Property Auction Event
Forest Pines Hotel, Brigg, DN20 0AQ
Tuesday 18th November 2014 registration at 6.30pm
We are looking forward to our sixth and final live event for 2014 where we offer for sale 30 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 five auctions we have held this year have maintained an average conversion of over 80%, we have listed and sold more auction properties than any previous year and as a result we have added another live auction event to see us through to the New Year. We will be holding a total of 6 live events throughout 2015 dates of which can be found on our website soon.

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 18th November at the Forest Pines Hotel, Brigg.

Kind Regards,

Graham Wilson
DDM – Managing Director

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

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.
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. 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.

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.

GOING, GOING...

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Plans, Maps and Photographs
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...GONE!
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.

Auction Pack
An Auction Pack is a bundle of legal documents prepared before the property is sold via auction. This gives the buyer a chance to view the legal aspects of the property before purchasing. The pack includes: Property Information forms, Fixture and Fittings forms, Official Register copies, Title Plan, Local Search and Water and Drainage Search, leasehold documents if applicable and auction terms and conditions. The successful purchaser will be required to pay £200.00 + VAT towards the searches produced for the subject property.

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

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

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

Original documents must be provided. Photocopies are not accepted.

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

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

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

Deposits/Reservation Fees
Deposits will be accepted by one of the following methods:
Debit Cards, Credit Cards, Banker’s Draft
NO CASH OR CHEQUES WILL BE ACCEPTED

* Current full UK/EU driving license cannot be used to prove both ID and address. This document can only identify ID or address
<table>
<thead>
<tr>
<th>Lot</th>
<th>Property Address</th>
<th>Starting Bid</th>
<th>Agent</th>
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<tr>
<td>01</td>
<td>21 Lavender Way, Scunthorpe, North Lincolnshire</td>
<td>£50,000</td>
<td>DDM Residential</td>
</tr>
<tr>
<td>02</td>
<td>117 Eleanor Street, Grimsby, North East Lincolnshire</td>
<td>£29,950</td>
<td>DDM Residential</td>
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<tr>
<td>03</td>
<td>66 Clavering Street, Grimsby, North East Lincolnshire</td>
<td>£19,950</td>
<td>Pygott &amp; Crone</td>
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<td>50 Edward Street, Grimsby, North East Lincolnshire</td>
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<td>18</td>
<td>11 Blenheim Place, Cleethorpes, North East Lincolnshire</td>
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<td>23</td>
<td>85 Fox Street, Scunthorpe, North Lincolnshire</td>
<td>£35,000</td>
<td>Paul Fox</td>
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<td>86 Park Street, Grimsby, North East Lincolnshire</td>
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<td>Eastgate, Smithfield Road, North Kelsey, Lincolnshire</td>
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<td>11 Manor Farm Road, Scunthorpe, North Lincolnshire</td>
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<td>28</td>
<td>Halcyon, High Street, North Kelsey, Lincolnshire</td>
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<td>29</td>
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<td>£39,950</td>
<td>DDM Residential</td>
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</tbody>
</table>
Lot 1

21 Lavender Way
Scunthorpe
North Lincolnshire
DN156BT

Starting Bid: £50,000
Previous List Price: New to Market
Branch: Scunthorpe | 01724 868 168

- Semi Detached House
- 3 Bedrooms
- 2 Reception Rooms
- 1 Bathroom

Off Road Parking · Double Glazing · EPC: C

Lot 2

117 Eleanor Street
Grimsby
North East Lincolnshire
DN32 8AL

Starting Bid: £29,950
Previous List Price: New to Market
Branch: Grimsby | 01472 358 671

- Terraced House
- 3 Bedrooms
- 1 Reception Room
- 1 Bathroom

No Upward Chain · Front & Rear Gardens · EPC: D

Lot 3

66 Clavering Street
Grimsby
North East Lincolnshire
DN31 2QY

Starting Bid: £19,950
Previous List Price: New to Market
Branch: Grimsby | 01472 264 960

- End Terraced House
- 2 Bedrooms
- 2 Reception Rooms
- 1 Bathroom

Large Garden · Ideal Investment · EPC: E

Lot 4

7 High Street
Binbrook
Lincolnshire
LN8 6BH

Starting Bid: £94,000
Previous List Price: New to Market
Branch: Grimsby | 01472 358 671

- End Terraced House
- 3 Bedrooms
- 2 Reception Rooms
- 1 Bathroom

Patio Garden · uPVC Double Glazing · EPC: E

Lot 5

Garage Block
St Annes Road, Keelby Grimsby
North Lincolnshire
DN41 8HQ

Starting Bid: £1
Previous List Price: New to Market
Branch: Grimsby | 01472 358 671

A detached garage with lifetime access agreement located off St Annes Road in Keelby. The garage can be found in a small block and would suit a buyer in need of storage or a local homeowner that requires parking or additional parking for their home. A great lock up and leave suitable for a variety of uses including storage or small workshop. Viewing strictly by appointment only.

Lot 6

1 Alexandra Wharf
Grimsby
North East Lincolnshire
DN31 1TQ

Starting Bid: £65,000
Previous List Price: New to Market
Branch: Grimsby | 01472 264 960

- Flat
- 2 Bedrooms
- 1 Reception Room
- 1 Bathroom

Double Glazing · Gardens · EPC: C
Lot 7
1 Blankney Court
Winterton
North Lincolnshire
DN15 9PP

Starting Bid: £60,000 Previous List Price: New to Market
Branch: Grimsby | 01472 358 671

Terraced House 3 Bedrooms
1 Reception Room 1 Bathroom
Front & Rear Gardens · No Upward Chain · EPC: C

Lot 8
2 Alexandra Wharf
Grimsby
North East Lincolnshire
DN31 1TQ

Starting Bid: £65,000 Previous List Price: New to Market
Branch: Grimsby | 01472 264 960

Flat 2 Bedrooms
1 Reception Room 1 Bathroom
Double Glazing · Gardens · EPC: B

Lot 9
216 Macaulay Street
Grimsby
North East Lincolnshire
DN31 2EJ

Starting Bid: £35,000 Previous List Price: New to Market
Branch: Grimsby | 01472 264 960

Terraced House 3 Bedrooms
2 Reception Rooms 1 Bathroom
Double Glazing · Central Heating · EPC: E

Lot 10
8 Clark Avenue
Grimsby
North East Lincolnshire
DN31 2BQ

Starting Bid: £55,000 Previous List Price: New to Market
Branch: Grimsby | 01472 264 960

Terraced House 2 Bedrooms
1 Reception Room 1 Bathroom
Private Rear Garden · No Forward Chain · EPC: D

Lot 11
220 Convamore Road
Grimsby
North East Lincolnshire
DN32 9HX

Starting Bid: £39,950 Previous List Price: New to Market
Branch: Grimsby | 01472 264 960

Terraced House 3 Bedrooms
2 Reception Rooms 2 Bathrooms
Gardens · uPVC Double Glazing · EPC: D

Lot 12
6 Beaulah Villas
South Ferriby
North Lincolnshire
DN18 6HR

Starting Bid: £65,000 Previous List Price: New to Market
Branch: Barton | 01652 661 166

Semi Detached House 3 Bedrooms
2 Reception Rooms 1 Bathroom
No Chain · Gardens to Rear · EPC: E
Lot 13
32 Central Square
Brigg
North Lincolnshire
DN20 8QJ
Starting Bid: £65,000 Previous List Price: New to Market
Branch: Brigg | 01652 653 666
Semi Detached House
3 Bedrooms
2 Reception Rooms
1 Bathroom
Garage · Requires Modernisation

Lot 14
25 Station Road
Habrough
North East Lincolnshire
DN40 3AU
Starting Bid: £117,000 Previous List Price: New to Market
Branch: Grimsby | 01472 358 671
Detached Bungalow
2 Bedrooms
3 Reception Rooms
1 Bathroom
Popular Village Location · Modernisation Required · EPC: F

Lot 15
10 Cravens Lane
Habrough, Immingham
North East Lincolnshire
DN40 3AW
Starting Bid: £110,000 Previous List Price: New to Market
Branch: Grimsby | 01472 358 671
Detached Bungalow
3 Bedrooms
1 Reception Room
1 Bathroom
Large Conservatory · Rear Garden · EPC: D

Lot 16
105 Dale Street
Scunthorpe
North Lincolnshire
DN15 7LR
Starting Bid: £40,000 Previous List Price: New to Market
Branch: Scunthorpe | 01724 282 977
Terraced House
3 Bedrooms
2 Reception Rooms
1 Bathroom
Detached Garage · Ideal Investment · EPC: E

Lot 17
50 Edward Street
Grimsby
North East Lincolnshire
DN32 9HJ
Starting Bid: £35,000 Previous List Price: New to Market
Branch: Grimsby | 01472 358 671
Terraced House
3 Bedrooms
2 Reception Rooms
1 Bathroom
Front & Rear Gardens · No Upward Chain · EPC: D

Lot 18
11 Blenheim Place
Cleethorpes
North East Lincolnshire
DN35 9BG
Starting Bid: £84,950 Previous List Price: New to Market
Branch: Grimsby | 01472 358 671
Semi Detached House
3 Bedrooms
2 Reception Rooms
1 Bathroom
Front & Rear Garden · Requires Updating · EPC: D
Sycamore, School Lane, North Kelsey
- Three Bedrooms
- Bungalow
- No Upward Chain
- EPC Rating: F

Start Bid ....................................... £70,000
Sold .............................................. £115,000
Viewings ................................................. 33

Old Crosby, Scunthorpe
- Two Bedrooms
- Mid Terraced House
- Enclosed Rear Yard
- EPC Rating: F

Start Bid ...................................... £65,000
Sold .............................................. £76,000
Viewings ................................................. 8

George Street, Scunthorpe
- Three Bedrooms
- Terraced House
- Investment Opportunity
- EPC Rating: D

Start Bid ...................................... £35,000
Sold ............................................. £40,000
Viewings ................................................. 15

Littlefield Lane, Grimsby
- Four Bedrooms
- Terraced House
- Off Road Parking
- EPC Rating: D

Start Bid ...................................... £55,000
Sold ................................................ £61,000
Viewings ................................................... 7

**NLPA SUCCESS STORIES**

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

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Call 0845 4 599 499 or visit www.ddmauctions.co.uk

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Lot 19

2 Mayfield Terrace
East Halton
North Lincolnshire
DN40 3NW

Starting Bid: £90,000 Previous List Price: New to Market
Branch: Barton | 01652 661 166

Terraced House 3 Bedrooms
2 Reception Rooms 1 Bathroom
Garage · Garden & Paddock · EPC: D

Lot 20

34 Western Avenue
Brigg
North Lincolnshire
DN20 8PY

Starting Bid: £65,000 Previous List Price: New to Market
Branch: Brigg | 01652 653 666

Terraced House 3 Bedrooms
2 Reception Rooms 1 Bathroom
Gardens · Investor Opportunity · EPC: D

Lot 21

53A Ripon Street
Grimsby
North East Lincolnshire
DN31 2HG

Starting Bid: £44,950 Previous List Price: New to Market
Branch: Grimsby | 01472 264 960

Detached Town House 2 Bedrooms
1 Reception Room 2 Bathrooms
Front Decking Area · Storage Shed · EPC: C

Switched on Bidding

Our state-of-the-art online bidding facility is available 24/7 making it easier and quicker for you to browse, watch and bid on your ideal property.

0845 4 599 499
www.ddmauctions.co.uk
Lot 22

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
No Chain

Lot 23

85 Fox Street
Scunthorpe
North Lincolnshire
DN15 7LD

Starting Bid: £35,000 Previous List Price: New to Market
Branch: Scunthorpe | 01724 282 868

Terraced House
2 Bedrooms
2 Reception Rooms
2 Bathrooms

Rear Garden · Off Street Parking

Lot 24

86 Park Street
Grimsby
North East Lincolnshire
DN32 7NT

Starting Bid: £23,000 Previous List Price: New to Market
Branch: Grimsby | 01472 358 671

Terraced House
3 Bedrooms
1 Reception Room
1 Bathroom

Double Glazing · Central Heating

Lot 25

Eastgate, Smithfield Road
North Kelsey
Lincolnshire
LN76HG

Starting Bid: £220,000 Previous List Price: New to Market
Branch: Brigg | 01652 653 666

Detached Cottage
4 Bedrooms
2 Reception Rooms
3 Bathrooms

No Chain · Stable & Stores · EPC: D

Lot 26

27A Rosemary Avenue
Grimsby
North East Lincolnshire
DN344JN

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

Flat
2 Bedrooms
1 Reception Room
1 Bathroom

uPVC Double Glazing · Gas Central Heating · EPC: D

Lot 27

11 Manor Farm Road
Scunthorpe
North Lincolnshire
DN17 1LG

Starting Bid: £40,000 Previous List Price: New to Market
Branch: Scunthorpe | 01724 868 168

Semi Detached House
3 Bedrooms
2 Reception Rooms
1 Bathroom

gas central heating · uPVC Double Glazing
The Online Auction

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

Lot 28
Halcyon, High Street
North Kelsey
Lincolnshire
LN7 8EF
Starting Bid: £125,000 Previous List Price: New to Market
Branch: Brigg | 01652 653 666
Detached Bungalow  2 Bedrooms
1 Reception Room  1 Bathroom
Gardens · Driveway & Garage · EPC: E

Lot 29
Church House, High Street
Dragonby, Scunthorpe
North Lincolnshire
DN15 0BE
Starting Bid: £120,000 Previous List Price: New to Market
Branch: Scunthorpe | 01724 282 868
Detached Bungalow  3 Bedrooms
2 Reception Rooms  1 Bathroom
Double Glazing · Central Heating · EPC: E

Lot 30
12 Forster Street
Gainsborough
Lincolnshire
DN21 2LL
Starting Bid: £39,950 Previous List Price: New to Market
Branch: Gainsborough | 01427 616 161
Semi Detached House  3 Bedrooms
2 Reception Rooms  1 Bathroom
Gardens · Patio Area and Shed · EPC: D
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 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 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  Security Number

Valid From  Expiry Date

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www.ddmresidential.co.uk

Next live auction event:

Tuesday 18th November

Forest Pines Hotel, Brig

Entries now being taken

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www.ddmresidential.co.uk
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 in writing before the Auction.

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.

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

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

Reservation Fee

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 plus VAT must be paid by the Buyer immediately following the conclusion of the auction or acceptance of an offer. This must be paid by cleared funds to the Auctioneer who will issue an Acknowledgement of Reservation.

Introduction

These conditions have three main sections.

1. Glossary

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

2. The conduct of the auction

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

3. Conditions of reservation

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

Important notice

A prudent buyer will, before bidding for a property:

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

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

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

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

Glossary

This glossary applies to the auction conduct conditions and the sale conditions. Wherever it makes sense:

• singular words can be read as plurals, and plurals as singular words;
• a ‘person’ includes a corporate body;
• words of one gender include the other genders;
• references to legislation are to that legislation as it may have been modified or re-enacted by the date of the auction or the contract date (as applicable); and
• where the following words printed in bold type appear they have the specified meanings.

Approved financial institution

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

Auction

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

Auction conduct conditions

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

Auctioneers

The auctioneers of the auction.

Auction pack

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

Business day

Any day except (a) a Saturday or a Sunday; (b) a bank day; (c) any holiday.

Governing law

The buyer is subject to the laws of England.

Buyer

Means the person registered on this catalogue.

Lot

The property(s) or interest(s) for sale.

Minimum bid

The minimum bid that may be made at the auction, which is specified in the catalogue.

Notice to All Prospective Buyers

An advertisement, notice or summary, including the catalogue, that is intended to be given to the public and is made available before the auction.

Telephone

The telephone number to contact for offers.

Proxy bidding

The process by which a person is instructed to make bids for a third party.

Reserve price

The amount below which a lot cannot be sold.

Terms & Conditions

The conditions that govern the conduct of the auction.

Vendor

The person or entity that has legal title to the property(s) or interest(s) for sale.
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 on the basis that you accept these auction conduct conditions;

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

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

**A2 Our role**

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

(a) prepare the catalogue or auction pack (as applicable) from information supplied by or on behalf of each seller;

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

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

(d) receive reservation fees (if applicable);

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

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

**A3 Bidding and reserve prices**

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

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

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

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

A3.5 Unless stated otherwise each property is subject to a reserve price (which may be fixed just before the property is offered for sale). If no bid equals or exceeds that reserve price the property will be withdrawn from the conditional auction.

A3.6 Where there is a reserve price the seller may bid (or ask us or another agent to bid on the seller’s behalf) up to the reserve price but may not make a bid equal to or exceeding the reserve price. You accept that it is possible that all bids up to the reserve price are bids made by or on behalf of the seller.

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

**A4 The auction pack and other information**

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

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

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

**A5 The reservation form**

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

A5.2 You are obliged to enter into a reservation form which obliges you to proceed to purchase the property
at the price you bid plus VAT (if applicable).

A5.3 You must:

(a) provide all information we reasonably need from you to enable us to complete the reservation form (including proof of your identity and address if required by us);
(b) sign the completed reservation form; and
(c) pay the reservation fee or reservation deposit (as required by the reservation form).

A5.4 If you do not we may either:

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

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

(a) is to be held by us as agent for the seller, but otherwise is to be held as stated in the reservation conditions; and
(b) must be paid in pounds sterling 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 the buyer is to exchange contracts to purchase the property.

R3 Seller’s obligations

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

R3.2 During the exclusivity period the seller agrees:

(a) he or she has instructed us not to agree another reservation of the property;
(b) not to encumber or deal with the title to the property;
(c) not to send, instruct or allow anyone else to send any contract for sale of the property to anyone other than the buyer’s solicitors;
(d) to give such access to the property as may be reasonably required by any surveyor or valuer appointed by the buyer;
(e) not to give access to any other person to view the property nor negotiate with anyone other than the buyer any terms for the sale of the property;
(f) to use all reasonable endeavours to proceed to a formal exchange of contracts within the exclusivity period;
(g) to supply all documentation, information and authority to enable the buyer’s solicitors to draft and negotiate the sale and purchase contract and do all work necessary to enable contracts for sale of the property to be exchanged within the exclusivity period;
(h) to immediately instruct the seller’s solicitors to issue a contract for the sale of the property to the buyer’s solicitors and to do all other work required to enable contracts for the sale of the property to be exchanged within the exclusivity period.

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

R4 Buyer’s obligations

R4.1 The buyer agrees:

(a) to use all reasonable endeavours to proceed to a formal exchange of contracts within the exclusivity period;
(b) to immediately instruct the buyer’s solicitors to investigate title to the property, negotiate the draft contract for the purchase of the property, raise enquiries of the seller and any third parties about the property and do any other work required to enable contracts for the purchase of the property to be exchanged within the exclusivity period;
(c) to promptly:
(i) if the buyer intends to use a loan in connection with the purchase of the property, the buyer shall apply to the relevant lender and complete all necessary documentation and do all such things as such lender may require to process the buyer’s application as soon as possible including the payment of any application fees;
(ii) if the buyer or the buyer’s mortgagee or lender requires that the property is surveyed and/or valued, the buyer will use all reasonable endeavours to arrange for the survey and/or valuation to take place at the property as soon as reasonably practicable including the payment of any valuation fee;
(iii) keep the auctioneer and the seller’s solicitors advised of progress with the application for the loan;
(d) the date of completion shall be specified in the contract exchanged for the purchase of the property but such date shall be no later than the date being 28 days after the date of exchange of contracts and the buyer shall use all reasonable endeavours to complete the purchase of the property by such date;
(e) the buyer shall pay to the auctioneer the cost of searches relating to the property incurred by the auctioneer;
(f) buyer has received the auction pack (if applicable) and is ready willing and able to proceed with the purchase of the property;
(g) the buyer agrees that if contracts for the purchase of the property have not been legally and unconditionally exchanged within the exclusivity period the seller has the absolute right to re-offer the property for sale free of any obligation to the buyer.

R5 Termination of reservation

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

R5.2 On the expiry of the exclusivity period specified
in the reservation form (or the expiry of any extension granted by the seller in writing) if the buyer has not exchanged contracts to purchase the property, the reservation of the property shall terminate at the discretion of the auctioneer.

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

R6 Binding obligations

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

R6.2 As these conditions and the reservation form comprises legally binding obligations on you, it is recommended you seek independent legal advice on these conditions and the reservation form before making any bid on a property.

R7 Auctioneer

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

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

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

Charity Registration No. 207994

£19,000 pays for a Marie Curie Nurse to care for terminally ill people for an entire year

iam-raising the money, can you help?

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

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

We would like to thank all of our supporters who have contributed to our fundraising.
More properties available online

18th Nov from 6.30pm
Last live auction of 2014

Sales commission to pay

18th Nov from 6.30pm
Last live auction of 2014

Sales commission to pay