



24/7 online
bidding facility



29 lots
available
from £19,500

84%

Sold at our last live auction



Property Auction Event

Forest Pines Hotel, Brigg, DN20 0AQ

Tuesday 24th March 2015 registration at 6.30pm



HELLO....



We are looking forward to our second auction of 2015 where we offer for sale 29 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.

The six auctions we have held last year have maintained an average conversion of 85%, as a result we are delighted to confirm we will be holding a total of 6 live events throughout 2015 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 24th of March 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



MAXIMISE
VALUE



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 2014

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

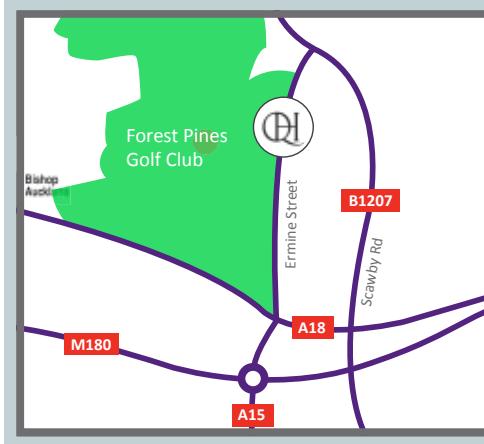
0845 4 599 499

www.ddmauctions.co.uk

DDM
PROPERTY
AUCTION

In Partnership with
**THE NORTHERN
LINCOLNSHIRE**
PROPERTY AUCTION

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.

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.

Bidding Prior to the Auction

Any bid or registration of interest must be presented to the vendor in real time which may lead to a property being sold prior to the auction event. Buyers are urged to register their interest early to avoid any disappointment. If you require any assistance with finance or conveyancing then speak to a member of the auction team who will be happy to provide quotes from our specialist panel.

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 is acceptable to the vendor for selling a subject lot in the auction. We do not publish Reserve Prices; this figure is a private agreement between the vendor and the auctioneer, however as a guide the Reserve is generally around 10% in excess of the Starting Bid. Both the Starting Bid and Reserve can be subject to change.

Reservation Fee

Unless otherwise stated, each property is sold subject to a Reservation Fee of 3.5% to a minimum of £5,000 + VAT (£1,000) = £6,000. 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 or deposit becomes repayable to the buyer in full.

Part Payment Deposit

Under this method of sale the buyer will be required to pay a Part Payment Deposit. The Part Payment Deposit is calculated against the final negotiated selling price at 3.5% subject to a minimum of £4,800. The deposit is taken as a part payment of the final negotiated selling price and will be deducted from the balance of the final selling price upon completion of contracts. The deposit is taken on a non-refundable basis. The deposit is held as a reservation against the subject

property. If the sale falls through due to an act or action of the vendor, the deposit 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.

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

These are prices published for each property and are the level at which the bidding will commence. Starting Bids are for guidance only and are not Reserve Prices. These prices may occasionally change throughout the marketing period. Each Starting Bid has a corresponding Reserve Price that is usually in excess of the starting price.

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.

Buyer Information Pack

A Buyer Information 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, Energy Performance Certificate and Water and Drainage Search, leasehold documents if applicable and auction Terms and Conditions. The successful purchaser will be required to pay £166.67 + VAT (£33.33) = £200 for the preparation of the Buyer Information Pack.

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

*We reserve the right to conduct a soft imprint online identification search on any successful purchaser should acceptable forms of ID not be presented on the evening.

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

LOTS & LOTS...

Lot	Property Address	Starting Bid	Agent
01	4 Lords Lane, Barrow-upon-Humber, North Lincolnshire	£54,950	DDM Residential
02	26 Newstead Avenue, Holton Le Clay, North East Lincolnshire	£95,000	Pygott & Crone
03	12 Wesley Street , Kirton In Lindsey, Lincolnshire	£60,000	DDM Residential
04	81 Enderby Road, Scunthorpe, North Lincolnshire	£53,000	DDM Residential
05	209 Mary Street, Scunthorpe, North Lincolnshire	£65,000	DDM Residential
06	2 Fields End, Ulceby, North Lincolnshire	£95,000	DDM Residential
07	74 Pasture Road, Barton-upon-Humber, North Lincolnshire	£115,000	DDM Residential
08	The Old Barn, Cabourne Vale, Cabourne, Lincolnshire	£275,000	DDM Residential
09	Spring Cottage, Thoresby Road, North Cotes, Lincolnshire	£40,000	Pygott & Crone
10	34 Linden Terrace, Gainsborough, Lincolnshire	£19,500	DDM Residential
11	18 South View, Broughton, North Lincolnshire	£75,000	DDM Residential
12	321 Weelsby Street, Grimsby, North East Lincolnshire	£35,000	Pygott & Crone
13	7 Woodland Drive, Broughton, North Lincolnshire	£105,000	DDM Residential
14	16 Albany Street, Gainsborough, Lincolnshire	£35,000	DDM Residential
15	47 Neville Crescent, Winterton, North Lincolnshire	£45,000	DDM Residential
16	28 Old Chapel Lane, Laceby, North East Lincolnshire	£85,000	DDM Residential
17	4 Simpson Close, Barrow Upon Humber, North Lincolnshire	£95,000	Paul Fox

Lot	Property Address	Starting Bid	Agent
18	St. Gerads, Lindum Crescent, Colton Street, Brigg, North Lincolnshire	£125,000	DDM Residential
19	Land Adjacent To, 1 Greengate Lane, South Killingholme, North East Lincolnshire	£19,950	DDM Residential
20	27 Collum Gardens, Scunthorpe, North Lincolnshire	£69,950	DDM Residential
21	30 Grammar School Road, Brigg, North Lincolnshire	£80,000	DDM Residential
22	7 Ransom Court, Kirmington, North Lincolnshire	£22,000	DDM Residential
23	6 Anderson Road, Hemswell Cliff, Gainsborough, Lincolnshire	£45,000	DDM Residential
24	45 Grantham Avenue, Grimsby, North East Lincolnshire	£95,000	Pygott & Crone
25	419 Pelham Road, Immingham, North East Lincolnshire	£85,000	DDM Residential
26	10 Old Row, Burton Upon Stather, North Lincolnshire	£39,950	DDM Residential
27	45 Blundell Avenue, Cleethorpes, North East Lincolnshire	£39,950	DDM Residential
28	Building Plot, Glanford Court, Brigg, North Lincolnshire	£40,000	DDM Residential
29	24 Westrum Lane, Brigg, North Lincolnshire	£165,000	DDM Residential

...OF LOTS

Lot 1

4 Lords Lane
Barrow-upon-Humber
North Lincolnshire
DN19 7BX



Starting Bid: £54,950 Previous List Price: New to Market
Branch: Barton | 01652 661 166



Terraced Cottage



3 Bedrooms



1 Reception Room



1 Bathroom



No Upward Chain · Rear Garden · EPC: D

Lot 2

26 Newstead Avenue
Holton le Clay
North East Lincolnshire
DN36 5BU



Starting Bid: £95,000 Previous List Price: £125,000
Branch: Grimsby | 01472 264 960



Semi Detached House



3 Bedrooms



2 Reception Rooms



1 Bathroom



Driveway · Garage · EPC: D

Lot 3

12 Wesley Street
Kirton in Lindsey
Lincolnshire
DN21 4PB



Starting Bid: £60,000 Previous List Price: New to Market
Branch: Brigg | 01652 653 666



Semi Detached House



3 Bedrooms



1 Reception Room



1 Bathroom



Rear Gardens · No Chain · EPC: D

Lot 4

81 Enderby Road
Scunthorpe
North Lincolnshire
DN17 2HQ



Starting Bid: £53,000 Previous List Price: £77,500
Branch: Scunthorpe | 01724 868 168



Semi Detached House



3 Bedrooms



2 Reception Rooms



1 Bathroom



Gardens · Off Road Parking · EPC: C

Lot 5

209 Mary Street
Scunthorpe
North Lincolnshire
DN15 7QH



Starting Bid: £65,000 Previous List Price: New to Market
Branch: Scunthorpe | 01724 868 168



Semi Detached House



3 Bedrooms



1 Reception Room



1 Bathroom



Front & Rear Gardens · Off Road Parking · EPC: D

Lot 6

2 Fields End
Ulceby
North Lincolnshire
DN39 6UT



Starting Bid: £95,000 Previous List Price: £149,950
Branch: Grimsby | 01472 358 671



Detached House



4 Bedrooms



2 Reception Rooms



1 Bathroom



Integral Garage · Gardens · EPC: C

Lot 7

74 Pasture Road
Barton-upon-Humber
North Lincolnshire
DN18 5HZ



Starting Bid: £115,000 Previous List Price: New to Market
Branch: Barton | 01652 661 166

Detached Bungalow 3 Bedrooms



1 Reception Room 1 Bathroom



Double Glazing · Central Heating · EPC: C

Lot 8

The Old Barn, Cabourne Vale
Cabourne
Lincolnshire
LN7 6FW



Starting Bid: £275,000 Previous List Price: £360,000
Branch: Brigg | 01652 653 666

Character Barn 4 Bedrooms



1 Reception Room 2 Bathrooms



0.6 Acres · Double Garage · EPC: D

Lot 9

Spring Cottage
Thoresby Road, North Cotes
Lincolnshire
DN36 5UY

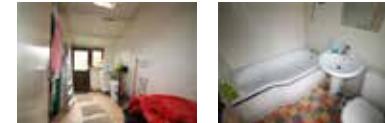


Starting Bid: £40,000 Previous List Price: New to Market
Branch: Grimsby | 01472 264 960

Terraced Cottage 2 Bedrooms



1 Reception Room 1 Bathroom



Front & Rear Gardens · Off Street Parking · EPC: F

Lot 10

34 Linden Terrace
Gainsborough
Lincolnshire
DN21 1JQ



Starting Bid: £19,500 Previous List Price: New to Market
Branch: Gainsborough | 01427 616 161

Terraced House 2 Bedrooms



1 Reception Room 1 Bathroom



Double Glazing · Central Heating · EPC: F

Lot 11

18 South View
Broughton
North Lincolnshire
DN20 0EG



Starting Bid: £75,000 Previous List Price: £120,000
Branch: Brigg | 01652 653 666

Semi Detached House 3 Bedrooms



1 Reception Room 1 Bathroom



Large Plot · Garden Room · EPC: E

Lot 12

321 Weelsby Street
Grimsby
North East Lincolnshire
DN32 8AE



Starting Bid: £35,000 Previous List Price: £59,950
Branch: Grimsby | 01472 264 960

Terraced House 3 Bedrooms



1 Reception Room 1 Bathroom



Gardens · Storage Shed · EPC: D

Lot 13

7 Woodland Drive
Broughton
North Lincolnshire
DN20 0EQ

Starting Bid: £105,000 Previous List Price: New to Market
Branch: Brigg | 01652 653 666



Detached Bungalow 3 Bedrooms

2 Reception Rooms 1 Bathroom

Front & Rear Gardens · Off Road Parking · EPC: E



Lot 14

16 Albany Street
Gainsborough
Lincolnshire
DN21 2PA

Starting Bid: £35,000 Previous List Price: New to Market
Branch: Gainsborough | 01427 616 161



Semi Detached House 2 Bedrooms

2 Reception Rooms 1 Bathroom

Attic Room · Gardens · EPC: D



Lot 15

47 Neville Crescent
Winterton
North Lincolnshire
DN159XL

Starting Bid: £45,000 Previous List Price: New to Market
Branch: Scunthorpe | 01724 868 168



Semi Detached House 3 Bedrooms

1 Reception Room 1 Bathroom

No Upward Chain · Gardens to 3 Sides · EPC: TBC



Lot 16

28 Old Chapel Lane
Laceby
North East Lincolnshire
DN37 7BP

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



Terraced Cottage 3 Bedrooms

2 Reception Rooms 1 Bathroom

Gas Central Heating · Double Glazing · EPC: E



Lot 17

4 Simpson Close
Barrow upon Humber
North Lincolnshire
DN19 7BL

Starting Bid: £95,000 Previous List Price: £139,950
Branch: Barton | 01652 635 000



Detached Bungalow 3 Bedrooms

1 Reception Room 1 Bathroom

Front Garden · Garage · EPC: E



Lot 18

St. Gerards, Lindum Crescent
Colton Street, Brigg
North Lincolnshire
DN20 8AG

Starting Bid: £125,000 Previous List Price: New to Market
Branch: Brigg | 01652 653 666



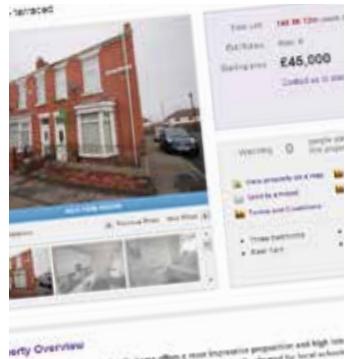
Detached House 3 Bedrooms

1 Reception Room 1 Bathroom

Lawned Gardens · No Chain · EPC: F



**going
going
gone**



FIND YOUR
PERFECT
PROPERTY



ACHIEVE
current
MARKET
value



NLPA SUCCESS STORIES

Start Bid £45,000
Sold £54,000
Viewings 19



95 Grange Lane South, Scunthorpe

- Three Bedrooms
- Semi Detached House
- Off Road Parking
- EPC Rating: E

Start Bid £169,950
Sold £190,000
Viewings 28



Edisholme Brook Lane, Scawby Brook

- Three Bedrooms
- Detached Bungalow
- Generous Plot
- EPC Rating: D

Start Bid £44,000
Sold £55,000
Viewings 2



27 Rosemary Avenue, Grimsby

- Two Bedrooms
- Flat
- Off Road Parking
- EPC Rating: C

Start Bid £20,000
Sold £25,000
Viewings 8



1 Duke Street, Grimsby

- Three Bedrooms
- End Terraced House
- Central Heating
- EPC Rating: D

Lot 19

Land adjacent to, 1 Greengate Lane
South Killingholme
North East Lincolnshire
DN40 3HB



Starting Bid: £19,950 Previous List Price: £99,500

Branch: Grimsby | 01472 358 671

Single building plot with the benefit of planning permission for a detached bungalow in the ever popular residential village of South Killingholme. Outline planning permission was granted under application number PA/2014/1139 on the 30th January 2015.

Planning Permission · Popular Residential Village

Lot 20

27 Collum Gardens
Scunthorpe
North Lincolnshire
DN16 2SY



Starting Bid: £69,950 Previous List Price: New to Market

Branch: Scunthorpe | 01724 868 168

Semi Detached House 3 Bedrooms

1 Reception Room 1 Bathroom

Off Road Parking · Garage & Gardens · EPC: E



Lot 21

30 Grammar School Road
Brigg
North Lincolnshire
DN20 8AF



Starting Bid: £80,000 Previous List Price: New to Market

Branch: Brigg | 01652 653 666

Terraced House 3 Bedrooms

2 Reception Rooms 2 Bathrooms

Gardens · No Upward Chain · EPC: D



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to buy and sell property

www.ddmresidential.co.uk

LOT 1 GRANGE LANE SOUTH SCUNTHORPE	LOT 2 STATION ROAD HABROUGH	LOT 3 DERWENT ROAD SCUNTHORPE	LOT 4 SCAMPTON WAY GAINSBOROUGH	LOT 4A CUTHBERT AVENUE BARNETBY	LOT 5 GARDEN STREET BRIGG
SOLD £54,000 • Semi detached house with off road parking • Low maintenance garden • Lounge, diner & kitchen • Three bedrooms & bathroom & separate wc • Starting Bid: £45,000	SOLD £114,000 • Extremely spacious detached bungalow • Three reception rooms • Two double bedrooms & bathroom • Starting Bid: £105,950	SOLD £60,000 • Semi detached bungalow • Three bedrooms, bathroom & separate wc • Gardens to three sides & rear • Starting Bid: £55,000	SOLD £65,000 • Four bedroom end terrace house • Kitchens to front, side & rear • Off road parking & garage • Gardens fully fitted • Starting Bid: £62,000	SOLD £77,000 • Traditional semi detached family home • Lounge & dining room • Kitchen & utility • Three bedrooms & first floor bathroom • Off road parking & garage • Starting Bid: £69,950	SOLD £57,500 • Mid terrace house in town centre • Delightful accommodation • Convenient for a wide range of amenities • Starting Bid: £49,950

LOT 5A CHURCH STREET NETTLETON	LOT 6 WESTERN AVENUE BRIGG	LOT 8 PARK STREET GRIMSBY	LOT 10 DUKE STREET GRIMSBY	LOT 12 HENEAGE ROAD GRIMSBY	LOT 14 ROSEMARY AVENUE GRIMSBY
SOLD £44,000 • Traditional centre terrace cottage • Communal rear garden with stores • Excellent investment & freehold opportunity • First floor bedroom • Starting Bid: £36,950	SOLD £65,000 • Three bedroom mid terrace house • Large hallway, lounge & dining room • Three bedrooms & bathroom with bath & shower • Starting Bid: £59,950	SOLD £30,000 • Mid terrace house requiring updating & modernisation • Enclosed rear garden • Lounge, dining room & kitchen • Three bedrooms & bathroom • Starting Bid: £23,000	SOLD £25,000 • Three bedroom end terrace house • & Kitchen • Ground floor bathroom • Enclosed rear garden • Wet room • Starting Bid: £20,000	SOLD £40,000 • Spacious Mid Terrace • Front & rear gardens • Lounge, dining room • Kitchen & dining room • Two double bedrooms & shower room • Starting Bid: £34,000	SOLD £55,000 • Ground floor apartment with enclosed rear garden • Two bedrooms & bathroom • Lounge with feature fireplace • Off road parking space & garage • Starting Bid: £44,950

LOT 15 AVENUE VIVIAN SCUNTHORPE	LOT 15A HIGH STREET BARTON UPON HUMBER				
SOLD £65,000 • Detached house bathroom requiring some updating & modernisation • Extensive rear garden • Lounge, diner & kitchen • Three bedrooms & shower room • Starting Bid: £65,000	SOLD £57,500 • Two bedroom centre town house • Large hallway, lounge & separate dining room & kitchen • Two double bedrooms & bathroom • Starting Bid: £59,950	84% sold at our January live auction event Join the success: we are now taking entries for our next event on Tuesday 24th March. Call now for a free valuation www.ddmresidential.co.uk	84% sold at our January live auction event Join the success: we are now taking entries for our next event on Tuesday 24th March. Call now for a free valuation www.ddmresidential.co.uk	LOT 16 WESTLAND CRESCENT NORTH KELSEY	LOT 18 HIGH STREET EAST BUTTERWICK

LOT 19 MANLAKE AVENUE WINTERTON	LOT 20 TRINITY STREET GAINSBOROUGH				
SOLD £89,000 • Semi detached dormer house • Low maintenance gardens • Lounge, diner & kitchen • Three bedrooms & shower room • Starting Bid: £85,950	SOLD £57,000 • Nicely presented four bedroom traditional terraced house • Enclosed rear garden • Two double bedrooms & bathroom • Starting Bid: £50,000	LOT 21 BACK LANE SEABY	LOT 22 GLOVER ROAD SCUNTHORPE	LOT 16 WESTLAND CRESCENT NORTH KELSEY	LOT 18 HIGH STREET EAST BUTTERWICK

LOT 24 HAINTON AVENUE GRIMSBY	LOT 25 HAMPTON ROAD SCUNTHORPE	LOT 26 MANCHESTER SQUARE NEW HOLLAND	LOT 27A CHURCH STREET MESSINGHAM	LOT 28 BROOK LANE SCAWBY BROOK	ONLINE OLD ROW BURTON UPON STATHER
SOLD £50,000 • Mid terrace house • Three reception rooms • Two bedrooms & bathroom • Starting Bid: £49,950	SOLD £51,000 • Semi detached house in established residential area • Lounge, dining room & kitchen • Three bedrooms & bathroom • Starting Bid: £49,950	SOLD £42,500 • Traditional end terraced Grade II Listed house • Lounge, dining room & kitchen • Three bedrooms & bathroom • Starting Bid: £35,000	SOLD £86,000 • Semi detached house in popular village • Lounge, dining room & kitchen • Three bedrooms & bathroom • Starting Bid: £79,950	SOLD £190,000 • Detached bungalow • Lounge, dining kitchen & large utility • Three bedrooms & bathroom • En-suite wet room & family bathroom • Double garage & extensive off road parking • Starting Bid: £169,950	ONLINE WELHOLME ROAD GRIMSBY ONLINE CULLUM GARDENS SCUNTHORPE ONLINE BEAUFORT STREET GAINSBOROUGH ONLINE ENDERBY ROAD SCUNTHORPE

ONLINE CULLUM GARDENS SCUNTHORPE	ONLINE BEAUFORT STREET GAINSBOROUGH	ONLINE ENDERBY ROAD SCUNTHORPE			
ONLINE WELHOLME ROAD GRIMSBY • Three story Victorian family home • Central heating • Low maintenance gardens • Some original features • Double glazing & gas	ONLINE CULLUM GARDENS SCUNTHORPE • Traditional semi detached house • Off road parking & garage • Lounge, dining room & kitchen • Three bedrooms & bathroom • Starting Bid: £69,950	ONLINE BEAUFORT STREET GAINSBOROUGH • End terrace house • Lounge, dining room & kitchen • Three bedrooms & bathroom • Starting Bid: £35,000	1 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).	2 The purchaser is given 28 Days to exchange contracts and a further 28 days to complete the purchase.	3 This is not to be confused with a traditional auction where on the fall of the hammer you pay 10% deposit and exchange contracts straight away.

Call now to discuss your property entering our next Auction.

Grimsby ■ Brigg ■ Barton ■ Scunthorpe ■ Gainsborough
The Largest Independent Auction, Estate & Letting Agency in the Region

FREE VALUATIONS 0845 4 599 499



Lot 22

7 Ransom Court
Kirmington
North Lincolnshire
DN39 6YN

Starting Bid: £22,000 Previous List Price: New to Market
Branch: Brigg | 01652 653 666

 Flat 1 Bedroom
 1 Reception Room  1 Bathroom

No Upward Chain · Garden & Store · EPC: E



Lot 23

6 Anderson Road
Hemswell Cliff, Gainsborough
Lincolnshire
DN21 5XP

Starting Bid: £45,000 Previous List Price: New to Market
Branch: Scunthorpe | 01724 868 168

 Terraced House 2 Bedrooms
 1 Reception Room  1 Bathroom

No Upward Chain · uPVC Double Glazed · EPC: C



Lot 24

45 Grantham Avenue
Grimsby
North East Lincolnshire
DN33 2HH

Starting Bid: £95,000 Previous List Price: £134,000
Branch: Grimsby | 01472 264 960

 Semi Detached House 4 Bedrooms
 2 Reception Rooms  1 Bathroom

Double Glazing · Central Heating · EPC: D



Lot 25

419 Pelham Road
Immingham
North East Lincolnshire
DN40 1NJ

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

 Semi Detached House 2 Bedrooms
 1 Reception Room  1 Bathroom

Front & Rear Gardens · Double Garage · EPC: E



Lot 26

10 Old Row
Burton upon Stather
North Lincolnshire
DN15 9DL

Starting Bid: £39,950 Previous List Price: £80,000
Branch: Grimsby | 01472 358 671

 End Terraced House 2 Bedrooms
 2 Reception Rooms  1 Bathroom

No Upward Chain · Attic Room · EPC: E



Lot 27

45 Blundell Avenue
Cleethorpes
North East Lincolnshire
DN35 7PU

Starting Bid: £39,950 Previous List Price: New to Market
Branch: Grimsby | 01472 358 671

 Mid Terraced House 3 Bedrooms
 1 Reception Room  1 Bathroom

Rear Garden · Investment Opportunity · EPC: TBC



Lot 28

Building plot
Glanford Court, Brigg
North Lincolnshire
DN20 8BL



Starting Bid: £40,000 Previous List Price: £75,000

Branch: Brigg | 01652 653 666

Discretely 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.



Established Residential Area

Lot 29

24 Westrum Lane
Brigg
North Lincolnshire
DN20 9EY



Starting Bid: £165,000 Previous List Price: New to Market

Branch: Brigg | 01652 653 666



Detached House 4 Bedrooms

2 Reception Rooms 1 Bathroom

Off Road Parking · Garage · EPC: D



0845 4 599 499

www.ddmauctions.co.uk



Forest Pines Hotel, Brigg, DN20 0AQ

If you're interested in buying or selling at our next event,
please contact us today for further information.

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 35 lots can be seen below; to view more online auction properties please visit our respective partner agent websites or www.northlincolnshirepropertyauction.co.uk

Jalema, Hart Lane, Winterton



whitegates

Starting Bid: £99,950
• 3 Bedrooms
• Detached House
• EPC Rating: D

Call 01724 846125

64 Chapel Road, Habrough



Starting Bid: £259,950
• 4 Bedrooms
• Detached House
• EPC Rating: F

Call 01472 358 671

Stocks Cottage, High Street, Burton upon Stather



LOVELLE
PROPERTY AUCTION
Starting Bid: £109,950
• 3 Bedrooms
• Cottage
• EPC Rating: F

Call 01724 282 977

Dancl Cottage, Church Street, Goxhill



DDM
PROPERTY AUCTION
Starting Bid: £89,950
• 3 Bedrooms
• Semi Detached House
• EPC Rating: E

Call 01652 661 166

5 Laughton Road, Blyton,



DDM
PROPERTY AUCTION

Starting Bid: £135,000
• 4 Bedrooms
• Detached House
• EPC Rating: F

Call 01427 616 161

Plot 12a Lindale Gardens, Scunthorpe



DDM
PROPERTY AUCTION

Starting Bid: £54,950
• Land
• Planning Permission
• Ideally Situated

Call 01724 868 168

5-18, Queens Road, Immingham



DDM
PROPERTY AUCTION

Starting Bid: £95,000
• 14 Terraced Properties
• Commercial/Residential
• Viewing Recommended

Call 01472 358 671

12 Forestry Cottages, Laughton Warren



DDM
PROPERTY AUCTION

Starting Bid: £115,000
• 3 Bedrooms
• Semi Detached Cottage
• EPC: F

Call 01427 616 161

The Lilacs, North End, Keaby



DDM
PROPERTY AUCTION
Starting Bid: £99,950
• 3 Bedrooms
• Detached House
• EPC Rating: G

Call 01724 868 168

11 Kent Drive, Hibaldstow



Starting Bid: £149,950
• 3 Bedrooms
• Detached Bungalow
• EPC Rating: D

Call 01652 653 666

14 Nursery Close, Barton-upon-Humber



DDM
PROPERTY AUCTION
Starting Bid: £99,950
• 3 Bedrooms
• Semi Detached House
• EPC Rating: C

Call 01652 661 166

6 Saxon Close, Barton-upon-Humber



DDM
PROPERTY AUCTION
Starting Bid: £109,950
• 2 Bedrooms
• Detached Bungalow
• EPC Rating: D

Call 01652 661 166

22 Ropery Road, Gainsborough



DDM
PROPERTY AUCTION

Starting Bid: £37,950
• 3 Bedrooms
• Semi Detached House
• EPC Rating: D

Call 01427 616 161

12 Queen Street, Winterton



DDM
PROPERTY AUCTION

Starting Bid: £54,950
• 2 Bedrooms
• Terraced House
• EPC Rating: E

Call 01724 868 168

23 Lidgard Road, Humberston

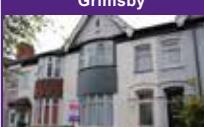


DDM
PROPERTY AUCTION

Starting Bid: £152,000
• 3 Bedrooms
• Detached House
• EPC Rating: C

Call 01472 358 671

276 Hainton Avenue, Grimsby



DDM
PROPERTY AUCTION

Starting Bid: £85,000
• 5 Bedrooms
• Terrace House
• EPC Rating: D

Call 01472 358 671

Aristocrat, 15 Clee Road, Cleethorpes



DDM
PROPERTY AUCTION
Starting Bid: £160,000
• Guest House
• 4 Star Rated
• EPC Rating: C

Call 01472 358 671

19 Thoresby Road, Scunthorpe



DDM
PROPERTY AUCTION
Starting Bid: £43,950
• 3 Bedrooms
• Semi Detached House
• EPC Rating: E

Call 01724 868 168

29 Smith Street, Scunthorpe



DDM
PROPERTY AUCTION
Starting Bid: £55,000
• 3 Bedrooms
• Mid Terraced House
• EPC Rating: D

Call 01724 868 168

1 Garden Street, Brigg



DDM
PROPERTY AUCTION
Starting Bid: £120,000
• 4 Bedrooms
• Georgian Family Home
• EPC Rating: E

Call 01652 653 666

39 Laurel Way, Scunthorpe



DDM
PROPERTY AUCTION

Starting Bid: £85,000
• 3 Bedrooms
• Terraced Town House
• EPC Rating: C

Call 01724 868 168

4 Catherine Street, Barton-upon-Humber



DDM
PROPERTY AUCTION

Starting Bid: £105,000
• 2 Bedrooms
• Detached Bungalow
• EPC Rating: E

Call 01652 661 166

47 Beaufort Street, Gainsborough



DDM
PROPERTY AUCTION

Starting Bid: £35,000
• 3 Bedrooms
• End Terrace House
• EPC Rating: E

Call 01724 870870

4 Gainsborough Road, Blyton



DDM
PROPERTY AUCTION

Starting Bid: £120,000
• 3 Bedrooms
• Detached Cottage
• EPC Rating: F

Call 01427 616 161

ONLINE LOTS



**54-58 Frodingham Road,
Scunthorpe**

DDM PROPERTY AUCTION

Starting Bid: £130,000
• Commercial Property
• Substantial Retail Premises

Call 01724 868 168



**81 York Road,
Brigg**

DDM PROPERTY AUCTION

Starting Bid: £139,500
• 4 Bedrooms
• Detached House
• EPC Rating: D

Call 01652 653 666



**6 Chichester Road,
Brookenby**

DDM PROPERTY AUCTION

Starting Bid: £139,950
• 3 Bedrooms
• Detached House
• EPC Rating: C

Call 01472 358 671



**64a & 64 Cottage Beck
Road, Scunthorpe**

DDM PROPERTY AUCTION

Starting Bid: £56,500
• 2 Bedrooms
• Flat Block
• EPC Rating: D

Call 01724 868 168



**71 Grimsby Road,
Cleethorpes**

DDM PROPERTY AUCTION

Starting Bid: £95,000
• Commercial Property
• Mixed Use
• EPC Rating: D,G,C

Call 01472 358 671



**85 Morton Terrace,
Gainsborough**

DDM PROPERTY AUCTION

Starting Bid: £135,000
• 5 Bedrooms
• Semi Detached House
• Central Heating

Call 01427 616 161



**90 Fox Street,
Scunthorpe**

DDM PROPERTY AUCTION

Starting Bid: £39,950
• 2 Bedrooms
• End Terraced House
• EPC: E

Call 01724 868 168

Registration form for Proxy or Telephone Bidding

Reservation Fee

Bidding Method

 Proxy

 Telephone

 Pre Registration

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 **3.5% subject to a minimum of £5000 + VAT (£1,000) = £6,000 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 with in 28 days. The buyers shall pay an additional £166.67 + VAT (£33.33) = £200 for the preparation of the Buyer Information Pack. 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 _____

SIGN UP

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 ("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.

Modern Method of Auction Terms & Conditions (v3.1)

Reservation Fee

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 3.5 % subject to a minimum of £5,000 + VAT (£1,000) = £6,000 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 Buyer Information 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 Buyer Information 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.

Buyer Information 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** (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 Buyer Information 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 **Buyer Information 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 Payment of reservation deposit

R3.1 This condition applies where a **reservation deposit** must be paid by you on winning a **conditional auction** for a **property**.

R3.2 The **reservation deposit** is to be held by us and, following formal exchange of contracts for the sale and purchase of the **property**, transferred to the **seller's** solicitors as part payment of the purchase price under the contract for the purchase of the **property**.

R4 Seller's obligations

R4.1 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.

R4.2 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.

R4.3 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.

R5 Buyer's obligations

R5.1 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) Within 5 working days of receiving draft contracts from the seller's solicitor, the buyer must ensure that their nominated solicitor has raised initial enquiries in relation to the draft contract, in writing with the seller's solicitor. If this has not been undertaken, the seller reserves the absolute right to re-offer the property for sale free of any obligation to the buyer. In this event the Reservation Fee is deemed non refundable.

(e) 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;

(f) the **buyer** shall pay to the **auctioneer** the cost of the preparation of the Buyer Information Pack relating to the **property**;

(g) **buyer** has received the Buyer Information Pack (if applicable) and is ready willing and able to proceed with the purchase of the **property**;

(h) 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**.

R6 Termination of reservation

R6.1 The **reservation form** shall not be capable of termination by the **seller** or **buyer** during the exclusivity period except as specified below.

R6.2 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.

R6.3 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.

R7 Binding obligations

R7.1 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.

R7.2 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**.

R8 Auctioneer

R8.1 You acknowledge and agree that we act as an agent of the seller and not in our own capacity.

R8.2 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**.

If you should need any more information or have any questions about our terms & conditions please contact us by telephone, email or alternatively visit our website www.northlincolnshirepropertyauction.co.uk

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