

# DDM

**PROPERTY  
AUCTION**

**24/7 online  
bidding facility**



**31 lots  
available  
from £9,000**

**83%**



Sold at our last live auction



## Property Auction Event

Forest Pines Hotel, Brigg, DN20 0AQ

**Tuesday 29th September 2015** registration at 6.30pm

# 2015

## NORTHERN LINCOLNSHIRE AUCTION CALENDAR

### January

S	M	T	W	T	F	S
			1	2	3	
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

### February

S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28

### March

S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

### April

S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

### May

S	M	T	W	T	F	S
				1	2	
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

### June

S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

### July

S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

### August

S	M	T	W	T	F	S
					1	
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

### September

S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

### October

S	M	T	W	T	F	S
			1	2	3	
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

### November

S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

### December

S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

## NLPA SUCCESS STORIES

Start Bid ..... £22,000  
Sold .....£35,000  
Viewings ..... 14



### 44 Sixhills Street, Grimsby

- Two Bedrooms
- End Terraced House
- Gas Central Heating
- EPC Rating: D

Start Bid ..... £79,950  
Sold ..... £88,500  
Viewings .....11



### 24 Danum Road, Scunthorpe

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

Start Bid ..... £105,000  
Sold ..... £114,000  
Viewings .....3



### Shillingbury Churchill Road, North Somercotes

- Two Bedrooms
- Detached Bungalow
- Garage
- EPC Rating: E

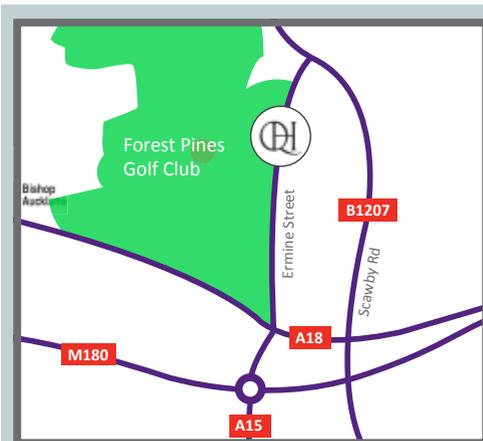
Start Bid ..... £27,500  
Sold ..... £29,500  
Viewings ..... 11



### 69 Ashcroft Road, Gainsborough

- Two Bedrooms
- Terraced House
- Double Glazing
- EPC Rating: C

# 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.

## 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](http://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.

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

# LOTS OF LOTS

Lot	Property Address	Starting Bid	Agent
01	8 Vicarage Lane, Wootton, North Lincolnshire	£100,000	DDM Residential
02	The Bungalow R/O 16 Glebe Road, Brigg, North Lincolnshire	£119,000	DDM Residential
03	1 Walton Grove, Grimsby, North East Lincolnshire	£30,000	DDM Residential
04	38 Phelps Street, Cleethorpes, North East Lincolnshire	£38,000	DDM Residential
05	51 West End, Winterringham, North Lincolnshire	£140,000	DDM Residential
06	52 Chesswick Crescent, Keadby, North Lincolnshire	£50,000	DDM Residential
07	The Beeches Barn Northfield Lane, Amcotts, Scunthorpe, North Lincolnshire	£35,000	DDM Residential
08	559 Laceby Road, Grimsby, North East Lincolnshire	£99,950	DDM Residential
09	5 Africa Close, Grimsby, North East Lincolnshire	£79,950	Pygott & Crone
10	54-58 Frodingham Road, Scunthorpe, North Lincolnshire	£110,000	DDM Residential
11	4 Simpson Close, Barrow Upon Humber, North Lincolnshire	£79,950	Paul Fox
12	282 Wellington Street, Grimsby, North East Lincolnshire	£9,000	DDM Residential
13	68a Julian Street, Grimsby, North East Lincolnshire	£13,000	DDM Residential
14	95 Caistor Road, Barton-upon-Humber, North Lincolnshire	£45,000	DDM Residential
15	50 Coventry Avenue, Grimsby, North East Lincolnshire	£32,000	Pygott & Crone
16	White Rose Cottage, Gravel Pit Lane, Kirmington, North Lincolnshire	£75,000	DDM Residential
17	4 Silver Street, Barnetby, North Lincolnshire	£69,950	DDM Residential
18	142 Cottage Beck Road, Scunthorpe, North Lincolnshire	£49,950	DDM Residential
19	181a & 181b Oxford Street, Grimsby, North East Lincolnshire	£45,000	DDM Residential
20	1 Winslow Drive, Immingham, North East Lincolnshire	£85,000	DDM Residential
21	35 Grange Lane South, Scunthorpe, North Lincolnshire	£55,000	DDM Residential
22	26a Chapel Lane, Barton-upon-humber, North Lincolnshire	£34,950	DDM Residential
23	49 Trinity Street, Gainsborough, Lincolnshire	£50,000	DDM Residential
24	6 Hart Street, Cleethorpes, North East Lincolnshire	£45,000	Pygott & Crone
25	69 Lea Road, Gainsborough, Lincolnshire	£35,000	DDM Residential
26	7 Northlands Road South, Winterton, North Lincolnshire	£65,000	DDM Residential
27	27 Chapel Lane, Keadby, North Lincolnshire	£55,000	DDM Residential
28	87 Diana Street, Scunthorpe, North Lincolnshire	£44,950	DDM Residential
29	272 Laceby Road, Grimsby, North East Lincolnshire	£95,000	Pygott & Crone
30	419 Pelham Road, Immingham, North East Lincolnshire	£85,000	DDM Residential
31	37 Parker Street, Cleethorpes, North East Lincolnshire	£65,000	Martin Maslin

## Lot 1

8 Vicarage Lane  
Wootton  
North Lincolnshire  
DN39 6SH



Starting Bid: £100,000 Previous List Price: New to Market  
Branch: Barton | 01652 661 166



Gardens to The Side · No Upward Chain · Village Location



## Lot 2

The Bungalow R/O 16 Glebe Road  
Brigg  
North Lincolnshire  
DN20 8QE



Starting Bid: £119,000 Previous List Price: New to Market  
Branch: Brigg | 01652 653 666



Gardens · Driveway & Garage · EPC: F



## Lot 3

1 Walton Grove  
Grimsby  
North East Lincolnshire  
DN33 1AF



Starting Bid: £30,000 Previous List Price: New to Market  
Branch: Grimsby | 01472 358 671



Front & Rear Gardens · Local Amenities · EPC: D



## Lot 4

38 Phelps Street  
Cleethorpes  
North East Lincolnshire  
DN35 7AS



Starting Bid: £38,000 Previous List Price: New to Market  
Branch: Grimsby | 01472 358 671



Front/Rear Gardens · No Upward Chain · EPC: F

## Lot 5

51 West End  
Winteringham  
North Lincolnshire  
DN15 9NR



Starting Bid: £140,000 Previous List Price: £185,000  
Branch: Scunthorpe | 01724 868 168

A partly converted former Wesleyan chapel which dates back to 1891 and is situated in the popular village of Winteringham which allows good vehicular access to the Humber Bridge, motorway network and Scunthorpe.



Enclosed Rear Garden · Wesleyan Chapel · EPC: E

## Lot 6

52 Chesswick Crescent  
Keadby  
North Lincolnshire  
DN17 3DQ



Starting Bid: £44,950 Previous List Price: New to Market  
Branch: Scunthorpe | 01724 868 168



Front & Rear Gardens · uPVC Double Glazing · EPC: D

## Lot 7

The Beeches Barn Northfield Lane  
Amcotts, Scunthorpe  
North East Lincolnshire  
DN17 4AH



Starting Bid: £35,000 Previous List Price: New to Market  
Branch: Scunthorpe | 01724 868 168

A traditional two storey brick built farm building with pantile roof. Currently used as garaging, workshop and storage space the building is ideal for conversion to a two/three bedroom dwelling subject to the necessary planning permission being obtained.



Two Parking Spaces · Garden Area

## Lot 8

559 Laceby Road  
Grimsby  
North East Lincolnshire  
DN34 5PD



Starting Bid: £99,950 Previous List Price: New to Market  
Branch: Grimsby | 01472 358 671



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

## Lot 9

5 Africa Close  
Grimsby  
North East Lincolnshire  
DN34 5QP



Starting Bid: £79,950 Previous List Price: New to Market  
Branch: Grimsby | 01472 264 660



Large Rear Garden · Garage · EPC: E

## Lot 10

54-58 Frodingham Road  
Scunthorpe  
North Lincolnshire  
DN15 7JN



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

Substantial retail premises with large frontage to Frodingham Road Total ground floor sales area approximately 1944 sq.ft (193.8 sq.m) First floor sales/storage extending to approximately 2086 sq.ft (193.8 sq.m) plus bathroom area.



Substantial retail premises · Large Frontage

## Lot 11

4 Simpson Close  
Barrow Upon Humber  
North Lincolnshire  
DN19 7BL



Starting Bid: £79,950 Previous List Price: £139,950  
Branch: Barton | 01652 635 000



Front Garden · Garage · EPC: E

## Lot 12

282 Wellington Street  
Grimsby  
North East Lincolnshire  
DN32 7JP



Starting Bid: £9,000 Previous List Price: New to Market  
Branch: Grimsby | 01472 358 671

A ground floor retail shop unit situated in a popular residential area close to shops, schools and bus routes. Comprising shop area with large window with shutter to the front aspect, further room, kitchen area and wc. Having an enclosed yard with outbuilding to the rear.



Enclosed Yard · Outbuilding · EPC: D

## Lot 13

68a Julian Street  
Grimsby  
North East Lincolnshire  
DN32 8BH



Starting Bid: £13,000 Previous List Price: £55,000  
Branch: Grimsby | 01472 358 671

An excellent opportunity to acquire a large unit accessed from a shared driveway from Julian Street. The brick constructed building with metal corrugated sheet roofing has a large workshop area. reception area and two cloakrooms.



Large Workshop Unit · Metal Roofing · EPC: G

## Lot 14

95 Caistor Road  
Barton-upon-humber  
North Lincolnshire  
DN18 6DG



Starting Bid: £45,000 Previous List Price: New to Market  
Branch: Barton | 01652 661 166



Rear Garden · No Upward Chain · EPC: C

## Lot 15

50 Coventry Avenue  
Grimsby  
North East Lincolnshire  
DN34 5EQ



Starting Bid: £32,000 Previous List Price: New to Market  
Branch: Grimsby | 01472 264 960



Off Road Parking · Rear Garden · EPC: E

## Lot 16

White Rose Cottage  
Gravel Pit Lane  
Kirmington  
North Lincolnshire  
DN39 6YU



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



Conservatory · Off Road Parking · EPC: F



## Lot 19

181a & 181b Oxford Street  
Grimsby  
North East Lincolnshire  
DN32 7NX



Starting Bid: £45,000 Previous List Price: New to Market  
Branch: Grimsby | 01472 358 671



Gas Central Heating · uPVC Double Glazing · EPC: F & G



## Lot 17

4 Silver Street  
Barnetby  
North Lincolnshire  
DN38 6HR



Starting Bid: £69,950 Previous List Price: £84,950  
Branch: Brigg | 01652 653 666



No Upward Chain · Brick Built Workshop · EPC: E



## Lot 20

1 Winslow Drive  
Immingham  
North East Lincolnshire  
DN40 2AY



Starting Bid: £85,000 Previous List Price: £125,000  
Branch: Grimsby | 01472 358 671



Detached Garage · Off Road Parking · EPC: E



## Lot 18

142 Cottage Beck Road  
Scunthorpe  
North Lincolnshire  
DN16 1UA



Starting Bid: £49,950 Previous List Price: £70,000  
Branch: Scunthorpe | 01724 868 168



Garden · Off Road Parking · EPC: D



## Lot 21

35 Grange Lane South  
Scunthorpe  
North Lincolnshire  
DN16 3AR



Starting Bid: £55,000 Previous List Price: New to Market  
Branch: Scunthorpe | 01724 868 168



Rear Garden · No Upward Chain · EPC: E



## Lot 22

26a Chapel Lane  
Barton-upon-humber  
North Lincolnshire  
DN18 5PJ



Starting Bid: £34,950 Previous List Price: New to Market  
Branch: Barton | 01652 661 166



Rear Gardens · No Upward Chain · EPC: F

## Lot 23

49 Trinity Street  
Gainsborough  
Lincolnshire  
DN21 1JF



Starting Bid: £50,000 Previous List Price: New to Market  
Branch: Gainsborough | 01427 616 161



Rear Parking · Low Maintenance Gardens · EPC: D



## Lot 24

6 Hart Street  
Cleethorpes  
North East Lincolnshire  
DN35 7RQ



Starting Bid: £45,000 Previous List Price: New to Market  
Branch: Grimsby | 01472 264 960



Front Garden · No Forward Chain · EPC: E



## Lot 25

69 Lea Road  
Gainsborough  
Lincolnshire  
DN21 1LH



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



Rear Yard · Double Glazing · EPC: D



## Lot 26

7 Northlands Road South  
Winterton  
North Lincolnshire  
DN15 9PX



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



Garden to Rear · Off Road Parking



## Lot 27

27 Chapel Lane  
Keadby  
North Lincolnshire  
DN17 3EN



Starting Bid: £55,000 Previous List Price: New to Market  
Branch: Scunthorpe | 01724 868 168



Gardens & Garage · uPVC Double Glazing · EPC: E



## Lot 28

87 Diana Street  
Scunthorpe  
North Lincolnshire  
DN15 6AY



Starting Bid: £44,950 Previous List Price: £69,950

Branch: Scunthorpe | 01724 868 168



Rear Garden · No Chain · EPC: D

## Lot 29

272 Laceby Road  
Grimsby  
North East Lincolnshire  
DN34 5LW



Starting Bid: £95,000 Previous List Price: New to Market

Branch: Grimsby | 01472 264 960



Spacious · Long Driveway · EPC: D

## Lot 30

419 Pelham Road  
Immingham  
North East Lincolnshire  
DN40 1NJ



Starting Bid: £85,000 Previous List Price: New to Market

Branch: Grimsby | 01472 358 671



Front & Rear Gardens · Double Garage · EPC: E

## Lot 31

37 Parker Street  
Cleethorpes  
North East Lincolnshire  
DN35 8TH

MARTIN MASLIN



Starting Bid: £65,000 Previous List Price: New to Market

Branch: Grimsby | 01472 311 000



Garden · Driveway · EPC: G

# THE NEW 2015 GUIDE TO LETTING NOW AVAILABLE



telephone your local office or download @ [ddmresidential.co.uk](http://ddmresidential.co.uk)

quick and easy.....transfer your management e: [lynne@ddmlettings.co.uk](mailto:lynne@ddmlettings.co.uk)



24<sup>th</sup>  
November

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.

0845 4 599 499

www.ddmauctions.co.uk



THE LARGEST INDEPENDENT ESTATE AGENT IN THE REGION

the quick and easy way to buy and sell property

www.ddmresidential.co.uk

<p><b>LOT 1 ASTERBY ROAD SCUNTHORPE</b></p> <p><b>SOLD UNDISCLOSED</b></p> <ul style="list-style-type: none"> <li>• Three bedroom semi detached house</li> <li>• Lounge with arch to dining room</li> <li>• Kitchen</li> <li>• Bathrooms &amp; separate wc</li> <li>• Gardens to front &amp; rear</li> <li>• EPC RATING : C</li> </ul> <p>Starting Bid: £45,000</p>	<p><b>LOT 2 BIGBY ROAD BRIGG</b></p> <p><b>SOLD £186,000</b></p> <ul style="list-style-type: none"> <li>• Three storey traditional lounge, dining room, kitchen &amp; utility</li> <li>• Five bedrooms &amp; family bathroom</li> <li>• Extensive off road parking &amp; garage</li> <li>• EPC RATING : E</li> </ul> <p>Starting Bid: £170,000</p>	<p><b>LOT 3 SHIPTON ROAD SCUNTHORPE</b></p> <p><b>SOLD £45,000</b></p> <ul style="list-style-type: none"> <li>• Semi detached house &amp; kitchen</li> <li>• Three bedrooms &amp; bathroom</li> <li>• Off road parking &amp; gardens to front &amp; rear</li> <li>• No upward chain</li> <li>• EPC RATING : E</li> </ul> <p>Starting Bid: £34,950</p>	<p><b>LOT 4 THORESBY ROAD NORTH COTES</b></p> <p><b>SOLD £170,000</b></p> <ul style="list-style-type: none"> <li>• Detached bungalow &amp; lounge and dining room</li> <li>• Four bedrooms, master with en suite</li> <li>• Garage and mature gardens</li> <li>• EPC RATING : E</li> <li>• Viewings: Martin Maslin 01472 311000</li> </ul> <p>Starting Bid: £70,000</p>	<p><b>LOT 5 GRANGE FIELD WORLABY</b></p> <p><b>SOLD £77,000</b></p> <ul style="list-style-type: none"> <li>• Three bedroom semi detached house in Wold side village</li> <li>• Dual aspect lounge &amp; oak effect breakfast kitchen</li> <li>• First floor bathroom</li> <li>• Courtyard to rear</li> <li>• Single garage</li> <li>• No upward chain</li> <li>• EPC RATING : D</li> </ul> <p>Starting Bid: £70,000</p>	<p><b>LOT 6 STANLEY STREET GAINSBOROUGH</b></p> <p><b>SOLD £34,000</b></p> <ul style="list-style-type: none"> <li>• Traditional mid terraced house</li> <li>• Lounge with fire and archway to dining room</li> <li>• Beech effect kitchen</li> <li>• Two double bedrooms &amp; first floor bathroom</li> <li>• Enclosed rear garden</li> <li>• No upward chain</li> <li>• EPC RATING : D</li> </ul> <p>Starting Bid: £30,000</p>
<p><b>LOT 7 WOODS TERRACE GAINSBOROUGH</b></p> <p><b>SOLD £36,000</b></p> <ul style="list-style-type: none"> <li>• Two bedroom the rear property</li> <li>• Lounge &amp; kitchen</li> <li>• Downstairs bathroom</li> <li>• Enclosed gardens to rear</li> <li>• No chain</li> <li>• EPC Rating: E</li> </ul> <p>Starting Bid: £29,950</p>	<p><b>LOT 8 SAXON CLOSE BARTON UPON HUMBER</b></p> <p><b>SOLD £100,000</b></p> <ul style="list-style-type: none"> <li>• Two bedroom detached bungalow</li> <li>• Lounge &amp; modern kitchen</li> <li>• Family bathroom</li> <li>• Off road parking &amp; single garage</li> <li>• No upward chain</li> <li>• EPC RATING : D</li> </ul> <p>Starting Bid: £99,950</p>	<p><b>LOT 9 THEAKER AVENUE GAINSBOROUGH</b></p> <p><b>SOLD £41,500</b></p> <ul style="list-style-type: none"> <li>• Two bedroom mid terrace house</li> <li>• Two reception rooms &amp; kitchen</li> <li>• Ground floor shower room &amp; first floor bathroom</li> <li>• Off road parking &amp; enclosed rear gardens</li> <li>• EPC RATING : F</li> </ul> <p>Starting Bid: £27,000</p>	<p><b>LOT 10 LARMOUR ROAD GRIMSBY</b></p> <p><b>SOLD £80,000</b></p> <ul style="list-style-type: none"> <li>• Semi detached house &amp; lounge, dining area, conservatory and kitchen</li> <li>• Three bedrooms and bathroom</li> <li>• UPVC double glazed gas central heating &amp; need of updating and modernisation</li> <li>• EPC RATING : F</li> </ul> <p>Starting Bid: £70,000</p>	<p><b>LOT 13 BRERETON AVENUE CLEETHORPES</b></p> <p><b>SOLD UNDISCLOSED</b></p> <ul style="list-style-type: none"> <li>• Mid terrace house</li> <li>• Three reception rooms &amp; kitchen</li> <li>• Three bedrooms &amp; bathroom</li> <li>• Gardens to front &amp; rear</li> <li>• No upward chain</li> <li>• EPC RATING : D</li> </ul> <p>Starting Bid: £42,000</p>	<p><b>LOT 15 CHESTNUT ROAD WALTHAM</b></p> <p><b>SOLD £135,000</b></p> <ul style="list-style-type: none"> <li>• Semi detached bungalow</li> <li>• 12 reception rooms</li> <li>• Three bedrooms &amp; bathroom</li> <li>• Detached garage and drive</li> <li>• EPC Rating: E</li> <li>• Viewings: Pygott &amp; Crowe 01522 412111</li> </ul> <p>Starting Bid: £125,000</p>
<p><b>LOT 17 TAYLOR STREET CLEETHORPES</b></p> <p><b>SOLD £36,000</b></p> <ul style="list-style-type: none"> <li>• End terrace house</li> <li>• Open plan lounge &amp; dining area</li> <li>• Kitchen &amp; ground floor bathroom</li> <li>• Three bedrooms</li> <li>• Rear yard &amp; garage</li> <li>• EPC Rating: D</li> </ul> <p>Starting Bid: £35,000</p>	<p><b>LOT 18A WINSLOW DRIVE WIMMINGHAM</b></p> <p><b>SOLD £88,000</b></p> <ul style="list-style-type: none"> <li>• Semi detached bungalow on wide plot</li> <li>• Lounge &amp; dining</li> <li>• Two bedrooms &amp; bathroom</li> <li>• Attic room</li> <li>• Ample off road parking</li> <li>• Detached garage</li> <li>• EPC RATING : E</li> </ul> <p>Starting Bid: £85,000</p>	<p><b>83% sold at our latest live auction</b></p> <p>Join the property auction that gets you results</p> <p>We are now taking entries for our next event on Tuesday 29th September 2015</p> <p>Call now for a free valuation</p>		<p><b>LOT 21 GAINSBOROUGH ROAD BLYTON</b></p> <p><b>SOLD £114,000</b></p> <ul style="list-style-type: none"> <li>• Extended 1800' farm cottage &amp; lounge, dining room &amp; kitchen</li> <li>• Master bedroom with dressing area &amp; en suite</li> <li>• Two further bedrooms &amp; family bathroom</li> <li>• Ample parking &amp; double garage</li> <li>• EPC RATING : F</li> </ul> <p>Starting Bid: £110,000</p>	<p><b>LOT 22 ANCHORS WAY SCAWBY BROOK</b></p> <p><b>SOLD £105,000</b></p> <ul style="list-style-type: none"> <li>• Modern three bedroom detached house</li> <li>• Lounge/diner, kitchen with utility area &amp; cloakroom</li> <li>• Three bedrooms &amp; two bathrooms</li> <li>• Enclosed rear garden</li> <li>• Off road parking</li> <li>• Rarely available opportunity</li> <li>• EPC RATING : C</li> </ul> <p>Starting Bid: £105,000</p>
<p><b>LOT 23 FOX STREET SCUNTHORPE</b></p> <p><b>SOLD £36,000</b></p> <ul style="list-style-type: none"> <li>• End terrace house in central area of Scunthorpe</li> <li>• Two reception rooms &amp; kitchen</li> <li>• Ground floor shower room</li> <li>• First floor bathroom</li> <li>• Two double bedrooms</li> <li>• Enclosed rear yard</li> </ul> <p>Starting Bid: £35,000</p>	<p><b>LOT 25 KINGS AVENUE BRIGG</b></p> <p><b>SOLD £166,000</b></p> <ul style="list-style-type: none"> <li>• Detached bungalow</li> <li>• Lounge, dining room &amp; kitchen</li> <li>• Three double bedrooms &amp; bathroom</li> <li>• Colour washed cottage</li> <li>• Ground floor extensive parking</li> <li>• Kitchen &amp; conservatory</li> <li>• Ground floor &amp; first floor viewing: Tel: 01522 651777</li> <li>• EPC RATING : E</li> </ul> <p>Starting Bid: £159,950</p>			<p><b>ONLINE TRINITY STREET GAINSBOROUGH</b></p> <p><b>SOLD £36,000</b></p> <ul style="list-style-type: none"> <li>• Semi detached house &amp; lounge, sitting room and kitchen</li> <li>• Three bedrooms and bathroom</li> <li>• Low maintenance gardens</li> <li>• EPC Rating: D</li> </ul> <p>Starting Bid: £35,000</p>	<p><b>ONLINE WEST END ROAD ULCEBY</b></p> <p><b>SOLD £166,000</b></p> <ul style="list-style-type: none"> <li>• Extended three bedroom colour washed cottage</li> <li>• Ground floor &amp; first floor viewing: Tel: 01522 651777</li> <li>• Kitchen &amp; conservatory</li> <li>• EPC Rating: F</li> </ul> <p>Starting Bid: £99,950</p>
<p><b>ONLINE CAISTOR ROAD BARTON UPON HUMBER</b></p> <p><b>SOLD £45,000</b></p> <ul style="list-style-type: none"> <li>• Three bedroom semi detached house</li> <li>• Forward facing lounge, dining hall &amp; beech effect kitchen</li> <li>• First floor bathroom</li> <li>• Enclosed rear garden with store</li> <li>• No upward chain</li> <li>• EPC RATING : C</li> </ul> <p>Starting Bid: £45,000</p>	<p><b>ONLINE NORTHFIELD LANE AMCOTTS</b></p> <p><b>SOLD £44,000</b></p> <ul style="list-style-type: none"> <li>• Traditional two storey barn in popular 'rental' side village</li> <li>• Currently used as garage, workshop &amp; storage</li> <li>• Garden area</li> <li>• Potential to be converted to the necessary permissions being obtained</li> <li>• Parking spaces</li> </ul> <p>Starting Bid: £44,000</p>	<p><b>ONLINE TEALE STREET SCUNTHORPE</b></p> <p><b>SOLD £55,000</b></p> <ul style="list-style-type: none"> <li>• Two bedroom mid terrace house</li> <li>• Two reception rooms &amp; fitted kitchen</li> <li>• Ground floor cloakroom</li> <li>• First floor bathroom</li> <li>• Enclosed rear yard</li> <li>• EPC RATING : D</li> </ul> <p>Starting Bid: £55,000</p>	<p><b>ONLINE CHAPEL LANE KEADBY</b></p> <p><b>SOLD £35,000</b></p> <ul style="list-style-type: none"> <li>• Semi detached house &amp; sitting room &amp; breakfast kitchen</li> <li>• Three bedrooms &amp; bathroom</li> <li>• Off road parking &amp; garage</li> <li>• Gardens to front &amp; rear</li> <li>• EPC RATING : E</li> </ul> <p>Starting Bid: £35,000</p>	<p><b>ONLINE MORTON TERRACE GAINSBOROUGH</b></p> <p><b>SOLD £120,000</b></p> <ul style="list-style-type: none"> <li>• Traditional fivekix bedroom home</li> <li>• Lounge diner &amp; further reception room</li> <li>• Kitchen &amp; utility</li> <li>• Family bathroom to first floor</li> <li>• EPC RATING : E</li> </ul> <p>Starting Bid: £120,000</p>	<p><b>ONLINE LAMMAS LEAS ROAD MARKET RASEN</b></p> <p><b>SOLD £95,000</b></p> <ul style="list-style-type: none"> <li>• Three bedroom modern centre terrace town house</li> <li>• Lounge &amp; bay fronted dining kitchen with appliances</li> <li>• Bedroom one with en suite</li> <li>• Shower</li> <li>• Family bathroom</li> <li>• No upward chain</li> <li>• EPC RATING : C</li> </ul> <p>Starting Bid: £95,000</p>

**HOW DOES A CONDITIONAL AUCTION WORK ?**  
A conditional auction is similar to a normal house purchase.

- 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 or the hammer you pay 10% deposit and exchange contracts straight away.

Call now to discuss your property entering our next Auction.

over 200 auction sales in 2013

DDM RESIDENTIAL DDMM LETTINGS DDMM FINANCIAL DDMM PROPERTY AUCTION

FINE COUNTRY

Grimsby ■ Brigg ■ Barton ■ Scunthorpe ■ Gainsborough

The Largest Independent Auction, Estate & Letting Agency in the Region

**FREE VALUATIONS 0845 4 599 499**

# 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 within 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 (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.

## 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.

### Reservation Deposit

A non-refundable deposit of 3.5 % subject to a minimum of £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](http://www.northlincolnshirepropertyauction.co.uk)**



**National Award Winning Marketing**  
 ■ 5 YEARS ■ 5 STARS ■ 5 AWARDS



**SOLD**



**SOLD**



**SOLD**



**SOLD**



**SOLD**

<b>Silver Package</b> only £299 <b>Gold Package</b> from £599*	Barton 01652 237 666 Brigg 01652 237 666	Grimsby 01472 867 880 Gainsborough 01427 325 666	Scunthorpe 01724 304 999 Louth 01507 439 666
---	---	---	---



[fineandcountry.com](http://fineandcountry.com) :: [northlincs@fineandcountry.com](mailto:northlincs@fineandcountry.com)



# WE WANT YOU

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



**NO ENTRY FEES**



**GREATER LEVELS OF INTEREST**



**24/7 ONLINE BIDDING FACILITY**



**MAXIMISE VALUE**



**COMPETITIVE BIDDING**



**FIXED TIMESCALES TO SELL & MOVE**



**BUY WITH A MORTGAGE**



**REALISTICALLY PRICED PROPERTIES**



**EXPERT ADVICE FROM THE AUCTION TEAM**



**BID BY PHONE**



**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**

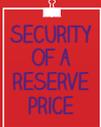


**YOU DON'T HAVE TO BE AN INVESTOR TO BID**

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](http://www.ddmauctions.co.uk)





**BARTON**  
12a George Street  
Barton DN18 5ES  
TEL: 01652 661166

**BRIGG**  
72 Wrawby Street  
Brigg DN20 8JE  
TEL: 01652 653666

**GAINSBOROUGH**  
9 Church Street  
Gainsborough DN21 2JJ  
TEL: 01427 616161

**GRIMSBY**  
23 Osborne Street  
Grimsby DN31 1EY  
TEL: 01472 358671

**SCUNTHORPE**  
46 Oswald Road  
Scunthorpe DN15 7PQ  
TEL: 01724 868168

**LETTING CENTRE**  
46 Oswald Road  
Scunthorpe DN15 7PQ  
TEL: 01724 870 870  
letting@ddmlettings.co.uk

**MORTGAGE CENTRE**  
2 Wardall Street  
Cleethorpes DN35 8HA  
TEL: 01472 360094  
enquiry@ddmfinancial.co.uk



SALES • LETTINGS • AUCTIONS • MORTGAGE ADVICE • OVERSEAS • COMMERCIAL