidder is also deemed to have full knowledge of any addendum produced by the Auctioneers at or prior to the Auction. The Bidder is therefore advised to check whether any relevant addendum has or will be produced but the Auctioneers will not be liable to the Bidder if he fails to so check.

Reservation Fee Terms & Conditions

These conditions govern the conduct of "conditional" or "modern method" auctions operated by iam-sold Limited (Company or Auctioneer or us/we/our).

All properties sold by auction using the Company website or by a physical auction which are expressed to be either a "conditional" or "modern method" auction are

governed by these conditions.

A non-refundable reservation fee of 5% subject to a minimum of £5,000 plus VAT must be paid by the Buyer immediately following the conclusion of the auction or acceptance of an offer. This must be paid by cleared funds to the Auctioneer who will issue an Acknowledgement of Reservation.

Introduction

These conditions have three main sections.

1. Glossary

This gives special meanings to some words used in the rest of the conditions.

2. The conduct of the auction

This section regulates the conduct of the auction. If you bid for a property which is offered for sale by conditional auction you do so on the basis that you accept them.

3. Conditions of reservation

If you win a conditional auction for a property you must sign a reservation form under which you agree to be bound by the conditions of reservation relevant to that property.

The conditions are legally binding.

Important notice

A prudent buyer will, before bidding for a property:

- Take professional advice from a conveyancer and, in appropriate cases, a chartered surveyor and an accountant.
- Read the conditions.
- Inspect the auction pack for the relevant property.
- Have finance available for the deposit and purchase price.

In addition, before buying a property a prudent buyer will:

- Carry out usual searches and make usual enquiries.
- Take professional advice from a conveyancer and, in appropriate cases, a chartered surveyor and an accountant.
- Check the content of all available leases and other documents relating to the property.
- Check that what is said about the property in the

auction pack is accurate.

- Check whether VAT registration and election is advisable.

The conditions assume that the buyer has acted like a prudent buyer. If you choose to buy a property without taking these normal precautions you do so at your own risk.

Glossary

This glossary applies to the auction conduct conditions and the sale conditions.

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 printed in bold type appear they have the specified meanings.

Approved financial institution

Any bank or building society that has signed up to the Banking Code or Business Banking Code or is otherwise acceptable to us.

Auction

The auction advertised as online or in the catalogue (as applicable).

Auction conduct conditions

The conditions so headed, including any extra auction conduct conditions.

Auctioneers

The auctioneers of the auction.

Auction pack

The pack of documents relating to a property which is advertised online for conditional auction.

Business day

Any day except (a) a Saturday or a Sunday; (b) a bank

holiday in England and Wales; or (c) Good Friday or Christmas Day.

Buyer

The person who agrees to buy the property 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

Any catalogue to which the conditions refer including any supplement to it.

Condition

One of the auction conduct conditions or sales conditions.

Conditional auction

A conditional or "modern method" of auction as described in these conditions.

Contract

The contract by which the seller agrees to sell and the buyer agrees to buy the property.

Online

On our website or, where applicable, one of our accredited partner's websites.

Property

Each separate property described in the catalogue or (as the case may be) online.

Price

The price that the buyer agrees to pay for the property.

Reservation Deposit

A non-refundable deposit paid by the buyer to us to reserve a property. This deposit is used by the seller to pay our fees for conducting the conditional auction.

Reservation Fee

A non-refundable fee paid by the buyer to us to reserve a property. This is in payment of our fees for conducting the conditional auction.

Reservation Form

The form of contract which is to be signed by a buyer and by us (on behalf of the seller) reserving the property for sale by the seller to the buyer as further described in the conditions of reservation.

Seller

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

We (and us and our)

The auctioneers.

You (and your)

Someone who bids on an auction, whether or not a buyer.

Auction Conduct Conditions

A1 Introduction

A1.1 Words in **bold** type have specified meanings, which are defined in the Glossary.

A1.2 Where a **property** is advertised for auction:

(a) **online**, you have been given access to that auction only on the basis that **you** accept these **auction conduct conditions**;

(b) in a **catalogue**, you are only issued that catalogue on the basis that **you** accept these **auction conduct conditions**,

which govern **our** relationship **with you** and cannot be disapplied or varied by the **sale conditions** (even by a **condition** purporting to replace the whole of the Conditional Auction Conditions). They can be varied only if **we** agree.

A2 Our role

A2.1 As agents for each **seller we** have authority to:

(a) prepare the **catalogue** or **auction pack** (as

applicable) from information supplied by or on behalf of each **seller**;

(b) offer each **property** for sale by **conditional auction**;

(c) receive and hold **reservation deposits** (if applicable);

(d) receive **reservation fees** (if applicable);

(e) sign each **reservation form** on behalf of each seller; and

(f) treat a **reservation form** as repudiated if the **buyer** fails to sign that **reservation form** or pay a **reservation fee** or **reservation deposit** (as applicable).

A2.2. **Our** decision on the conduct of the **conditional auction** is final.

A2.3 **We** may cancel the **conditional auction**, or change the way in which a **property** is offered for sale. **We** may also combine or divide **properties**. A **property** may be sold or withdrawn from sale prior to the **conditional 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.

A3 Bidding and reserve prices

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

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

A3.3 All bids made **online** must comply with the terms and conditions which apply to use of our website or to the use of our partner's websites (as applicable).

A3.4 if there is a dispute over bidding **we** are entitled to resolve it, and our decision is final.

A3.5 Unless stated otherwise each **property** is subject

to a reserve price (which may be fixed just before the property is offered for sale). If no bid equals or exceeds that reserve price the **property will be withdrawn** from the **conditional auction**.

A3.6 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.

A3.7 Where a guide price (or range of prices) is given that guide is the minimum price at which, or range of prices within which, the **seller** might be prepared to sell at the date of the guide price. But guide prices may change. The last published guide price will normally be at or above any reserve price, but not always – as the **seller** may fix the final reserve price just before bidding commences.

A4 The auction pack and other information

A4.1 **We** have taken reasonable care to describe each **property** (either **online** or in a **catalogue**). The description of a **property** is based on information supplied by or on behalf of the **seller**. **You** need to check that the information is correct.

A4.2 The description of a **property** and the **auction pack** may change prior to the **conditional auction** and it is **your** responsibility to check that **you** have the correct versions.

A4.3 If **we** provide information, or a copy of a document, provided by others **we** do so only on the basis that **we** are not responsible for the accuracy of that information or document.

A5 The reservation form

A5.1 A successful bid is one **we** accept as such (normally on the fall of the hammer or close of an **auction online**). This **condition** A5 applies to **you** if **you** make the successful bid for a **property**.

A5.2 **You** are obliged to enter into a **reservation form** which obliges you to proceed to purchase the **property**

at the **price you** bid plus **VAT** (if applicable).

A5.3 You must:

(a) provide all information **we** reasonably need from **you** to enable us to complete the **reservation form** (including proof of your identity and address if required by **us**);

(b) sign the completed **reservation form**; and

(c) pay the **reservation fee** or **reservation deposit** (as required by the **reservation form**).

A5.4 If **you** do not **we** may either:

(a) as agent for the **seller** treat that failure as **your** repudiation of the **reservation form** and offer the **property** for sale again. The **seller** may then have a claim against **you** for breach of contract; or

(b) sign the **reservation form** on **your** behalf.

A5.5 Where a **reservation deposit** is paid, that **reservation deposit**:

(a) is to be held by us as agent for the **seller**, but otherwise is to be held as stated in the **reservation conditions**; and

(b) must be paid in pounds sterling by cheque or by bankers' draft made payable to us on an **approved financial institution** or by such other method of payment as **we** may notify to you.

A5.6 **We** may retain the **reservation form** signed by or on behalf of the **seller** until the **reservation deposit** or **reservation fee** (as applicable) has been received in cleared funds.

A5.7 If **you** do not comply with your obligations under the **reservation form** then **you** are personally liable to comply with the obligations under the **reservation form** even if **you** are acting as an agent for the **buyer**.

A5.8 Where the **buyer** is a company, **you** warrant that the **buyer** is properly constituted and able to buy the

property.

Reservation Conditions

R1 Introduction

R1.1 Words in **bold** type have specified meanings, which are defined in the **Glossary**.

R1.2 Where you win a **conditional auction** for a **property** you must sign a **reservation form**, which is a legally binding contract between the **buyer** and **seller** reserving the **property** for purchase by the **buyer**.

R1.3 These reservation conditions summarise the terms of the **reservation form**.

R2 Payment of reservation fee

R2.1 This condition applies where a **reservation fee** must be paid by you on winning a **conditional auction** for a **property**.

R2.2 Conditional upon payment of the **reservation fee** and you signing the **reservation form**, the **property** shall be reserved to the **buyer** for the reservation period stated in that **reservation form**, this is the period in which time the buyer is to exchange contracts to purchase the **property**.

R3 Seller's obligations

R3.1 On the **reservation form** being signed and either **reservation fee** or **reservation deposit** being paid, the seller will grant to the **buyer** a period of exclusivity.

R3.2 During the exclusivity period the **seller** agrees:
(a) he or she has instructed us not to agree another reservation of the **property**;

(b) not to encumber or deal with the title to the **property**;

(c) not to send, instruct or allow anyone else to send any contract for sale of the **property** to anyone other than the **buyer's** solicitors;

(d) to give such access to the **property** as may be reasonably required by any surveyor or valuer appointed by the **buyer**;

(e) not to give access to any other person to view the **property** nor negotiate with anyone other than the **buyer** any terms for the sale of the **property**;

(f) to use all reasonable endeavours to proceed to a formal exchange of contracts within the exclusivity period;

(g) to supply all documentation, information and authority to enable the **seller's** solicitors to draft and negotiate the sale and purchase contract and do all work necessary to enable contracts for sale of the Property to be exchanged within the exclusivity period;

(h) to immediately instruct the seller's solicitors to issue a contract for the sale of the **property** to the **buyer's** solicitors and to do all other **work** required to enable contracts for the sale of the **property** to be exchanged within the exclusivity period.

R3.3 The **seller** may (but shall not be obliged to) grant an extension of the exclusivity period stated in the **reservation form**. Any such extension shall be confirmed in writing.

R4 Buyer's obligations

R4.1 The **buyer** agrees:

(a) to use all reasonable endeavours to proceed to a formal exchange of contracts within the exclusivity period;

(b) to immediately instruct the **buyer's** solicitors to investigate title to the **property**, negotiate the draft contract for the purchase of the **property**, raise enquiries of the **seller** and any third parties about the **property** and do any other work required to enable contracts for the purchase of the **property** to be exchanged within the exclusivity period;

(c) to promptly:

(i) if the **buyer** intends to use a loan in connection with the purchase of the **property**, the **buyer** shall apply to the relevant lender and complete all necessary documentation and do all such things as such lender may require to process the **buyer's** application as soon as possible including the payment of any application fees;

(ii) if the **buyer** or the **buyer's** mortgagee or lender requires that the **property** is surveyed and/or valued, the buyer will use all reasonable endeavours to arrange for the survey and/or valuation to take place at the **property** as soon as reasonably practicable including the payment of any valuation fee;

(iii) keep the **auctioneer** and the **seller's solicitors** advised of progress with the application for the loan;

(d) the date of completion shall be specified in the contract exchanged for the purchase of the **property** but such date shall be no later than the date being 28 **days** after the date of exchange of contracts and the buyer shall use all reasonable endeavours to complete the purchase of the **property** by such date;

(e) the **buyer** shall pay to the **auctioneer** the cost of searches relating to the **property** incurred by the auctioneer;

(f) **buyer** has received the auction pack (if applicable) and is ready willing and able to proceed with the purchase of the **property**;

(g) the **buyer** agrees that if contracts for the purchase of the **property** have not been legally and unconditionally exchanged within the exclusivity period the **seller** has the absolute right to re-offer the **property** for sale free of any obligation to the **buyer**.

R5 Termination of reservation

R5.1 The **reservation form** shall not be capable of termination by the **seller** or **buyer** during the exclusivity period except as specified below.

R5.2 On the expiry of the exclusivity period specified

in the **reservation form** (or the expiry of any extension granted by the **seller** in writing) if the buyer has not exchanged contracts to purchase the **property**, the reservation of the **property** shall terminate at the discretion of the auctioneer.

R5.3 The **seller** may terminate the reservation of the **property** with by written notice to the **buyer** if the **buyer** is in breach of the **buyer's** obligations set out above.

R6 Binding obligations

R6.1 These conditions of reservation must be read in conjunction with the **reservation form** applicable to a particular **property**. Where there is any conflict or inconsistency between these conditions and the provisions of an individual **reservation form**, the relevant provisions of the **reservation form** shall apply.

R6.2 As these conditions and the **reservation form** comprises legally binding obligations on you, it is

recommended you seek independent legal advice on these conditions and the **reservation form** before making any bid on a **property**.

R7 Auctioneer

R7.1 You acknowledge and agree that we act as an agent of the seller and not in our own capacity.

R7.2 Save in the event of fraud or death or personal injury resulting from our negligence, neither the us nor any of our group companies, affiliates, third party service providers, licensors, officers, directors or employees shall have any liability of any nature howsoever arising in relation to these conditions or to any property.

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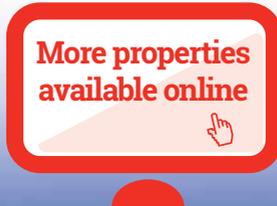
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