



NORTHERN LINCOLNSHIRE  
PROPERTY AUCTION

# DDM

## PROPERTY AUCTION

24/7 online  
bidding facility

35 lots  
available  
from £19,950

73%

Sold last year



## Property Auction Event

Forest Pines Hotel, Brigg, DN20 0AQ

Thursday 13th July 2017 registration at 6.30pm





**JANUARY**

M	T	W	T	F	S	S
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9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

**FEBRUARY**

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27	28					

**MARCH**

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**APRIL**

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**MAY**

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29	30	31				

**JUNE**

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**JULY**

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24	25	26	27	28	29	30
31						

**AUGUST**

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28	29	30	31			

**SEPTEMBER**

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**OCTOBER**

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16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

**NOVEMBER**

M	T	W	T	F	S	S
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13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

**DECEMBER**

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18	19	20	21	22	23	24
25	26	27	28	29	30	31



**SOLD £36K OVER STARTING BID**

37 Parker Street, Cleethorpes

**Start Bid** £65,000  
**Sold** £101,000

2 Bedrooms, Semi Detached Bungalow



**SOLD IN 2 WEEKS**

7 Northlands Road South, Winterton

**Start Bid** £55,000  
**Sold** £76,000

3 Bedrooms, Semi Detached House



**SOLD £10K OVER STARTING BID**

35 Grange Lane South, Scunthorpe

**Start Bid** £49,950  
**Sold** £60,000

3 Bedrooms, Semi Detached House



**7 BIDDERS AT AUCTION**

4 Theaker Avenue, Gainsborough

**Start Bid** £27,000  
**Sold** £41,500

2 Bedrooms, Terraced House

## BENEFITS OF SELLING AT AUCTION



### NO FEE

No estate agency fees to pay to list your property.



### SECURITY

Selling for no less than an undisclosed reserve price.



### SPEED

Realistic timescales to sell & move.



### ACTIVITY

Greater marketing exposure generates more interest.



### SUPPORT

Our specialist Auction Department assists you from start to sold.



### PRICE

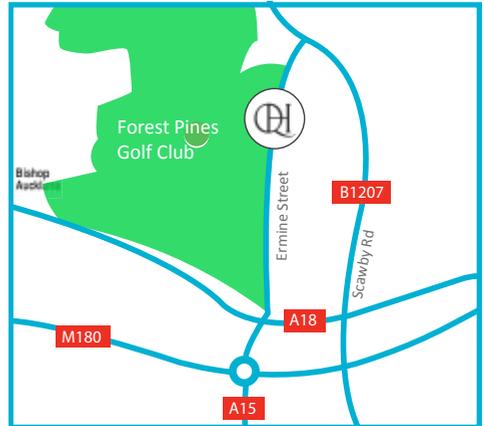
Achieving maximum value through competitive bidding.

## VENUE

The Forest Pines Hotel, Broughton,  
Near Brigg, North Lincolnshire, DN20 0AQ

Tel 01652 650770

Registration at 6.30pm  
Auction begins at 7.00pm



## DIRECTIONS

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.

## ATTEND FOR FREE

If you don't want to register to bid, but are interested in the auction process or potentially selling at auction, you can attend our events to see what it's like. You can also ask our auction team any questions you may have, for example:

### 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 mainland Europe.

If you are interested in selling by auction and would like to speak to someone sooner, don't hesitate to contact our Auction team on 0845 4 599 499

# 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 debit/credit card or bankers draft for your Reservation Fee and the required identification. Please also bring the contact details of the solicitor you intend to use.

## 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 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, 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 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 upon receipt of Draft Contract. Please do not leave the auction room without paying your deposit or reservation fee and signing the relevant paperwork.

## If The Lot You 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.

## 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.



**Remember!** If you're not planning to attend the auction, but would like to bid by proxy or phone, you must fill and return the form in this catalogue or contact the team to pre-register on:

**0845 4 599 499**

**[enquiries@iam-sold.co.uk](mailto:enquiries@iam-sold.co.uk)**

# OUR METHODS OF AUCTION

## Modern Method of Auction

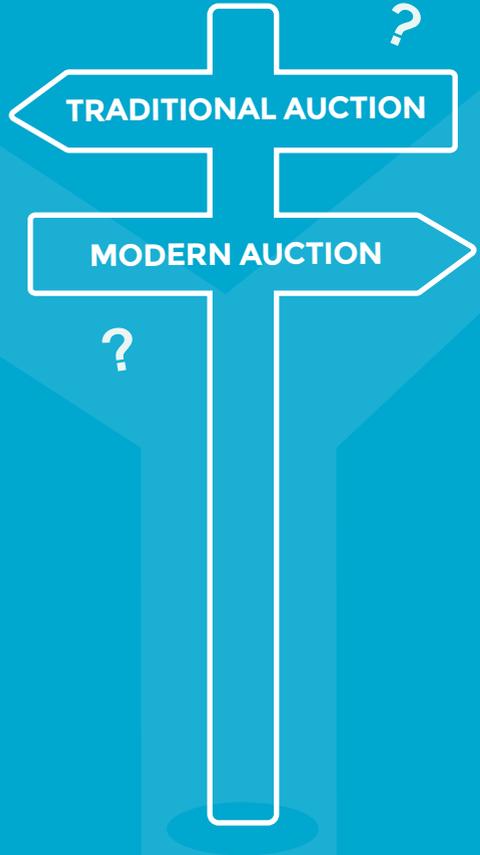
The Modern Method of Auction is different to traditional auction procedures in the UK, in that it is **conditional**. This means that the sale is not legally binding once a bid is accepted. When a bid is accepted the buyer is allowed a 28 day period of reservation in which to achieve exchange of contracts, 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 buyer's solicitor is in receipt of 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.

## 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 cash based.

## 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.



# PROOF OF IDENTIFICATION

All successful bidders must provide Proof of Identity and Proof of Address in order for us to comply with money laundering regulations.

**Original documents must be provided.  
Photocopies are not accepted.**



## Important notice!

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

### Proof of Identity Tick List

- Current Signed Passport
- Current Full UK/EU Photo Card Driving Licence\*\*
- Current full UK Driving Licence\*\* (old style)\*\* (Provisional licenses not accepted).
- Resident permit issued by the Home Office to EU Nationals.
- Inland Revenue Tax Notification.

### Proof of Address Tick List

- Current full UK Driving Licence\*\* (Provisional licenses not accepted).
- A utility bill issued in the last three months (Not a mobile phone bill)
- Local Authority tax bill (Current year)
- Bank / Building Society / Credit Union statement containing current address.
- Most recent original mortgage statement from a UK lender.

# DEPOSITS / RESERVATION FEES

Deposits and /or fees will be accepted by one of the following methods:

Banker's Draft, Debit / Credit Cards (3% surcharge applies to credit card transactions).

**NO CASH OR CHEQUES WILL BE ACCEPTED**

# GLOSSARY OF COMMON AUCTION TERMS

## Addendum

This is the document published on the day of the auction containing all 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 their 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 & Conditions attached to the property. Please note that the **Reservation Fee is in addition to the final negotiated selling price**, and is paid on a non-refundable basis. It is held as a reservation against the subject property until 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.

## Reservation Deposit

Under this method of sale the buyer will be required to pay a Reservation Deposit. The Reservation Deposit is calculated against the final negotiated selling price at **3.5% subject to a minimum of £6,000**. 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

The buyer will sign the contract for sale and send 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. At this point 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. The seller must move out of the property on this date and release the keys to the buyer.

## 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.

## 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.

## Auction 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.

### Starting Bids

These are prices published for each property and are the level at which the bidding will commence. They are for guidance only and are not Reserve Prices. They may occasionally change during 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 actions 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.

### 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 range 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 Land Registry Documents, 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 £166.67 + VAT 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.

If you have any queries or further questions regarding the information in this catalogue, don't hesitate to speak to a member of our auction team who will be able to offer you sound advice. You can contact us by telephone, email or alternatively visit our website:

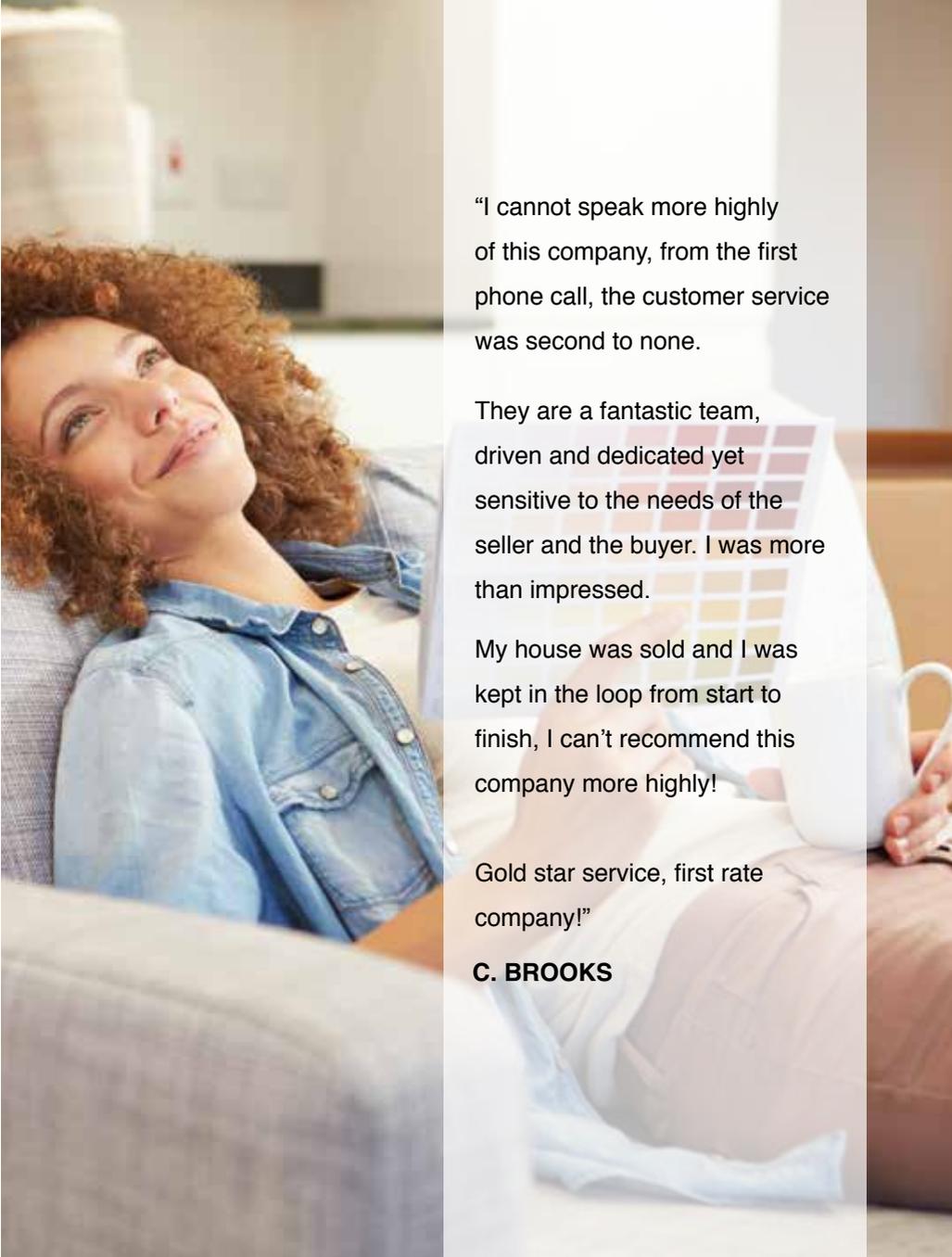
[www.ddmauctions.co.uk](http://www.ddmauctions.co.uk)

### 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.

## CLIENT FEEDBACK

### THE AUCTION EXPERIENCE



"I cannot speak more highly of this company, from the first phone call, the customer service was second to none.

They are a fantastic team, driven and dedicated yet sensitive to the needs of the seller and the buyer. I was more than impressed.

My house was sold and I was kept in the loop from start to finish, I can't recommend this company more highly!

Gold star service, first rate company!"

**C. BROOKS**

# PROXY/TELEPHONE BIDDING REGISTRATION FORM

## RESERVATION FEE

### Bidding Method

Proxy

Telephone

Pre Registration

Date of Auction ..... Lot Number ..... Lot Address .....

Maximum Bid £ ..... (in words) .....

I hereby authorise IAM Sold Ltd to bid on my behalf for the subject property above, 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 and you would like a quote, please tick this box

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% + VAT subject to a minimum of £5,000.00 + VAT (£1,000.00) = (£6,000.00) 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 as detailed in the Conditional Auction Terms and Conditions. If a Buyer Information Pack has been produced and provided by IAM Sold Ltd, the buyers shall pay an additional cost of £166.67 + VAT (£33.33) = £200.00 for the preparation of the pack. The buyers declare that the information and conditions are held within the auction catalogue are understood and accepted. A 3% surcharge applies for credit card transactions taken as payments. There is no charge for payment by debit card.

### PAYING BY CREDIT/DEBIT CARD

Should you be the successful bidder, you will be contacted to make payment of the buyers premium in order to reserve the property exclusively to you. Payment can be accepted by Debit / Credit Cards (3% surcharge applies to credit card transactions). **PLEASE NOTE THAT CREDIT OR DEBIT CARD DETAILS WILL BE VERIFIED BEFORE ANY BIDS ARE ACCEPTED.**



**Remember!** If you're not planning to attend the auction, but would like to bid by proxy or phone, you must fill and return the form in this catalogue or contact the North Lincolnshire team to pre-register on: **0845 4 599 499** or **enquiries@iam-sold.co.uk**

## LOT LIST PUBLIC AUCTION EVENT

Lot	Address	Starting Bid	Agents
01	Phyldor, Marsh Lane, Barrow-upon-Humber, North Lincolnshire	£95,000	DDM Residential
02	11 Summercroft Ave, New Holland, North Lincolnshire	£29,950	DDM Residential
03	311 Victoria Court, Victoria Street, Grimsby, North Lincolnshire	£39,950	Reeds Rains
04	16 Nelson Way, Grimsby, North East Lincolnshire	£89,950	Pygott & Crone
05	11 Walker Avenue, Grimsby, North Lincolnshire	£99,950	DDM Residential
06	15 Barry Avenue, Grimsby, Lincolnshire	£115,000	DDM Residential
07	3 St Pauls Road, Gainsborough, Lincolnshire	£90,000	DDM Residential
08	58 Willingham Street, Grimsby, Lincolnshire	£29,950	Reeds Rains
09	36 Montague Street, Cleethorpes, North East Lincolnshire	£39,950	DDM Residential
10	Land To The Side Of 1 Greengate Lane, South Killingholme, North Lincolnshire	£25,000	Pygott & Crone
11	Land To The Rear Of, 14-18 High Street, Kirton In Lindsey, North Lincolnshire	£35,000	DDM Residential
12	4 Abbey View, East Halton, North Lincolnshire	£80,000	Crofts Estate Agents
13	44 Newport, Barton-upon-humber, North Lincolnshire	£89,950	DDM Residential
14	Flat 2 & 3, 49 Harrington Street, Cleethorpes, North East Lincolnshire	£35,000	DDM Residential
15	22a Grafton Street, Grimsby, Lincolnshire	£29,950	Crofts Estate Agents
16	Building Plot At 1 Poplar Crescent, Althorpe, North Lincolnshire	£19,950	DDM Residential
17	58 Taylor Street, Cleethorpes, Lincolnshire	£29,950	DDM Residential
18	8 Stanford Close, Laceby, North Lincolnshire	£89,950	DDM Residential

Lot	Address	Starting Bid	Agents
19	56 Ward Street, Grimsby, North Lincolnshire	£29,950	DDM Residential
20	43 High Street, Barton-upon-humber, Lincolnshire	£35,000	DDM Residential
21	5 Summerfield Close, Waltham, North Lincolnshire	£82,000	Reeds Rains
22	51 Fitties Lane, North Cotes, North Lincolnshire	£50,000	DDM Residential
23	York Cottage, Westrum Lane, Brigg, North Lincolnshire	£180,000	DDM Residential
24	345 Weelsby Street, Grimsby, North Lincolnshire	£29,950	DDM Residential
25	4 Grange Cottages, Ulceby, North Lincolnshire	£75,000	DDM Residential
26	42 Tasburgh Street, Grimsby, North Lincolnshire	£49,950	DDM Residential
27	66 Wrawby Road, Brigg, North Lincolnshire	£130,000	DDM Residential
28	422 Ropery Road, Gainsborough, Lincolnshire	£85,000	DDM Residential
29	67 York Road, Brigg, North Lincolnshire	£95,000	DDM Residential
30	62 Mayflower Close, Gainsborough, Lincolnshire	£89,950	Ewemove
31	Land To Rear Of 38 Ville Road, Scunthorpe, North Yorkshire	£49,950	DDM Residential
32	82 Sidney Street, Cleethorpes, North Lincolnshire	£37,000	Reeds Rains
33	34 Victoria Road, Scunthorpe, North Lincolnshire	£55,000	DDM Residential
34	Wharfe Dale, Church Lane, Ulceby, North Lincolnshire	£145,000	DDM Residential
35	35 Springway Crescent, Grimsby, North East Lincolnshire	£85,000	DDM Residential

## LOT 1

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### Starting Bid: £95,000

**Phyldor, Marsh Lane  
New Holland, Barrow-upon-  
humber  
North Lincolnshire  
DN19 7PY**



- Semi Detached House
- 2 Bedrooms
- 2 Reception Rooms
- 2 Bathrooms
- No Onward Chain
- Gardens
- EPC: TBC
- Tenure: Freehold

**Barton: 01652 661 166**



## LOT 2

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### Starting Bid: £29,950

**11 Summercroft Ave  
New Holland  
North Lincolnshire  
DN19 7PX**



- Terraced House
- 3 Bedrooms
- 1 Reception Room
- 1 Bathroom
- Gardens
- Local Amenities
- EPC: TBC
- Tenure: Freehold

**Barton: 01652 661 166**



## LOT 3

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### Starting Bid: £39,950

**311 Victoria Court  
Victoria Street, Grimsby  
North Lincolnshire  
DN31 1PT**



- Flat
- 1 Bedroom
- 1 Reception Room
- 1 Bathroom
- Double Glazing
- Great Location
- EPC: D
- Tenure: Leasehold

**Grimsby: 01472 241735**



## LOT 4

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**Starting Bid: £89,950**

**Pygott & Crone**

**16 Nelson Way  
Grimsby  
North East Lincolnshire  
DN34 5RD**

- Semi Detached House
- 3 Bedrooms
- 1 Reception Room
- 2 Bathrooms
- Driveway & Garage
- Garden
- EPC: E
- Tenure: Freehold



**Grimsby: 01472 264 960**

## LOT 5

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**Starting Bid: £99,950**

**DDM  
RESIDENTIAL**

**11 Walker Avenue  
Grimsby  
North Lincolnshire  
DN33 2LL**

- Semi Detached House
- 3 Bedrooms
- 2 Reception Rooms
- 1 Bathroom
- Rear Garden
- Shared Driveway
- EPC: D
- Tenure: Freehold



**Grimsby: 01472 358 671**

## LOT 6

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**Starting Bid: £115,000**

**DDM  
RESIDENTIAL**

**15 Barry Avenue  
Grimsby  
Lincolnshire  
DN34 5LS**

- Bungalow
- 2 Bedrooms
- 2 Reception Rooms
- 1 Bathroom
- Front & Rear Gardens
- Single Garage
- EPC: D
- Tenure: Freehold



**Grimsby: 01472 358 671**

## LOT 7

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**Starting Bid: £90,000**

**3 St Pauls Road  
Gainsborough  
Lincolnshire  
DN21 2TE**



- Bungalow
- 2 Bedrooms
- 1 Reception Room
- 1 Bathroom
- Front & Rear Gardens
- uPVC Double Glazing
- EPC: E
- Tenure: Freehold



**Gainsborough: 01427 616 161**

## LOT 8

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**Starting Bid: £29,950**

**58 Willingham Street  
Grimsby  
Lincolnshire  
DN32 9BP**



- Terraced House
- 2 Bedrooms
- 2 Reception Rooms
- 1 Bathroom
- Well Presented
- Garden
- EPC: D
- Tenure: Freehold

**Grimsby: 01472 241735**

## LOT 9

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**Starting Bid: £39,950**

**36 Montague Street  
Cleethorpes  
North East Lincolnshire  
DN35 7AP**



- Terraced House
- 3 Bedrooms
- 1 Reception Room
- 1 Bathroom
- Gardens
- Popular Area
- EPC: D
- Tenure: Freehold



**Grimsby: 01472 358 671**

## LOT 10

**Starting Bid: £25,000**

**Pygott & Crone**

**Land to the Side of 1  
Greengate Lane  
South Killingholme  
North Lincolnshire  
DN40 3HB**

Situated in the semi rural village of South Killingholme is this rare development opportunity. A plot of land with full planning permission in place for the erection of a detached 2 bedroom dwelling.

**Cleethorpes: 01472 467853**



## LOT 11

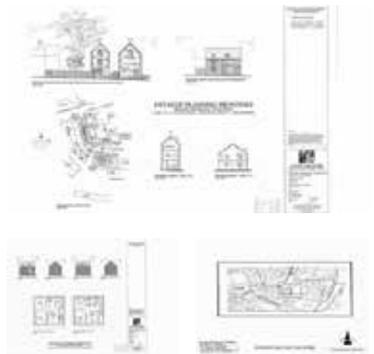
**Starting Bid: £35,000**

**DDM  
RESIDENTIAL**

**Land To The Rear Of, 14-18  
High Street  
Kirton In Lindsey  
North Lincolnshire  
DN21 4LU**

Building plot in the heart of Kirton in Lindsey. Planning permission has been granted for four flats within two buildings on High Street in Kirton in Lindsey. The building plot is reasonably level, but does require clearing of overgrown vegetation. Planning Reference: PA2016520.

**Brigg: 01652 653 666**



## LOT 12

**Starting Bid: £80,000**

**SPORTS ESTATE AGENTS**

**4 Abbey View  
East Halton  
North Lincolnshire  
DN40 3QB**

- Semi Detached House
- 2 Bedrooms
- 1 Reception Room
- 1 Bathroom
- Gardens
- uPVC Double Glazing
- EPC: E
- Tenure: Freehold

**Cleethorpes: 01472 200666**



## LOT 13

**Starting Bid: £89,950**

**44 Newport  
Barton-upon-humber  
North Lincolnshire  
DN18 5QG**



- Terraced House
- 3 Bedrooms
- 2 Reception Rooms
- 1 Bathroom
- Garden Area/Barn
- No Chain
- EPC: D
- Tenure: Freehold

**Barton: 01652 661 166**



## LOT 14

**Starting Bid: £35,000**

**Flat 2 & 3  
49 Harrington Street,  
Cleethorpes  
North East Lincolnshire  
DN35 7AZ**



- 2 x 1 Bedroom Flats
- 1 Reception Room
- 1 Bathroom
- Local Amenities
- Investor Opp
- EPC: E
- Tenure: Leasehold

**Grimsby: 01472 358 671**



## LOT 15

**Starting Bid: £29,950**

**22a Grafton Street  
Grimsby  
Lincolnshire  
DN32 7RN**



- Detached House
- 2 Bedrooms
- 1 Reception Room
- 1 Bathroom
- Courtyard
- No Chain
- EPC: C
- Tenure: Freehold

**Cleethorpes: 01472 200666**



## LOT 16

### Starting Bid: £19,950

**Building Plot At 1 Poplar  
Crescent  
Althorpe  
North Lincolnshire  
DN17 3HB**



A spacious building plot with full planning permission for a two storey, detached three bedroomed dwelling. Situated in the popular village of Althorpe, near Scunthorpe, this is a fantastic investment opportunity.



**Grimsby: 01472 358 671**

## LOT 17

### Starting Bid: £29,950

**58 Taylor Street  
Cleethorpes  
Lincolnshire  
DN35 7AX**



- Terraced House
- 2 Bedrooms
- 2 Reception Rooms
- 1 Bathroom
- Front & Rear Gardens
- Gas Central Heating
- EPC: D
- Tenure: Freehold



**Grimsby: 01472 358 671**

## LOT 18

### Starting Bid: £89,950

**8 Stanford Close  
Laceby  
North Lincolnshire  
DN37 7AG**



- Semi Detached House
- 3 Bedrooms
- 1 Reception Room
- 1 Bathroom
- Gardens
- Detached Garage
- EPC: C
- Tenure: Freehold



**Grimsby: 01472 358 671**

## LOT 19

---

**Starting Bid: £29,950**

**56 Ward Street  
Grimsby  
North Lincolnshire  
DN35 7RD**



- Mid Terraced House
- 3 Bedrooms
- 2 Reception Rooms
- 1 Bathroom
- No Chain
- investment Opp
- EPC: G
- Tenure: Freehold

**Grimsby: 01472 358 671**

## LOT 20

---

**Starting Bid: £35,000**

**43 High Street  
Barton-upon-humber  
Lincolnshire  
DN18 5PD**



- Terraced Cottage
- 2 Bedrooms
- 1 Reception Room
- 1 Bathroom
- Grade II Listed Building
- Enclosed Rear Yard
- No Upward Chain
- EPC: C
- Tenure: Freehold

**Barton: 01652 661 166**



## LOT 21

---

**Starting Bid: £82,000**

**5 Summerfield Close  
Waltham  
North Lincolnshire  
DN37 0NJ**



- Semi Detached House
- 2 Bedrooms
- 1 Reception Room
- 1 Bathroom
- Front & Rear Garden
- Garage
- EPC: D
- Tenure: Freehold

**Grimsby: 01472 241735**



## LOT 22

---

**Starting Bid: £50,000**

**51 Fitties Lane  
North Cotes  
North Lincolnshire  
DN36 5XQ**



- Terraced House
- 3 Bedrooms
- 1 Reception Room
- 1 Bathroom
- uPVC Double glazing
- Rear Garden
- EPC: D
- Tenure: Freehold



**Grimsby: 01472 358 671**

## LOT 23

---

**Starting Bid: £180,000**

**York Cottage, Westrum Lane  
Brigg  
North Lincolnshire  
DN20 9EY**



- Detached House
- 5 Bedrooms
- 1 Reception Room
- 2 Bathrooms
- Off Road Parking
- Garden
- EPC: F
- Tenure: Freehold



**Brigg: 01652 653 666**

## LOT 24

---

**Starting Bid: £29,950**

**345 Weelsby Street  
Grimsby  
North Lincolnshire  
DN32 8BN**



- Terraced House
- 3 Bedrooms
- 2 Reception Rooms
- 1 Bathroom
- Gardens
- Local Amenities
- EPC: D
- Tenure: Freehold



**Grimsby: 01472 358 671**

## LOT 25

**Starting Bid: £75,000**

**4 Grange Cottages  
Ulceby  
North Lincolnshire  
DN39 6TD**

- Cottage
- 2 Bedrooms
- 2 Reception Rooms
- 1 Bathroom
- Gardens
- Local Amenities
- EPC: F
- Tenure: Freehold

**Brigg: 01652 653 666**



## LOT 26

**Starting Bid: £49,950**

**42 Tasburgh Street  
Grimsby  
North Lincolnshire  
DN32 9LB**

- Mid Terraced House
- 3 Bedrooms
- 2 Reception Rooms
- 1 Bathroom
- Rear Yard
- Double Glazing
- EPC: F
- Tenure: Freehold

**Grimsby: 01472 358 671**



## LOT 27

**Starting Bid: £130,000**

**66 Wrawby Road  
Brigg  
North Lincolnshire  
DN20 8DT**

- Detached House
- 4 Bedrooms
- 1 Reception Room
- 1 Bathroom
- Garage
- Front & Rear Gardens
- EPC: D
- Tenure: TBC

**Brigg: 01652 653 666**



## LOT 28

### Starting Bid: £85,000

422 Ropery Road  
Gainsborough  
Lincolnshire  
DN21 2TH



- Semi Detached House
- 3 Bedrooms
- 1 Reception Room
- 1 Bathroom
- Front & Rear Gardens
- Local Amenities
- EPC: D
- Tenure: Freehold



Gainsborough: 01427 616 161

## LOT 29

### Starting Bid: £95,000

67 York Road  
Brigg  
North Lincolnshire  
DN20 8DX



- Semi Detached House
- 2 Bedrooms
- 1 Reception Room
- 1 Bathroom
- Front & Rear Gardens
- Off Road Parking
- EPC: D
- Tenure: Freehold



Brigg: 01652 653 666

## LOT 30

### Starting Bid: £89,950

62 Mayflower Close  
Gainsborough  
Lincolnshire  
DN21 1AX



- Semi Detached House
- 3 Bedrooms
- 1 Reception Room
- 1 Bathroom
- Mature Gardens
- No Chain
- EPC: C
- Tenure: Freehold



Gainsborough: 01427 238080 /  
07882553660 Bill

## LOT 31

---

**Starting Bid: £49,950**

**Land To Rear Of 38 Ville Road  
Scunthorpe  
North Yorkshire  
DN16 2NW**



A development site with planning permission for five residential dwellings.



**Scunthorpe: 01724 868 168**

## LOT 32

---

**Starting Bid: £37,000**

**82 Sidney Street  
Cleethorpes  
North Lincolnshire  
DN35 7NQ**



- Detached With Land
- 1 Bedroom
- 1 Reception Room
- 1 Bathroom
- Great Potential
- Unique Opportunity
- EPC: G
- Tenure: Freehold



**Grimsby: 01472 241735**

## LOT 33

---

**Starting Bid: £55,000**

**34 Victoria Road  
Scunthorpe  
North Lincolnshire  
DN16 2SA**



- Mid Terraced House
- 2 Bedrooms
- 1 Reception Room
- 1 Bathroom
- Lawned Garden
- uPVC Double Glazing
- EPC: D
- Tenure: Freehold



**Brigg: 01652 653 666**

## LOT 34

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**Starting Bid: £145,000**

**Wharfe Dale, Church Lane  
Ulceby  
North Lincolnshire  
DN39 6TB**



- Semi Detached House
- 3 Bedrooms
- 2 Reception Rooms
- 1 Bathroom
- Front & Rear Gardens
- Double Garage
- EPC: C
- Tenure: TBC



**Barton: 01652 661 166**

## LOT 35

---

**Starting Bid: £85,000**

**35 Springway Crescent  
Grimsby  
North East Lincolnshire  
DN34 4BN**



- Semi Detached House
- 3 Bedrooms
- 1 Reception Room
- 1 Bathroom
- Gardens
- Garage
- EPC: D
- Tenure: Freehold



**Grimsby: 01472 358 671**

## **SIGN UP** to The North Lincolnshire Property Auction

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You'll receive email updates including auction date reminders, digital copies of our brochures, property promotions and links to useful resources if you're interested in buying.

## **Terms & Conditions**

### **Telephone or Proxy Bidding**

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 their 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.



**Remember!** If you're not planning to attend the auction, but would like to bid by proxy or phone, you must fill and return the form in this catalogue or contact the Auction team to pre-register on:

**0845 4 599 499**  
**[enquiries@iam-sold.co.uk](mailto:enquiries@iam-sold.co.uk)**

# 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 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:

- Inspect the Buyer Information Pack for the relevant property.
- Have finance available for the fees, deposit and purchase price.
- 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 for commercial properties.

**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.**

## **1. 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.

### **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.

## 2. The Conduct of the Auction

### 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 credit card, debit card or 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**.

## **3. Conditions of Reservation**

### **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.



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01507 439 666



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**LOT 1 GREYSTONES ROAD GAINSBOROUGH**

**SOLD £86,000**

- Semi detached bungalow
- Front and rear gardens
- Off road parking
- Two bedrooms and bathroom
- EPC Rating: E
- Starting Bid: £70,000

**LOT 2 WILLIAMS DRIVE ULCEBY**

**SOLD UNDISCLOSED**

- Three Bedroom End conservatory
- Leaned gardens
- No Upward Chain
- EPC Rating: E
- Starting Bid: £55,000

**LOT 3 BAYSDALE ROAD SCUNTHORPE**

**SOLD £85,000**

- Semi detached house
- Three bedrooms and bathroom
- Lounge and extended dining room
- Off road parking and garage
- EPC Rating: D
- Starting Bid: £80,000

**LOT 4 ELEANOR STREET GRIMSBY**

**SOLD £47,000**

- Spacious Mid Terrace
- Three Bedrooms
- Open Plan Living Area
- No Forward Chain
- Investment
- EPC Rating: D
- Viewings contact Pygott & Crane 01472 264960
- Starting Bid: £45,000

**LOT 5 SANDHOUSE CRESCENT SCUNTHORPE**

**SOLD £64,000**

- Semi Detached Home
- Lounge through Dining Area and Extended Kitchen
- Two Bedrooms and
- Modern Bathroom
- Front and Rear Gardens with Off-Street Parking
- NO CHAIN
- EPC Rating: C
- Starting Bid: £59,950

**LOT 6 CROMWELL AVENUE GRIMSBY**

**SOLD £50,000**

- Two Own Bedroom Flats
- One with Sitting Tenant
- Both with Kitchen and Bath
- Room, Bathroom and Bed
- NO CHAIN
- EPC Rating: E
- Starting Bid: £50,000

**LOT 7 CHAPEL STREET CROWLE**

**SOLD £80,000**

- Detached House
- Two Reception Rooms, Kitchen with Pantry
- Three Bedrooms and Bathroom
- Brick Outbuildings and Detached Garage
- NO CHAIN
- EPC Rating: E
- Starting Bid: £70,000

**LOT 8 KIRKINGTON GARDENS GRIMSBY**

**SOLD £45,000**

- Mid terrace property
- Lounge/diner and kitchen
- Three bedrooms
- Family bathroom
- Enclosed front and rear gardens
- EPC Rating: G
- Starting Bid: £45,000

**LOT 9 ROBERTS STREET GRIMSBY**

**SOLD £40,500**

- Mid Terrace Home
- Three Bedrooms
- Dining Room, Lounge and Kitchen
- Enclosed Rear Garden
- UPVC Double Glazing and Gas Central Heating and Kitchen
- EPC Rating: D
- Starting Bid: £35,000

**LOT 9A LINCOLN ROAD FENTON**

**SOLD £9,500**

- Semi rural location
- Potential development plot
- Own gated access
- Early level grassland
- EPC Rating: F
- Starting Bid: £5,000

**LOT 12 GLADSTONE STREET GAINSBOROUGH**

**SOLD £148,500**

- Semi detached house
- Lounge and farmhouse style kitchen
- Snug/second reception room, utility and wet room
- Four bedrooms and bathroom
- Off street parking and low maintenance lawns
- EPC Rating: F
- Starting Bid: £135,000

**LOT 13 ARTHUR STREET GRIMSBY**

**SOLD £26,000**

- Mid-Terrace Property
- Lounge, Sitting Room, Kitchen & Downstairs Shower Room
- Three bedrooms to
- First Floor
- Enclosed Rear Garden
- NO CHAIN
- EPC Rating: F
- Starting Bid: £25,000

**LOT 15 ROCHESTER CLOSE SCUNTHORPE**

**SOLD UNDISCLOSED**

- Attention Investors
- Lounge and kitchen with dining area
- Three bedrooms and bathroom
- Front and rear gardens and off road parking
- NO CHAIN
- EPC Rating: D
- Starting Bid: £93,950

**LOT 15A SUTCLIFFE AVENUE GRIMSBY**

**SOLD £40,000**

- Semi-Detached Property
- Lounge/Dining Area and Kitchen
- Three Bedrooms
- Utility and Downstairs WC
- Enclosed Rear Garden and Off Road Parking
- EPC Rating: E
- Starting Bid: £39,950

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**LOT 19 DONCASTER ROAD GUNNESS**

**SOLD £100,000**

- Detached bungalow
- Lounge and dining room
- Two double bedrooms & bathroom
- Off road parking space & garage
- Extensive rear garden
- EPC Rating: F
- Starting Bid: £90,000

**LOT 21 PASTURE ROAD BARTON UPON HUMBER**

**SOLD £48,000**

- Traditional centre terrace town house
- Double bedrooms & dining kitchen
- Ground floor
- bathroom
- Two double bedrooms
- Garden to rear
- EPC Rating: D
- Starting Bid: £39,950

**LOT 22 HARE STREET GRIMSBY**

**SOLD £50,000**

- Mid terrace property
- Entrance hall, lounge and dining room
- Kitchen, utility and downstairs WC
- Three bedrooms and family bathroom
- UPVC double glazing and gas central heating
- EPC Rating: D
- Starting Bid: £45,000

**LOT 24 THORNTON STREET GAINSBOROUGH**

**SOLD £103,000**

- Business premises currently used as a motor engineers workshop
- Reception area
- Workshop with kitchenette & male and female toilet facilities
- Parking area
- Security fencing surrounding
- Starting Bid: £100,000

**LOT 26 CHURCH LANE SCUNTHORPE**

**SOLD £95,500**

- Traditional bay fronted semi
- Two reception rooms and kitchen
- Three bedrooms and bathroom
- bathroom
- Off road parking and garage
- Front and rear gardens
- EPC Rating: D
- Starting Bid: £70,000

**ONLINE SANDSFIELD LANE GAINSBOROUGH**

**SOLD £45,000**

- Mid terrace house
- Lounge, dining room and kitchen
- Two bedrooms and bathroom
- Small front buffer garden
- Enclosed rear garden
- EPC Rating: E
- Starting Bid: £45,000

**ONLINE SHEFFIELD STREET SCUNTHORPE**

**SOLD £45,950**

- Mid Terrace House
- Lounge through Dining Room & Kitchen
- Utility and Ground Floor Bathroom
- Three Bedrooms
- Proporitioned Bedrooms
- Early Managed Front and Rear Gardens
- EPC Rating: E
- Starting Bid: £45,950

**ONLINE SUMMERCROFT AVENUE NEW HOLLAND**

**SOLD £29,950**

- Mid terrace house
- Lounge and sitting room
- Two bedrooms
- Kitchen and ground floor bathroom
- Rear Gardens
- EPC Rating: E
- Starting Bid: £29,950

**ONLINE MONTAGUE STREET CLEETHROPES**

**SOLD £39,950**

- Attractive Mid Terrace House
- Lounge Diner & Modern Fitted Kitchen
- Ground Floor Bathroom
- Three Bedrooms
- Meat & Tidy Gardens
- EPC Rating: D
- Starting Bid: £39,950

**ONLINE TAYLOR STREET CLEETHROPES**

**SOLD £40,000**

- Spacious Mid Terrace
- Three Bedrooms
- Two Reception Rooms
- Kitchen & Utility
- EPC Rating: D
- Viewings contact Pygott & Crane 01472 264960
- Starting Bid: £40,000

**ONLINE WEST END ROAD ULCEBY**

**SOLD £75,000**

- Traditional Cottage
- Kitchen and Two Reception Rooms
- Victorian Style Conservatory
- Two Bedrooms and Bathroom
- Gardens and Several Brick Outbuildings
- EPC Rating: F
- Starting Bid: £75,000

**ONLINE POPLAR CRESCENT ALTHORPE**

**SOLD £19,950**

- Spacious building plot
- All Planning permission for a detached dwelling
- Popular village location
- Fantastic investment opportunity
- Planning Application Number PA2017/39
- Starting Bid: £19,950

**ONLINE LAMBERT ROAD GRIMSBY**

**SOLD £29,950**

- Two bedroom maisonette
- Lounge & kitchen
- Bathroom
- UPVC double glazing
- Gas central heating
- EPC RATING: D
- Starting Bid: £29,950

**ONLINE TAYLOR STREET CLEETHROPES**

**SOLD £43,000**

- Mid-Terrace Property
- Lounge, Dining Room and Kitchen
- Two bedrooms and Family Bathroom
- Enclosed Front and Rear Gardens
- UPVC and Gas Central Heating
- EPC Rating: D
- Starting Bid: £43,000

**ONLINE ANNE CLOSE KEADBY**

**SOLD £49,950**

- Mid terrace property
- Lounge and dining kitchen
- Three bedrooms and bathroom
- UPVC double glazing and solid fuel central heating
- Front and rear gardens
- EPC Rating: D
- Starting Bid: £49,950

**ONLINE VICTORIA ROAD ASHBY**

**SOLD £58,000**

- Mid terrace home
- Lounge and dining room
- Kitchen and ground floor shower room
- Two bedrooms and bathroom
- bathroom
- Well maintained lawned gardens to the rear
- EPC Rating: D
- Starting Bid: £58,000

**HOW DOES A CONDITIONAL AUCTION WORK ?**

A conditional auction is similar to a normal house purchase.

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

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