



ESTABLISHED 1900

Pearsons Property Auction
Wednesday 23rd October 2024

Commencing at 11am at the
Brooks Suite, Silverlake Stadium,
Stoneham Lane, Eastleigh, SO50 9HT





Notes from the Rostrum

With 14 lots on offer and still available at the time of going to print, we are pleased to be hosting our sixth auction of the year, and we wish you a warm welcome to our sale held on the 23rd of October. The first half of the year has been a busy one for us, which has been reflected in the second half of the year and what with the recent announcement by the Bank of England holding the interest rate firm at 5%, we are anticipating a busy auction room.

With a good spread of property types throughout Southern Hampshire, it's a great time to buy. Opportunities range from a two-bedroom apartment in Southampton guided at £100,000 to traditional houses, bungalows and investment properties with guide prices up to £495,000.

If apartments are what you are looking for, we have three available in this auction with guide prices starting from £100,000 for a two-bedroom apartment in Southampton. We have a two-bedroom, two-bathroom apartment in Southampton guided at £150,000 and two-bedroom apartment in Newport on the Isle of Wight guided at £110,000.

Traditionally bungalows always prove to be extremely popular, and, on this occasion, we only have the one available, but what a wonderful opportunity it presents. Ringwood, Uplands Road is guided at £495,000 and is a substantial detached chalet style property situated within Denmead's most desirable residential location, amongst large executive homes in a semi-rural setting. The property requires modernisation, has a rear garden backing onto farmland and has the potential of being a spectacular family home.

We have several properties in need of modernisation, along with properties that are ready to move into ranging from £150,000 to £450,000. Some examples of these are a one-bedroom Grade 2 listed Lodge in Warblington, Havant with a separate annexe guided at £275,000, a three-bedroom end of terrace house in need of modernisation in Southampton guided at £250,000, two two-bedroom cottages located within the heart of Romsey, both in need of modernisation guided at £200,000 and £225,000 respectively and a three bedroom mid-terrace house in Southsea, again in need of modernisation, guided at £250,000.

If you are an investor, we have two great opportunities. Firstly, we have 14 garages in Wish Place, Southsea guided at £200,000, with a current rental income £11,340 per annum, secondly is 20/24 London Road, Portsmouth consisting of five one-bedroom flats, all tenanted and receiving £36,300 per annum guided at £400,000.

We hope you agree that as ever we have an eclectic mix of properties, and that there is something here to catch your eye, all at competitive market prices. I sincerely believe this is one of the best buying opportunities we have seen for a long time. As ever, there is likely to be a great deal of interest in the lots, so, please make appointments to view via our network of local offices.

The legal packs are starting to appear on a daily basis, and if you have any specific enquiries about any of the properties listed, please feel free to contact myself, Gary, or Jo on 023 8047 4274 or auctions@pearsons.com.

Equally, if you have a property to sell that you think might be suitable for Auction, please contact us or one of the branches.

We look forward to welcoming you to Eastleigh Football Club on the 23rd of October – make the journey to bid in person, don't risk it to a phone call. I wish you the best of luck with your bidding!

Brett Austin Auctioneer



Pearsons Public Property Auction

Wednesday 23rd October 2024

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Important notice to prospective buyers

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1. Particulars of Sale

1.1 Prospective Buyers are advised to check the Particulars of any property to ensure that they are satisfied as to the accuracy of all measurements, areas, details of leases and all other matters subject to which the property is sold or has the benefit of. This should be done by making an inspection of the property and by making all necessary enquiries with the auctioneers and vendor's legal advisors. The Prospective Buyer should also make all necessary searches and enquiries of appropriate authorities including local authorities. All measurements and areas referred to in the Particulars are approximately only.

1.2 No warranty is given as to the accuracy of any photographs and plans in the catalogue relating to the particular property to be offered for sale. They are provided to assist only in the location of the property. They should not be deemed to show the extent of the said property.

1.3 Prospective Buyers shall be deemed to have inspected the relevant property and to have made all necessary and appropriate enquiries and searches.

2. Inspection

Inspection of properties can only be made by prior arrangement and with the consents of Pearsons. Pearsons should be approached to make the appropriate arrangements.

3. Structure & Contamination

3.1 Prospective Buyers are strongly advised to consult their professional advisers in respect of the structure and possible contamination or pollution of any property to be sold. If necessary a full structural and environmental survey should be carried out by a professional qualified person.

3.2 No representation, warranty or undertaking whatsoever is made or intended to be made in respect to:

- The state of the structure of any property or condition, any fixtures fittings equipment or other items expressed to be included in the sale of any property.
- The type of structure or whether such structure is adequate or properly constructed or otherwise whatsoever in relation to the state of repair of suitability of such structure or the fixtures fittings or other equipment thereon.
- Whether or not there is any contamination or pollution in relation to the property to be sold or any other property in the neighbourhood
- Whether or not it complies with planning and building regulations or any legislation relating to the environment or contamination, pollution or dangerous or potentially dangerous substances.

4. Conditions of Sale

4.1 The attention of Prospective Buyers is drawn to the Conditions of Sale relating to any property to be sold. Buyers should note that the Conditions of Sale relating to a particular property may be obtained from Pearsons or the Vendor's legal advisers.

4.2 Prospective Buyers should note that there may be additions or amendments to the Particulars or Conditions of Sale. An Addendum relating to these amendments will be available at the Auction.

4.3 Buyers will be deemed to have read and considered the Particulars, Conditions and Addendum and have full knowledge of these and all documents and other matters referred to.

4.4 Prospective Buyers are strongly advised to consult their legal advisers in respect of the matters referred to in this paragraph.

5. Prior Sales

5.1 Prospective Buyers are strongly advised that they should contact Pearsons the day before the Auction to enquire whether a particular lot will be offered for sale at Auction or whether it has been withdrawn or sold.

5.2 Neither Pearsons nor the Seller will be responsible for any losses or abortive costs incurred by the Prospective Buyer's in respect of Lots which are either withdrawn or sold prior to the Auction.

6. Sale of Property

6.1 Buyers should note that a legally enforceable Contract of Sale of the relevant property arises as soon as it has been "knocked down" to the Buyer at the Auction.

6.2 The bidder must then complete and sign the Memorandum of Sale and pay the required deposit. In default of such being provided at once Pearsons will be entitled to re-submit the property for sale and may treat the Buyer as being in breach of Contract. Such action will be taken without prejudice to any claim there may be against the Buyer for breach of Contract.

6.3 Before the end of the Auction, the successful bidder should arrange for a part of the Sale Memorandum to be signed by or on behalf of the Buyer. Unless the Seller agrees otherwise the property will only be transferred to the Buyer named in the Buyer's Slip and Sale Memorandum or Contract completed by the successful bidder. Specific Buyers must be named. Properties cannot be transferred to an un-named "nominee" or "agent".

6.4 Unless otherwise stated in the Conditions of Sale, the property will be at the Buyer's risk on being sold at the Auction. The Buyer should make his own arrangement for insurance immediately.

7. Deposit

7.1 The Buyer must provide a deposit cheque of 10% of the Purchase Price subject to a minimum of £3,000 per lot on the relevant property being "knocked down". Cash deposits are not acceptable.

7.2 The deposit must be paid when the Memorandum of Sale is completed.

7.3 A separate deposit will be requested in respect of each lot purchased made payable to Pearsons Southern Ltd.

7.4 Unless otherwise specified, cheques will be accepted. Cheques must be drawn on a bank or branch of a bank in the United Kingdom. Any other cheques may be rejected.

8. Proof of Identification

Please note it is a obligation under the Money Laundering Regulations 2007 that you provide one form of identification from each of the categories listed below:

Category A (To confirm personal identity)

Current Signed Passport
Current UK Photo Driving Licence
National Identity Card/Passport (overseas client)
UK Armed Services ID Card
Police/Other Government department ID Card
Firearms Certificate (from Chief Constable)

Category B (To confirm address)

Recent Utility Bill (no older than 3 months)
Bank/Building Society/National Savings Statement
Local Authority Council Tax or Business Rate Bill
Mortgage Statement
Local Authority Rent Card/Tenancy Agreement
Benefit Book or Benefits Agency Letter

9. Buyers Fee

9.1 Each successful buyer or bidder will be required to pay the Auctioneers Pearsons a non-refundable buyer's fee of £500 plus VAT (£600 inc VAT). On purchases below £10,000 the buyer's fee will be £250 plus VAT. The fee becomes payable on each lot on the fall of the hammer.

9.2 We recommend that you always check the Special Conditions of Sale relating to each property, so you are aware of any additional costs involved.

10. Completion

Completion date is 20 working days from the auction date of the contract unless specifically stated in the Special Conditions of Sale.

11. Please Note that you will NOT be entitled to KEYS or access to vacant properties until completion of the sale. If access is required it may be arranged through our offices with the permission of the seller. Once we are advised by the seller's solicitors completion has occurred the keys will be available for collection at our offices of the local key holder. If arrangements are made to post the keys, Pearsons take no responsibility for their delivery.

General Data Protection Regulations (GDPR)

For full details please refer to our Privacy Policy that was introduced on 25th May 2018 which can be found on our website, www.pearsons.com



- SEMI DETACHED HOUSE
- THREE BEDROOMS
- GARAGE



023 8078 0787

391 Shirley Road, Shirley, Southampton SO15 3JD
 Email: shirley@fieldpalmer.com



TENURE	Freehold
GUIDE PRICE	£150,000 + fees*
LOCATION	Handel Terrace is located just off Bedford Place which is conveniently situated within the city and adjacent to the varied and interesting shopping facilities. The mainline railway station and all other local amenities are within easy reach.
DESCRIPTION	Handel Terrace is a sought after location being a short distance to the Southampton Central Station and city centre and would be ideal for investors or developers! The property requires modernisation giving buyers the opportunity to put their own stamp on the house. The property also benefits from gas central heating and double glazing.
EPC	See legal pack for the report. EPC Band D.
*ADDITIONAL FEES	Buyers Admin Fee: £600 inc VAT (£500 + VAT), payable on exchange of contracts. Disbursements: Please see legal pack for any disbursements listed that may become payable by the purchaser on completion.

Lot 2

9 Pound Road, Bursledon, Southampton SO31 8FF

LOT 2

6



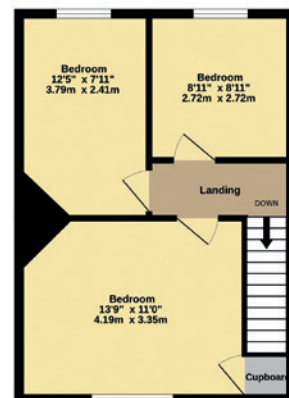
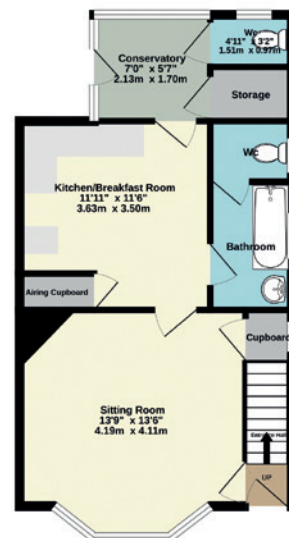
- SEMI DETACHED
- GARAGE
- REQUIRES SOME UPDATING



ESTABLISHED 1900

023 8023 3288

58-60 London Road, Southampton SO15 2AH
Email: southampton@pearsons.com



TENURE	Freehold
GUIDE PRICE	£225,000 + fees*
LOCATION	Situated to the east of Southampton, the village of Bursledon has close ties to the River Hamble and is superbly positioned to take advantage of Bursledon rail station. Shopping is close at hand with local shopping within Portsmouth Road, the Tesco super store at Bursledon /Windhover Roundabout, further more shopping can be located within Hedge End notably Sainsbury's and Mark & Spencers superstores. Bursledon has a selection of local public houses and eateries and offers easy access to motorways with nearby access to the M27.
DESCRIPTION	An older style three bedroom semi detached property situated in a sought after location in popular Bursledon. The ground floor accommodation comprises a bay fronted sitting room, kitchen/breakfast room, conservatory with access to an approximately 100ft rear garden which backs onto a community green and enjoys a south to southwesterly aspect. The property benefits from double glazing, bathroom with separate W.C. as well as additional gardeners W.C. In addition there is a detached garage with parking.
EPC	See legal pack for the report. EPC Band F.
*ADDITIONAL FEES	Buyers Admin Fee: £600 inc VAT (£500 + VAT), payable on exchange of contracts. Disbursements: Please see legal pack for any disbursements listed that may become payable by the purchaser on completion.

Lot 3

59 Tunstall Road, Thornhill, Southampton SO19 6NW

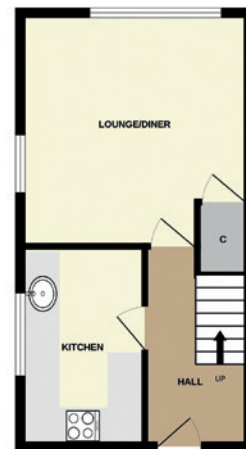
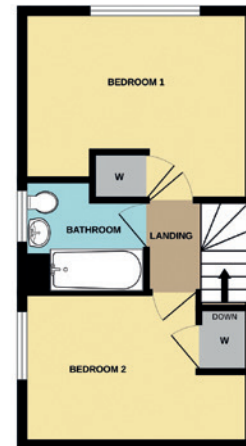


- TWO DOUBLE BEDROOMS
- TOP FLOOR SPLIT LEVEL MAISONETTE
- COMMUNAL PARKING



023 8042 2600

249 Peartree Avenue, Bitterne Village, Southampton SO19 7RD
Email: bitterne@fieldpalmer.com



TENURE	Leasehold
GUIDE PRICE	£100,000 + fees*
LOCATION	Located only 0.2 miles from the Antelope Retail Park, 74ft from the nearest bus stop and only 1 mile from the Bitterne Precinct which is home to a selection of local shops, cafes and amenities including Pure Gym, Sainsburys Supermarket, Iceland, Superdrug and Greggs. Schools nearby include Thornhill Primary School (0.5 miles).
DESCRIPTION	A spacious, two double bedroom top floor split-level flat which is conveniently located in Thornhill close to motorway links, shops and local schools. The ground floor comprises a generous 15ft dual aspect lounge with stunning woodland views, a modern kitchen which has been designed with grey units, tiled splashbacks and black finishes. Completing the ground floor is an entrance hall with stairs rising to the first floor. On the first floor, there are two double bedrooms, both of which benefit from built in wardrobes, centralised hallway and a sleek three piece bathroom. Added benefits include private storage shed, secure fob entry system, double glazing and underfloor heating.
EPC	See legal pack for the report. EPC Band D.
*ADDITIONAL FEES	Buyers Admin Fee: £600 inc VAT (£500 + VAT), payable on exchange of contracts. Disbursements: Please see legal pack for any disbursements listed that may become payable by the purchaser on completion.

Lot 4

Flats 1 - 5, 20-24 London Road, Portsmouth PO2 0LH

LOT 4

8



- FIVE APARTMENTS
- CURRENTLY LET WITH AN ANNUAL INCOME OF £36,300
- SOLD WITH 979 YEARS REMAINING ON THE LEASE

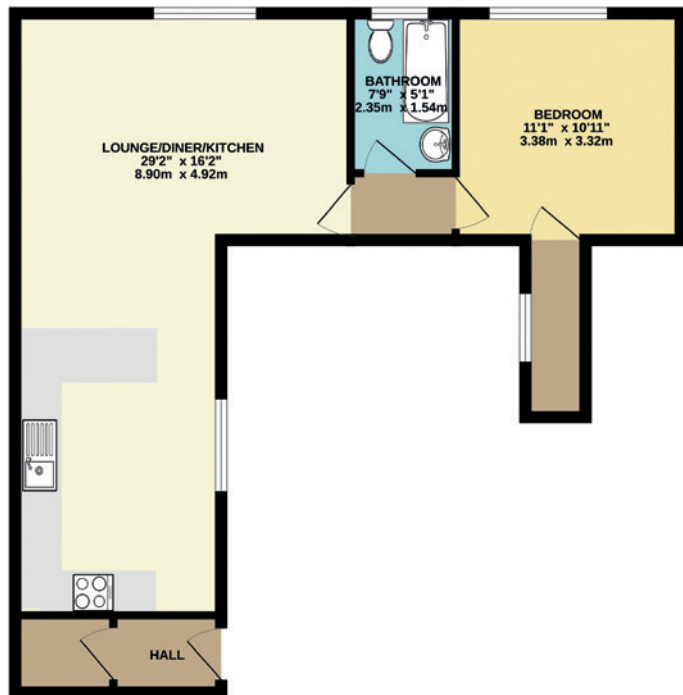
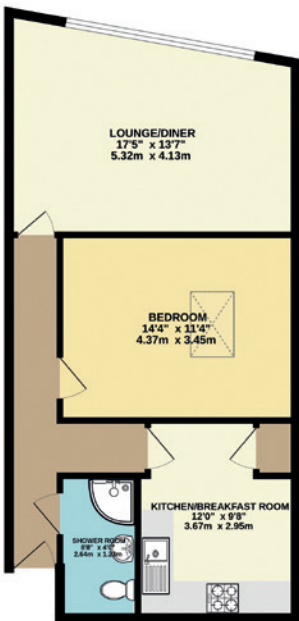
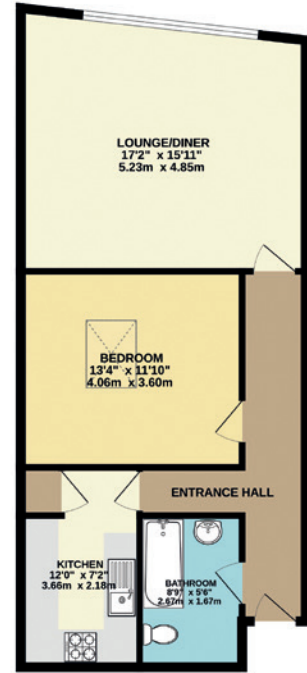
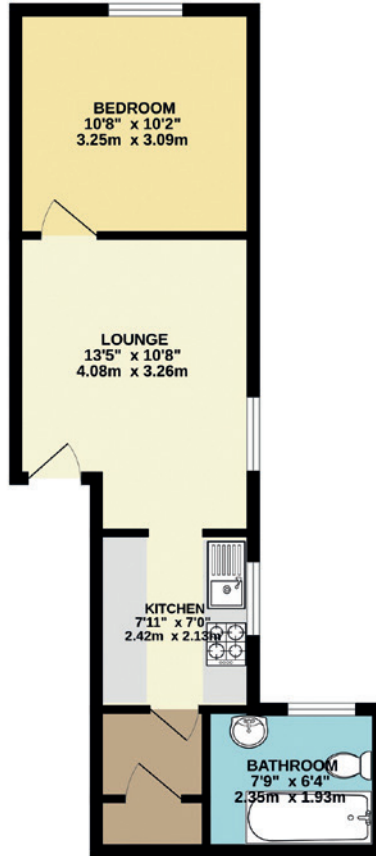
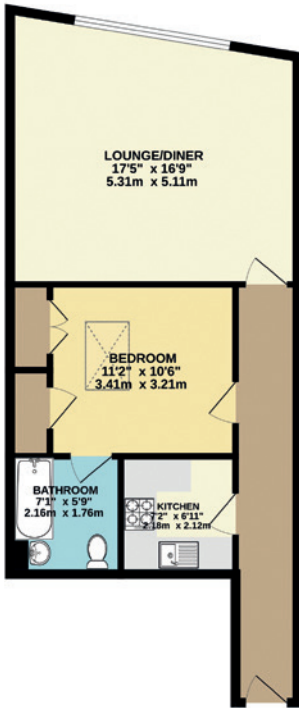


ESTABLISHED 1900

023 9273 5558

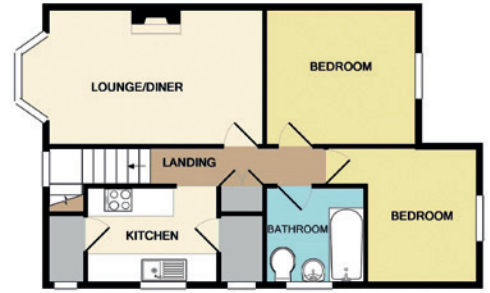
35 Marmion Road, Southsea, Portsmouth PO5 2AT
Email: southsea@pearsons.com

TENURE	Leasehold
GUIDE PRICE	£400,000 + fees*
LOCATION	Situated in the northern reaches of the city and within easy reach of comprehensive facilities and amenities. Hilssea mainline train station is just over a mile away on foot and bus services pass directly by linking in and out of the city. Access onto the M27 is also afforded linking to Southampton - 21 miles, Chichester - 15 miles and London via A3(M) - 72 miles.
DESCRIPTION	Sold by Public Auction are five apartments occupying the first floor of a London Road building. An entrance at the rear leads to a communal hall and stairway and access to the five apartments which are currently let with an annual income of £36,300. The one bedroom apartments are spacious, presented in reasonable order and offer scope to improve to maximise income. The five apartments are held under one leasehold title 979 years remaining.
EPC	See legal pack for the report. EPC Band please see legal pack.
*ADDITIONAL FEES	Buyers Admin Fee: £600 inc VAT (£500 + VAT), payable on exchange of contracts. Disbursements: Please see legal pack for any disbursements listed that may become payable by the purchaser on completion.



Lot 5

Flat 17a Pan Close, Newport, Isle of Wight PO30 2AE



1ST FLOOR



GROUND FLOOR

- SPACIOUS FIRST FLOOR MAISONETTE
- GARAGE
- SOLD WITH TENANT IN-SITU



01983 525710

St Cross Business Park, Trigg House, Newport PO30 5WB
 Email: sales@trigg-iow.co.uk

TENURE	Leasehold
GUIDE PRICE	£110,000 + fees*
LOCATION	From this quiet, tucked away position within the cul-de-sac, the property is within a short stroll to Newport town centre, Marks & Spencers and the islands main bus station, perfect for seeing all the island has to offer.
DESCRIPTION	<p>A surprisingly spacious first floor maisonette with two excellently sized bedrooms and a lovely view. The property offers fantastic value for money with a garage for any prized vehicle plus an additional two parking spaces and its own private rear garden.</p> <p>This property could act as an ideal home for someone looking to downsize or perhaps even stay in its current use as a valuable but to let investment. This property is being sold with a tenant in-situ and is currently achieving £700pcm.</p>
EPC	See legal pack for the report. EPC Band D.
*ADDITIONAL FEES	<p>Buyers Admin Fee: £600 inc VAT (£500 + VAT), payable on exchange of contracts.</p> <p>Disbursements: Please see legal pack for any disbursements listed that may become payable by the purchaser on completion.</p>

Lot 6

47 Inglis Road, Southsea, Hampshire PO5 1PB



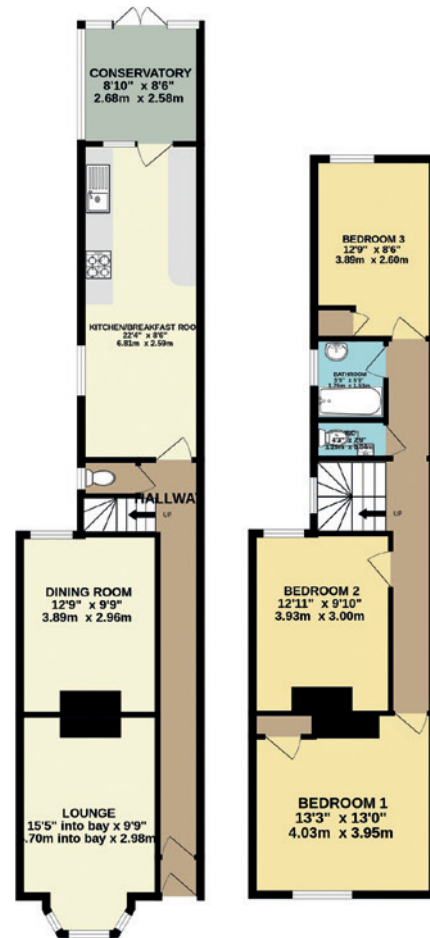
- THREE DOUBLE BEDROOMS
- SCOPE FOR IMPROVEMENT
- POPULAR RESIDENTIAL STREET



ESTABLISHED 1900

023 9273 5558

35 Marmion Road, Southsea, Portsmouth, PO5 2AT
Email: southsea@pearsons.com



TENURE	Freehold
GUIDE PRICE	£250,000 + fees*
LOCATION	The property is located just to the north of Albert Road which offers a comprehensive range of restaurants, bars, entertainment, convenience and boutique shopping. Further shopping facilities are available close by at Elm Grove and Palmerston Road precinct. Bus services pass by Albert Road and Lawrence Road linking to other parts of the city and the closest train station is Fratton, less than a mile away.
DESCRIPTION	Set in a popular residential street, this three bedroom bay and forecourt home enjoys a sunny south-facing garden and offers spacious accommodation including, two reception rooms, WC, kitchen/breakfast room and a conservatory on the ground floor. On the top floor, three double bedrooms, a bathroom and separate WC. In reasonable condition but with scope for improvement.
EPC	See legal pack for the report. EPC Band E.
*ADDITIONAL FEES	Buyers Admin Fee: £600 inc VAT (£500 + VAT), payable on exchange of contracts. Disbursements: Please see legal pack for any disbursements listed that may become payable by the purchaser on completion.

Lot 7

Warblington Lodge Cottage, The Gardens, Warblington, Havant PO9 2XH

LOT 7

12



- GRADE II LISTED COTTAGE
- LODGE WEALTH OF CHARM & CHARACTER
- SEPARATE ANNEX



ESTABLISHED 1900

023 9248 6244

7 North Street, Havant PO9 IPW
Email: havant@pearsons.com

TENURE	Freehold
GUIDE PRICE	£275,000 + fees*
LOCATION	Warblington is regarded as one of Havant's most prestigious residential areas. It lies to the eastern side of Havant town centre. The town centre is within half a mile and offers comprehensive shopping to satisfy most every day needs including two retail parks, Arts Centre, library, bus station and mainline railway station (London Waterloo 80 mins). The A27 interchange at Warblington is about three quarters of a mile away and provides easy access towards Chichester, Portsmouth and beyond. Chichester Harbour foreshore is also located nearby.
DESCRIPTION	Rare to the market this Grade II listed flintstone cottage comes complete with a separate annex and boasts a wealth of charm and character. We believe that the property dates back to Circa 1700 and was originally formed as part of the Warblington Lodge Estate, this Gothic style cottage includes exposed beams, flagstone floors, Gothic style doors and windows and pretty rear enclosed gardens, the main cottage has off road parking for one car. The separate annex building offers its own private courtyard garden, living room and an en-suite bathroom.
EPC	See legal pack for the report. EPC Band N/A.
*ADDITIONAL FEES	Buyers Admin Fee: £600 inc VAT (£500 + VAT), payable on exchange of contracts. Disbursements: Please see legal pack for any disbursements listed that may become payable by the purchaser on completion.

Lot 8

Flat 4, Maritime Chambers, 82 Canute Road,
Southampton SO14 3AJ



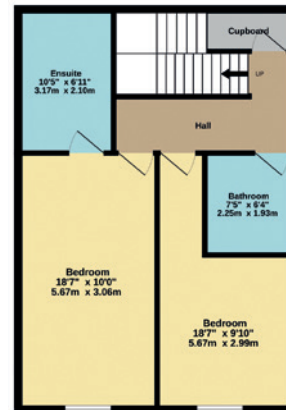
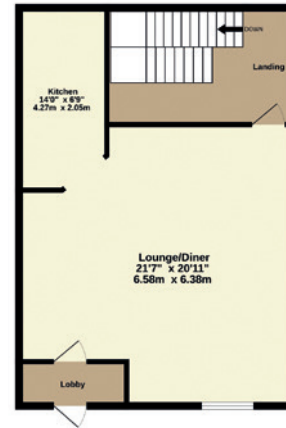
- DUPLEX MAISONETTE APARTMENT
- TWO DOUBLE BEDROOMS
- SECURE PARKING IN GATED CAR PARK



023 8023 3288

ESTABLISHED 1900

58-60 London Road, Southampton SO15 2AH
Email: southampton@pearsons.com



TENURE	Leasehold
GUIDE PRICE	£150,000 + fees*
LOCATION	Maritime Chambers is close to the Ocean Village area of Southampton which is close to local shops, Ocean Village marina and restaurants together with bus services into the city centre which provides further shopping together with schooling and recreational amenities. The property is also within easy reach of Southampton railway station which offers excellent connections to London (Waterloo).
DESCRIPTION	This ground floor duplex maisonette apartment has the benefit of its own front door entrance separate from the main building and a secure parking space in a gated car park. The property is arranged over two floors and enjoys approximately 1,215sq ft of accommodation. The property comprises of an entrance lobby, large open plan sitting/dining room measuring 21'7 x 20'11 and a kitchen with integrated appliances. On the lower floor are two bedrooms with en-suite shower room to bedroom one and a main bathroom.
EPC	See legal pack for the report. EPC Band D.
*ADDITIONAL FEES	Buyers Admin Fee: £600 inc VAT (£500 + VAT), payable on exchange of contracts. Disbursements: Please see legal pack for any disbursements listed that may become payable by the purchaser on completion.



- SEMI-DETACHED HOUSE
- THREE BEDROOMS
- IN NEED OF MODERNISATION



ESTABLISHED 1900

01962 853344

3 Southgate Street, Winchester SO23 9DY
 Email: winchester@pearsons.com



Please note: the garage is not situated in this position

TENURE	Freehold
GUIDE PRICE	£395,000 + fees*
LOCATION	Bereweke is a sought-after residential area with excellent amenities, including shops, schools, Waitrose and Aldi. It offers easy access to Winchester city centre and the surrounding countryside.
DESCRIPTION	This three-bedroom semi-detached house is an excellent opportunity located in the desirable Bereweke neighbourhood. With well-proportioned rooms, front and back garden and large garage, there is strong potential for modernisation and also precedent for extension.
EPC	See legal pack for the report. EPC Band E.
*ADDITIONAL FEES	Buyers Admin Fee: £600 inc VAT (£500 + VAT), payable on exchange of contracts. Disbursements: Please see legal pack for any disbursements listed that may become payable by the purchaser on completion.

Lot 10

Garages, Wish Place, Southsea, Hampshire PO5 2SA



- 14 GARAGES
- TWO BLOCKS OF LOCK-UP GARAGES
- ALL CURRENTLY LET WITH ANNUAL INCOME OF £11,340



ESTABLISHED 1900

023 9273 5558

35 Marmion Road, Southsea, Portsmouth, PO5 2AT
Email: southsea@pearsons.com

TENURE	x2 Freeholds
GUIDE PRICE	£200,000 + fees*
LOCATION	Wish Place is a cul-de-sac off Albert Road which is the main road running through the centre of Southsea with facilities including the iconic Kings Theatre, bars, restaurants and independent stores and traders. More comprehensive high street style shopping is available at Palmerston Road which is approximately half a mile away. Regular bus services pass close by linking to all other parts of the city.
DESCRIPTION	A rare opportunity to purchase two blocks of lock-up garages which straddle a cobbled street just off the bustle of Albert Road in central Southsea. The 14 garages are all currently let with an annual income of £11,340, although this could likely be improved considerably subject to rent reviews or new tenancies. 8 garages on the east side of Wish Place are larger than the 6 on the west side. An ideal low-effort investment.
EPC	See legal pack for the report. EPC Band N/A.
*ADDITIONAL FEES	Buyers Admin Fee: £600 inc VAT (£500 + VAT), payable on exchange of contracts. Disbursements: Please see legal pack for any disbursements listed that may become payable by the purchaser on completion.

Lot 11 46 Palmerston Street, Romsey SO51 8GG



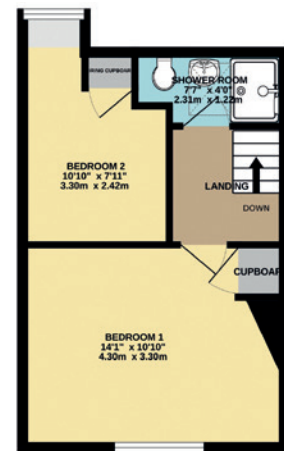
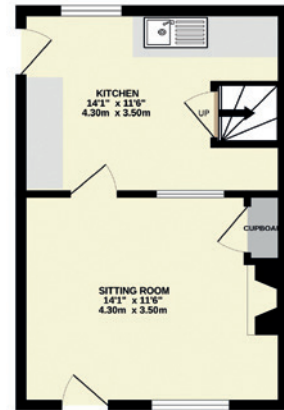
- PERIOD PROPERTY
- TOWN CENTRE LOCATION
- INVESTMENT OPPORTUNITY



ESTABLISHED 1900

01794 514516

21 The Hundred, Romsey SO51 8GD
Email: romsey@pearsons.com



TENURE	Freehold
GUIDE PRICE	£200,000 + fees*
LOCATION	Palmerston Street is in the heart of Romsey's historic town centre, just a few minutes' walk from an appealing mix of chic boutique shops, numerous pubs and restaurants, a Waitrose superstore, and Bradbeers independent department store. Romsey also has bus and railway stations providing direct links to Winchester, Salisbury and Southampton, and has easy access to Junctions 2 and 3 of the M27 which links to the M3 for London, and Southampton Airport Parkway for a 70-minute connection to London Waterloo.
DESCRIPTION	A Grade II Listed house in the heart of Romsey town centre with a wealth of charm and character complemented by a rear garden. The property requires complete refurbishment throughout, offers an excellent investment opportunity and will no doubt be of interest to a wide range of buyers seeking the unquestionable benefits of a town centre lifestyle.
EPC	See legal pack for the report. EPC Band D.
*ADDITIONAL FEES	Buyers Admin Fee: £600 inc VAT (£500 + VAT), payable on exchange of contracts. Disbursements: Please see legal pack for any disbursements listed that may become payable by the purchaser on completion.

Lot 12 32 Swift Gardens, Southampton SO19 9FQ

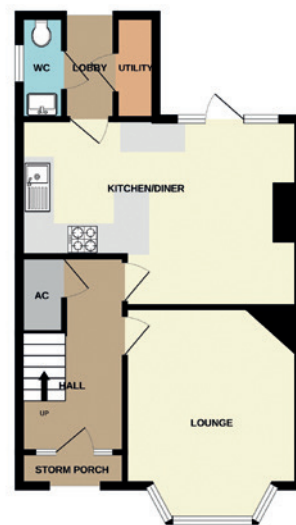


- THREE BEDROOM SEMI DETACHED HOUSE
- GENEROUS GARDEN BACKING ONTO WOODLANDS
- DRIVEWAY & DETACHED GARAGE



023 8039 3255

24 Portsmouth Road, Woolston, Southampton SO19 9AB
 Email: woolston@fieldpalmer.co.uk



TENURE	Freehold
GUIDE PRICE	£225,000 + fees*
LOCATION	Swift Gardens is a quiet cul-de-sac location in Woolston which benefits from an outstanding selection of local shops, amenities and cafés including a large Lidl supermarket. Exceptional schools are nearby including the St. Patricks Catholic School and Woolston Infant School. A short journey across the Itchen Bridge will take you to Southampton City Centre where you can enjoy a hearty meal in a traditional English pub or treat yourself to some fine dining in a Michelin star restaurant in Ocean Village
DESCRIPTION	This is a rare opportunity to acquire a spacious family home nestled in the serene setting of a quiet cul-de-sac, backing onto picturesque woodland. The heart of the home is the expansive kitchen/diner, beautifully designed with sage green shaker units, an inviting open fireplace, and three large windows that bathe the space in natural light. The ground floor also features a welcoming entrance hall with a handy storage cupboard, lounge with a feature bay window, and a lobby area that leads to an outdoor WC and a utility cupboard. Upstairs, you will find three generously sized bedrooms, a family bathroom, and a landing with access to a partially boarded loft.
EPC	See legal pack for the report. EPC Band C.
*ADDITIONAL FEES	Buyers Admin Fee: £600 inc VAT (£500 + VAT), payable on exchange of contracts. Disbursements: Please see legal pack for any disbursements listed that may become payable by the purchaser on completion.

Lot 13 50 Palmerston Street, Romsey SO51 8GG



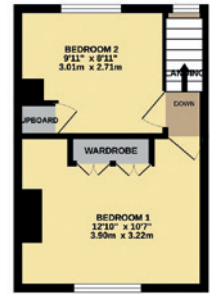
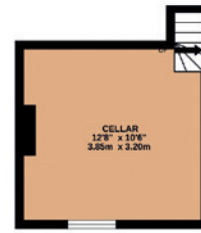
- GRADE II LISTED SEMI DETACHED HOUSE
- BASEMENT
- PERIOD PROPERTY



ESTABLISHED 1900

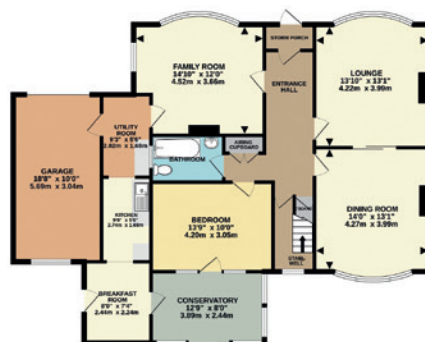
01794 514516

21 The Hundred, Romsey SO51 8GD
Email: romsey@pearsons.com



TENURE	Freehold
GUIDE PRICE	£225,000 + fees*
LOCATION	Palmerston Street is in the heart of Romsey's historic town centre, just a few minutes walk from an appealing mix of chic boutique shops, numerous pubs and restaurants, a Waitrose superstore, and Bradbeers independent department store. Romsey also has bus and railway stations providing direct links to Winchester, Salisbury and Southampton, and has easy access to Junctions 2 and 3 of the M27 which links to the M3 for London, and Southampton Airport Parkway for a 70-minute connection to London Waterloo.
DESCRIPTION	A Grade II Listed house in the heart of Romsey town centre with a wealth of charm and character complemented by outside space to the rear and front. The property requires refurbishment throughout, offers an excellent investment opportunity and will no doubt be of interest to a wide range of buyers seeking the unquestionable benefits of a town centre lifestyle.
EPC	See legal pack for the report. EPC Band E.
*ADDITIONAL FEES	Buyers Admin Fee: £600 inc VAT (£500 + VAT), payable on exchange of contracts. Disbursements: Please see legal pack for any disbursements listed that may become payable by the purchaser on completion.

Lot 14 Ringwood, Uplands Road, Denmead PO7 6HE



- FOUR BEDROOMS
- GARAGE
- LARGE PLOT



023 9225 9151

ESTABLISHED 1900

Hambledon Road, Denmead, Waterlooville PO7 6NU
 Email: denmead@pearsons.com

TENURE	Freehold
GUIDE PRICE	£495,000 + fees*
LOCATION	Denmead Village provides a comprehensive range of shops, Post Office, Health Centre, Infant and Junior Schools and bus routes. Waterlooville town centre with a much broader range of shops and additional facilities, is approximately three miles to the east, and provides access to the A3(M) with its links to the north and south.
DESCRIPTION	A substantial detached chalet style property is situated within Denmead's most desirable residential location set amongst large executive homes in a semi rural setting mid way between the village centres of Denmead and Hambledon. Ringwood is set back from the road with a large parking and turning area to the front with side path to an excellent size mature landscaped rear garden backing onto farmland. Internally the property offers spacious flexible accommodation which requires general modernisation and updating.
EPC	See legal pack for the report. EPC Band F.
*ADDITIONAL FEES	Buyers Admin Fee: £600 inc VAT (£500 + VAT), payable on exchange of contracts. Disbursements: Please see legal pack for any disbursements listed that may become payable by the purchaser on completion.

Identification Documents

Important Notice

Money Laundering Regulations.

As a requirement under this legislation, any person buying or bidding at auction MUST produce documentation to confirm their name and residential address. Please find a schedule of acceptable documentation.

You must provide one document from each list.

Please note that a driving license can be used as evidence for one or the other BUT NOT BOTH.

Category A (to confirm personal identity)

- Current Signed Passport
- Current UK Photo Driving Licence
- National Identity Card/Passport (overseas client)
- UK Armed Services ID Card
- Police/Other Government department ID Card
- Firearms Certificate (from Chief Constable)

Category B (to confirm address)

- Recent Utility Bill (no older than 3 months)
- Bank/Building Society/National Savings Statement
- Local Authority Council Tax or Business Rate Bill
- Mortgage Statement
- Local Authority Rent Card/Tenancy Agreement
- Benefit Book or Benefits Agency Letter

Money Laundering Procedures

In accordance to the above, please be advised, that if you intend to bid on this property, then you will be required to provide two forms of id (one photo-type). If, you are intending to bid on behalf of a third party, then we would require both id for yourself, plus a certified copy of photo id for the intended purchaser.

Please visit auctions@pearsons.com for further details.

Pre-Auction Offers

Pre-auction offers must be submitted in writing to the Auctioneers' office by letter or email, including name, address, telephone number and details of solicitors. Any pre-auction offer received is assumed to be a 'best offer' and no guarantee is given that there will be an opportunity to increase or review the offer should it not be accepted or should a better offer be received. Pre-auction offers can only be considered on the basis of an exchange of contracts prior to auction with a 10% deposit and payment of the Auctioneers' administration fee. If an offer is accepted the lot will not be withdrawn from the catalogue or advertising programme until exchange of contracts has taken place.

Guide Prices & Reserves

Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.

Additional Auction Services

Legal Documents

Legal documents for some of the lots are now or will be available online. Where you see the relevant icon on the website, you will be able to download the documents.

Online Live

Visit www.eigroup.co.uk and select **Online Auctions**. Choose the auction and then **Viewing Gallery**. You will see details of the lot being offered and can watch the bidding as it happens. **It is not possible to bid using this service.**

Sale Memorandum

Property Address

Lot No

The Vendor
Full name(s)

Of Address inc
Postcode

Vendor's Solicitor
Address inc.
Postcode

Vendor Solicitor
Telephone/Name

It is agreed that the Vendor sells and the Purchaser buys the property described in the accompanying particulars and *conditions of sale subject to their provisions and the terms and stipulations in them at the price mentioned below.

£ Purchase Price

£ Less Deposit

£ Balance

Completion Date

As per Special Conditions of Sale or Twenty Business Days after the Contract Date

The Purchaser
Full name(s)

Of Address inc
Postcode

Purchaser's
Solicitor Address
inc. Postcode

Purchaser Solicitor
Telephone/Name

Signed

Authorised Agent for Vendor

Dated

Signed

The Purchaser

*For the purpose of this contract, the conditions of sale include the three sections of the RICS Common Auction Conditions, the Glossary, Conduct of the Auction and the General Conditions.

Proxy/Telephone Bidding Facility

PLEASE ALSO SIGN AND RETURN THE TERMS & CONDITIONS ON PAGE 23

Bidders Name (if applicable):

Address:

..... Postcode:

Tel: Mobile: Email:

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Solicitors Name:

Address:

..... Postcode:

Tel: Contact Name :

I hereby authorise Pearsons staff to bid on my behalf on the terms and conditions set out overleaf headed "Proxy or Telephone Bidding", which I confirm I have read, understood and signed a copy of which is attached.

* I request that Pearsons first attempt to contact me on the telephone at the relevant time to enable me to bid myself. If a telephone link cannot be established for whatever reason, Pearsons are authorised to bid on my behalf under these terms (* Delete if telephone bid is not required).

The proxy bid that I hereby authorise is: Auction Date:

Lot No: Address:

My maximum bid £ In words:

(The figure must be a definite one and not to be calculated for example by reference to other bids such as one bid above anyone else's bids. Any uncertainty could result in Pearsons not bidding).

I attach a cheque made payable to
Pearsons Southern Ltd for £ In words:

Being 10% of my proxy bid or £3,000, whichever is the greater, plus £600 inc VAT (Administration Charge) and any buyers premium payable as per any description in the catalogue or legal pack.

Or I attach a blank cheque to be completed by the Auctioneer if my bid is successful, within which he will include £600 inc VAT

(Administration Charge) and any buyers premium payable as per any description in the catalogue or legal pack.

Signature of Bidder: Date:

If my bid is successful, I authorise the Auctioneer to sign the Memorandum of Sale on my behalf and recognise that I will be the legally bound purchaser of the property referred to above and must complete the purchase of the property within the time specified in the General/Special Conditions of Sale.

Signed: Date:

Please note there should not be any alteration to the form and any mis-entries which have to be corrected must be signed, in full, in the margins.

Terms and Conditions to bid by Proxy/Telephone

PLEASE NOTE: MINIMUM DEPOSIT FOR EACH TELEPHONE BID IS £3,000

Anyone not able to attend the auction to make their own bids may utilise the facilities available for telephone, or written, bids on the following terms and conditions:

1. The bidder must complete a separate authority form for each Lot involved, and provide a clearing bank cheque for 10% of the maximum amount of the bid for each Lot. **Please note the minimum deposit for any telephone bid is £3,000 per lot.**
2. The form must be sent to, or delivered to: Pearsons, 62 High Street, West End, Southampton, SO30 3DT to **arrive before 6pm two working days prior to the start of the auction.** It is the bidder's responsibility to check that the form is received by Pearsons and this can be done by telephoning the office.
3. The bidder shall be deemed to have read the "Important Notice to Prospective Buyers"; the particulars of the relevant Lot in the catalogue; the general and special conditions of sale. The bidder shall be deemed to have taken all necessary professional and legal advice and to have made enquiries and have knowledge of any announcements to be made from the rostrum of any amendments relating to the relevant Lot. Announcements can and should be checked by bidders on the day before the auction however the Auctioneers will advise the bidders of any announcements as soon as possible prior to the Auction.
4. In the case of telephone bids, at about the time that the Lot come up for auction attempts will be made to contact the bidder by telephone and, if successful, the bidder may then compete in the bidding.
Otherwise the Auctioneers will not bid except by prior written arrangement.
5. In the event that the telephone link is not established, or breaks down, or there is any confusion or disruption, Pearsons will bid/continue to bid on behalf of the bidder up to the maximum of the prior written authorisation.
6. In the case of written bids, Pearsons staff will compete in the bidding up to the maximum of authorisation.
7. Pearsons reserve the right not to bid on behalf of telephone/written bidders, in the event of any error, doubt, omission, uncertainty as to the bid, or for any reason whatsoever, and give no warranty, or guarantee, that a bid will be made on behalf of the bidder and accept no liability.
8. In the event that the telephone/written bid is successful the Auctioneer will sign the Sale Memorandum on behalf of the bidder (a Contract will have been formed on the fall of the hammer).
9. In the event of a Contract, the deposit cheque will be applied so far as necessary to meet the requirement for a 10% deposit (**minimum £3,000**) and the balance of the deposit (if any) will be returned to the bidder.
10. In the event that the bidder is unsuccessful, the deposit cheque will be returned to the bidder promptly.
11. Once delivered to the Auctioneers, the authority to bid is binding on the bidder on the day on which the particular Lot is auctioned. This is to allow for the possibility of a Vendor agreeing to sell post auction where the bidding has not reached the reserve.
12. The authority can only be withdrawn by notification in writing delivered to Pearsons at their office two hours before the start of the auction on the day the relevant Lot is scheduled to be auctioned, or by delivery into the hands of the Auctioneer in the auction room half an hour before the start of that day's auction. It is the bidder's responsibility to obtain confirmation of receipt on a copy of the withdrawal notification signed by one of the Auctioneers and without such a receipt the authority stands and any subsequent Contract is binding on the bidder.
13. If the bidder, or an agent, actually bids at the auction without having previously withdrawn the authority, the Auctioneer is at liberty to accept such a bid in addition to any bid from Pearsons staff as empowered under the telephone/written authority. Pearsons would have no liability whatsoever if the price achieved is the result only of this competition in bidding without intervention from other bidders.

I hereby confirm that I have read and understood the above terms and conditions to bid by telephone/letter

Signed:

Date:

Please sign this page and ensure the form overleaf is completed.

IMPORTANT NOTICE - Money Laundering Regulations

PLEASE NOTE THAT any person buying or bidding at auction, MUST produce documentation to confirm their name and residential address. Please find below a schedule of acceptable documentation. **You must provide one document from each list.**

Category A (to confirm personal identity)

- Current Signed Passport
- Current UK Photo Driving Licence
- National Identity Card/Passport (overseas client)
- UK Armed Services ID Card
- Police/Other Government department ID Card
- Firearms Certificate (from Chief Constable)

Category B (to confirm address)

- Recent Utility Bill (no older than 3 months)
- Bank/Building Society/National Savings Statement
- Local Authority Council Tax or Business Rate Bill
- Mortgage Statement
- Local Authority Rent Card/Tenancy Agreement
- Benefit Book or Benefits Agency Letter

Please note that a driving licence can be used as evidence for either one or the other BUT NOT BOTH.

- G1.5 Where anything subject to which the lot is sold would expose the seller to liability the buyer is to comply with it and indemnify the seller against any liability.
- G1.6 The seller must notify the buyer of any notices, orders, demands, proposals and requirements of any competent authority of which it learns after the contract date but the buyer must comply with them and keep the seller indemnified.
- G1.7 The lot does not include any tenant's or trade fixtures or fittings.
- G1.8 Where chattels are included in the lot the buyer takes them as they are at completion and the seller is not liable if they are not fit for use.
- G1.9 The buyer buys with the full knowledge of:
a) the documents, whether or not the buyer has read them; and
b) the physical condition of the lot and what could reasonably be discovered on inspection of it, whether or not the buyer has inspected it.
- G1.10 The buyer is not to rely on the information contained in the particulars but may rely on the seller's conveyancer's written replies to preliminary enquiries to the extent stated in those replies.
- G2. Deposit
- G2.1 The amount of the deposit is the greater of:
a) £3,000 (or the total price if this is less than that; and
b) 10% of the price (exclusive of any VAT on the price).
- G2.2 The deposit
a) must be paid in pounds sterling by cheque or banker's draft drawn on an approved financial institution (or by any other means of payment that the auctioneers may accept); and
b) is to be held as stakeholder unless the auction conduct conditions provide that it is to be held as agent for the seller.
- G2.3 Where the auctioneers hold the deposit as stakeholder they are authorised to release it to the seller on completion or, if completion does not take place, to the person entitled to it under the sale conditions.
- G2.4 If a cheque for all or part of the deposit is not cleared on first presentation the seller may treat the contract as at an end and bring a claim against the buyer for breach of contract.
- G2.5 Interest earned on the deposit (if any) belongs to the seller unless the sale conditions provide otherwise.
- G3. Between contract and completion
- G3.1 Unless the special conditions state otherwise, the seller is to insure the lot from and including the contract date to completion and:
a) produce to the buyer on request all relevant insurance details;
b) pay premiums when due;
c) if the buyer so requests, and pays any additional premium, use reasonable endeavours to increase the sum insured or make other changes to the policy;
d) at the request of the buyer, use reasonable endeavours to have the buyer's interest noted on the policy if it does not cover a contracting purchaser;
e) unless otherwise agreed, cancel the insurance at completion, apply for a refund of premium and (subject to the rights of any tenant or other third party) pay that refund to the buyer; and
f) (subject to the rights of any tenant or other third party) hold on trust for the buyer any insurance payments that the seller receives in respect of loss or damage arising after the contract date or assign to the buyer the benefit of any claim;
and the buyer must on completion reimburse the seller the cost of that insurance (to the extent not already paid by the buyer or a tenant or other third party) for the period from and including the contract date to completion.
- G3.2 No damage to or destruction of the lot nor any deterioration in its condition, however caused, entitles the buyer to any reduction in price, or to delay completion or to refuse to complete.
- G3.3 Section 47 of The Law of Property Act 1925 does not apply.
- G3.4 Unless the buyer is already lawfully in occupation of the lot the buyer has no right to enter into occupation prior to completion.
- G4. Title and identity
- G4.1 Unless condition G4.2 applies, the buyer accepts the title of the seller to the lot as at the contract date and may raise no requisition or objection except in relation to any matter that occurs after the contract date.
- G4.2 If any of the documents are not made available before the auction the following provisions apply:
a) The buyer may raise no requisition or objection to any of the documents that is made available before the auction.
b) If the lot is registered land the seller is to give the buyer within five business days of the contract date an official copy of the entries on the register and title plan and, where noted on the register, of all documents subject to which the lot is being sold.
c) If the lot is not registered land the seller is to give the buyer within five business days an abstract or epitome of title starting from the root of title mentioned in the special conditions (or, if none is mentioned, a good root of title more than fifteen years old) and must produce to the buyer the original or examined copy of every relevant document.
d) If title is in the course of registration, title is to consist of certified copies of:
i. the application for registration of title made to the land registry;
ii. the documents accompanying that application;
iii. evidence that all applicable stamp duty land tax relating to that application has been paid; and
iv. a letter under which the seller or its conveyancer agrees to use all reasonable endeavours to answer any requisitions raised by the land registry and to instruct the land registry to send the completed registration documents to the buyer.
e) The buyer has no right to object to or make requisitions on any title information more than seven business days after that information has been given to the buyer.
- G4.3 Unless otherwise stated in the special conditions the seller sells with full title guarantee except that (and the transfer shall so provide):
a) the covenant set out in section 3 of the Law of Property (Miscellaneous Provisions) Act 1994 shall not extend to matters recorded in registers open to public inspection; these are to be treated as within the actual knowledge of the buyer; and
b) the covenant set out in section 4 of the Law of Property (Miscellaneous Provisions) Act 1994 shall not extend to any condition or tenant's obligation relating to the state or condition of the lot where the lot is leasehold property.
- G4.4 The transfer is to have effect as if expressly subject to all matters subject to which the lot is sold under the contract.
- G4.5 The seller does not have to produce, nor may the buyer object to
- or make a requisition in relation to, any prior or superior title even if it is referred to in the documents.
- G4.6 The seller (and, if relevant, the buyer) must produce to each other confirmation of, or evidence of, their identity and that of their mortgages and attorneys (if any) as is necessary for the other to comply with applicable Land Registry Rules when making application for registration of the transaction to which the conditions apply.
- G5. Transfer
- G5.1 Unless a form of transfer is prescribed by the special conditions:
a) the buyer must supply a draft transfer to the seller at least ten business days before the agreed completion date and the engrossment (signed as a deed by the buyer if condition G5.2 applies) five business days before that date or (if later) two business days after the draft has been approved by the seller; and
b) the seller must approve or revise the draft transfer within five business days of receiving it from the buyer.
- G5.2 If the seller remains liable in any respect in relation to the lot (or a tenancy) following completion the buyer is specifically to covenant in the transfer to indemnify the seller against any liability.
- G5.3 The seller cannot be required to transfer the lot to anyone other than the buyer, or by more than one transfer.
- G6. Completion
- G6.1 Completion is to take place at the offices of the seller's conveyancer, or where the seller may reasonably require, on the agreed completion date. The seller can only be required to complete on a business day between the hours of 0930 and 1700.
- G6.2 The amount payable on completion is the balance of the price adjusted to take account of apportionments plus (if applicable) VAT and interest.
- G6.3 Payment is to be made in pounds sterling and only by:
a) a direct transfer to the seller's conveyancer's client account; and
b) the release of any deposit held by a stakeholder.
- G6.4 Unless the seller and the buyer otherwise agree, completion cannot take place until both have complied with their obligations under the contract and the balance of the price is unconditionally received in the seller's conveyancer's client account.
- G6.5 If completion takes place after 1400 hours for a reason other than the seller's default it is to be treated, for the purposes of apportionment and calculating interest, as if it had taken place on the next business day.
- G6.6 Where applicable the contract remains in force following completion.
- G7. Notice to complete
- G7.1 The seller or the buyer may on or after the agreed completion date but before completion give the other notice to complete within ten business days (excluding the date on which the notice is given) making time of the essence.
- G7.2 The person giving the notice must be ready to complete.
- G7.3 If the buyer fails to comply with a notice to complete the seller may, without affecting any other remedy the seller has:
a) terminate the contract;
b) claim the deposit and any interest on it if held by a stakeholder;
c) forfeit the deposit and any interest on it;
d) resell the lot; and
e) claim damages from the buyer.
- G7.4 If the seller fails to comply with a notice to complete the buyer may, without affecting any other remedy the buyer has:
a) terminate the contract; and
b) recover the deposit and any interest on it from the seller or, if applicable, a stakeholder.
- G8. If the contract is brought to an end
If the contract is lawfully brought to an end:
a) the buyer must return all papers to the seller and appoints the seller its agent to cancel any registration of the contract; and
b) the seller must return the deposit and any interest on it to the buyer (and the buyer may claim it from the stakeholder, if applicable) unless the seller is entitled to forfeit the deposit under general condition G7.3.
- G9. Landlord's licence
- G9.1 Where the lot is or includes leasehold land and a licence to assign is required this condition G9 applies.
- G9.2 The contract is conditional on that licence being obtained, by way of a formal licence if that is what the landlord lawfully requires.
- G9.3 The agreed completion date is not to be earlier than the date five business days after the seller has given notice to the buyer that licence has been obtained.
- G9.4 The seller must:
a) use all reasonable endeavours to obtain the licence required at the seller's expense; and
b) enter into any authorised guarantee agreement properly required.
- G9.5 The buyer must:
a) promptly provide references and other relevant information; and
b) comply with the landlord's lawful requirements.
- G9.6 If within three months of the contract date (or such longer period as the seller and buyer agree) the licence has not been obtained the seller or the buyer may (if not then in breach of any obligation under this condition G9) by notice to the other terminate the contract at any time before licence is obtained. That termination is without prejudice to the claims of either seller or buyer for breach of this condition G9.
- G10. Interest and apportionments
- G10.1 If the actual completion date is after the agreed completion date for any reason other than the seller's default the buyer must pay interest at the interest rate on the price (less any deposit paid) from the agreed completion date up to and including the actual completion date.
- G10.2 Subject to condition G11 the seller is not obliged to apportion or account for any sum at completion unless the seller has received that sum in cleared funds. The seller must pay to the buyer after completion any sum to which the buyer is entitled that the seller subsequently receives in cleared funds.
- G10.3 Income and outgoings are to be apportioned at actual completion date unless:
- a) the buyer is liable to pay interest; and
b) the seller has given notice to the buyer at any time up to completion requiring apportionment on the date from which interest becomes payable by the buyer.
- in which event income and outgoings are to be apportioned on the date from which interest becomes payable by the buyer.
- G10.4 Apportionments are to be calculated on the basis that:
a) the seller receives income and is liable for outgoings for the whole of the day on which apportionment is to be made;
b) annual income and expenditure accrues at an equal daily rate assuming 365 days in a year; and income and expenditure relating to some other period accrues at an equal daily rate during the period to which it relates; and
c) where the amount to be apportioned is not known at completion apportionment is to be made by reference to a reasonable estimate and further payment is to be made by seller or buyer as appropriate within five business days of the date when the amount is known.
- G11. Arrears
- Part 1. Current rent
- G11.1 "Current rent" means, in respect of each of the tenancies subject to which the lot is sold, the instalment of rent and other sums payable by the tenant in advance on the most recent rent payment date or on within the four months preceding completion.
- G11.2 If on completion there are any arrears of current rent the buyer must pay them, whether or not details of those arrears are given in the special conditions.
- G11.3 Parts 2 and 3 of this condition G11 do not apply to arrears of current rent.
- Part 2. Buyer to pay for arrears
- G11.4 Part 2 of this condition G11 applies where the special conditions give details of arrears.
- G11.5 The buyer is on completion to pay, in addition to any other money then due, an amount equal to all arrears of which details are set out in the special conditions.
- G11.6 If those arrears are not old arrears the seller is to assign to the buyer all rights that the seller has to recover those arrears.
- Part 3. Buyer not to pay for arrears
- G11.7 Part 3 of this condition G11 applies where the special conditions:
a) so state; or
b) give no details of any arrears.
- G11.8 While any arrears due to the seller remain unpaid the buyer must:
a) try to collect them in the ordinary course of management but need not take legal proceedings or forfeit the tenancy;
b) pay them to the seller within five business days of receipt in cleared funds (plus interest at the interest rate calculated on a daily basis for each subsequent day's delay in payment);
c) on request, at the cost of the seller, assign to the seller or as the seller may direct the right to demand and sue for old arrears, such assignment to be in such form as the seller's conveyancer may reasonably require;
d) if reasonably required, allow the seller's conveyancer to have on loan the counterpart of any tenancy against an undertaking to hold it to the buyer's order;
e) not without the consent of the seller release any tenant or surety from liability to pay arrears or accept a surrender of or forfeit any tenancy under which arrears are due; and
f) if the buyer disposes of the lot prior to recovery of all arrears obtain from the buyer's successor in title a covenant in favour of the seller in similar form to part 3 of this condition G11.
- G11.9 Where the seller has the right to recover arrears it must not without the buyer's written consent bring insolvency proceedings against a tenant or seek removal of goods from the lot.
- G12. Management
- G12.1 This condition G12 applies where the lot is sold subject to tenancies.
- G12.2 The seller is to manage the lot in accordance with its standard management policies pending completion.
- G12.3 The seller must consult the buyer on all management issues that would affect the buyer after completion (such as, but not limited to, an application for licence; a rent review; a variation, surrender, agreement to surrender or proposed forfeiture of a tenancy, or a new tenancy or agreement to grant a new tenancy) and:
a) the seller must comply with the buyer's reasonable requirements unless to do so would (but for the indemnity in paragraph c)) expose the seller to a liability that the seller would not otherwise have, in which case the seller may act reasonably in such a way as to avoid that liability;
b) if the seller gives the buyer notice of the seller's intended act and the buyer does not object within five business days giving reasons for the objection the seller may act as the seller intends; and
c) the buyer is to indemnify the seller against all loss or liability the seller incurs through acting as the buyer requires, or by reason of delay caused by the buyer.
- G13. Rent deposits
- G13.1 This condition G13 applies where the seller is holding or is otherwise entitled to money by way of rent deposit in respect of a tenancy, in this condition G13 "rent deposit deed" means the deed or other document under which the rent deposit is held.
- G13.2 If the rent deposit is not assignable the seller must on completion hold the rent deposit on trust for the buyer and, subject to the terms of the rent deposit deed, comply at the cost of the buyer with the buyer's lawful instructions.
- G13.3 Otherwise the seller must on completion pay and assign its interest in the rent deposit to the buyer under an assignment in which the buyer covenants with the seller to:
a) observe and perform the seller's covenants and conditions in the rent deposit deed and indemnify the seller in respect of any breach;
b) give notice of assignment to the tenant; and
c) give such direct covenant to the tenant as may be required by the rent deposit deed.
- G14. VAT
- G14.1 Where a sale condition requires money to be paid or other consideration to be given, the buyer must also pay any VAT that is chargeable on that money or consideration, but only if given a valid VAT invoice.
- G14.2 Where the special conditions state that no VAT option has been

made the **seller** confirms that none has been made by it or by any company in the same VAT group nor will be prior to **completion**.

G15. Transfer as a going concern

G15.1 Where the **special conditions** so state:

- the **seller** and the **buyer** intend, and will take all practicable steps (short of an appeal) to procure, that the sale is treated as a transfer of a going concern; and
- this **condition** G15 applies.

G15.2 The **seller** confirms that the **seller**

- is registered for VAT, either in the **seller's** name or as a member of the same VAT group; and
- has (unless the sale is a standard-rated supply) made in relation to the lot a VAT option that remains valid and will not be revoked before **completion**.

G15.3 The **buyer** confirms that:

- it's registered for VAT, either in the **buyer's** name or as a member of a VAT group;
- has made, or will make before **completion**, a VAT option in relation to the lot and will not revoke it before or within three months after **completion**;
- article 5(2B) of the Value Added Tax (Specials Provisions) Order 1995 does not apply to it; and
- is not buying the lot as a nominee for another person.

G15.4 The **buyer** is to give to the **seller** as early as possible before the **agreed completion date** evidence:

- of the **buyer's** VAT registration;
- that the **buyer** has made a VAT option; and
- that the VAT option has been notified in writing to HM Revenue and Customs;

and if it does not produce the relevant evidence at least two **business days** before the **agreed completion date**, **condition** G14.1 applies at **completion**.

G15.5 The **buyer** confirms that after **completion** the **buyer** intends to:

- retain and manage the lot for the **buyer's** own benefits a continuing business as a going concern subject to and with the benefit of the **tenancies**; and
- collect the rents payable under the **tenancies** and charge VAT on them.

G15.6 If, after **completion**, it is found that the sale of the lot is not a transfer of a going concern then:

- the **seller's** conveyancer is to notify the **buyer's** conveyancer of that finding and provide a VAT invoice in respect of the sale of the lot;
- the **buyer** must within five **business days** of receipt of the VAT invoice pay the **seller** the VAT due; and
- if VAT is payable because the **buyer** has not complied with this **condition** G15, the **buyer** must pay and indemnify the **seller** against all costs, interest, penalties or surcharges that the **seller** incurs as a result.

G16. Capital allowances

G16.1 This **condition** G16 applies where the **special conditions** state that there are capital allowances available in respect to the lot.

G16.2 The **seller** is promptly to supply to the **buyer** all information reasonably required by the **buyer** in connection with the **buyer's** claim for capital allowances.

G16.3 The value to be attributed to those items on which capital allowances may be claimed is set out in the **special conditions**.

G16.4 The **seller** and **buyer** agree:

- to make an election on **completion** under Section 198 of the Capital Allowances Act 2001 to give effect to this **condition** G16; and
- to submit the value specified in the **special conditions** to the HM Revenue and Customs for the purposes of their respective capital allowance computations.

G17. Maintenance agreements

G17.1 The **seller** agrees to use reasonable endeavours to transfer to the **buyer**, at the **buyer's** cost, the benefit of the maintenance agreements specified in the **special conditions**.

G17.2 The **buyer** must assume, and indemnify the **seller** in respect of, all liability under such contracts from the **actual completion date**.

G18. Landlord and Tenant Act 1987

G18.1 This **condition** G18 applies where the sale is a relevant disposal for the purposes of part 1 of the Landlord and Tenant Act 1987.

G18.2 The **seller** warrants that the **seller** has complied with sections 5B and 7 of that Act and that the requisite majority of qualifying tenants has not accepted the offer.

G19. Sale by practitioner

G19.1 This **condition** G19 applies where the sale is by a **practitioner** either as **seller** or as agent of the **seller**.

G19.2 The **practitioner** has been duly appointed and is empowered to sell the lot.

G19.3 Neither the **practitioner** nor the firm or any member of the firm to which the **practitioner** belongs has any personal liability in connection with the sale or the performance of the **seller's** obligations. The **transfer** is to include a declaration excluding the personal liability.

G19.4 The lot is sold:

- in whatever its condition at **completion**;
- for such title the **seller** may have; and
- with no title guarantee;

and the **buyer** has no right to terminate the contract or any other remedy if information provided about the lot is inaccurate, incomplete or missing.

G19.5 Where relevant:

- the **documents** must include certified copies of those under which the **practitioner** is appointed, the document of appointment and the **practitioner's** acceptance of appointment; and
- the **seller** may require the **transfer** to be by the lender exercising its power of sale under the Law of Property Act 1925.

G19.6 The **buyer** understands this **condition** G19 and agrees that it is fair in the circumstances of a sale by a **practitioner**.

G20. TUPE

G20.1 If the **special conditions** state "There are no employees to which TUPE applies", this is a warranty by the **seller** to this effect.

G20.2 If the **special conditions** do not state "There are no employees to which TUPE applies" the following paragraphs apply:

- The **seller** must notify the **buyer** of those employees whose contracts of employment transfer to the **buyer** on **completion** (the "Transferring Employees"). This notification must be given to the **buyer** not less than fourteen days before **completion**.
- The **buyer** confirms it will comply with its obligation under TUPE and any **special conditions** in respect of the Transferring Employees.
- The **buyer** and the **seller** acknowledge that pursuant and subject to TUPE, the contracts of employment between the Transferring Employees and the **seller** will transfer to the **buyer** on **completion**.
- The **buyer** is to keep the **seller** indemnified against all liability for the Transferring Employees after **completion**.

G21. Environmental

G21.1 This **condition** G21 only applies where the **special conditions** so provide.

G21.2 The **seller** has made available such reports as the **seller** has as to the environmental condition of the lot and has given the **buyer** the opportunity to carry out investigations (whether or not the **buyer** has read those reports or carried out any investigation) and the **buyer** admits that the price takes into account the environmental condition of the lot.

G21.3 The **buyer** agrees to indemnify the **seller** in respect of all liability for or resulting from the environmental condition of the lot.

G22. Service Charge

G22.1 This **condition** G22 applies where the lot is sold subject to **tenancies** that include service charge provisions.

G22.2 No apportionment is to be made at **completion** in respect of service charges.

G22.3 Within two months after **completion** the **seller** must provide to the **buyer** a detailed service charge account for the service charge year current on **completion** showing:

- service charge expenditure attributable to each **tenancy**;
- payments on account of service charge received from each tenant;
- any amounts due from a tenant that have not been received;
- any service charge expenditure that is not attributable to any **tenancy** and is for that reason irrecoverable.

G22.4 In respect of each **tenancy**, if the service charge account shows that:

- payments on account (whether received or still then due from a tenant) exceed attributable service charge expenditure, the **seller** must pay to the **buyer** an amount equal to the excess when it provides the service charge account;
- attributable service charge expenditure exceeds payment on account (whether those payments have been received or are still then due), the **buyer** must use all reasonable endeavours to recover the shortfall from the tenant at the next service charge reconciliation date and pay the amount so recovered to the **seller** within five **business days** of receipt in cleared funds. but in respect of payments on account that are still due from a tenant **condition** G11 (arrears) applies.

G22.5 In respect of service charge expenditure that is not attributable to any **tenancy** the **seller** must pay the expenditure incurred in respect of the period before **actual completion date** and the **buyer** must pay the expenditure incurred in respect of the period after **actual completion date**. Any necessary monetary adjustment is to be made within five **business days** of the **seller** providing the service charge account to the **buyer**.

G22.6 If the **seller** holds any reserve or sinking fund on any account of future service charge expenditure or a depreciation fund:

- the **seller** must pay it (including any interest earned on it) to the **buyer** on **completion**; and
- the **buyer** must covenant with the **seller** to hold it in accordance with the terms of the **tenancies** and to indemnify the **seller** if it does not do so.

G23. Rent reviews

G23.1 This **condition** G23 applies where the lot is sold subject to a **tenancy** under which a rent review due on or before the **actual completion date**, has not been agreed or determined.

G23.2 The **seller** may continue negotiations or rent review proceedings up to the **actual completion date** but may not agree the level of the revised rent or commence the rent review proceedings without the written consent of the **buyer**, such consent not to be unreasonably withheld or delayed.

G23.3 Following **completion** the **buyer** must complete rent review negotiations or proceedings as soon as reasonably practicable but may not agree the level of the revised rent without the written consent of the **seller**, such consent not to be unreasonably withheld or delayed.

G23.4 The **seller** must promptly:

- give to the **buyer** full details of all rent review negotiations and proceedings, including copies of all correspondence and other papers; and
- use all reasonable endeavours to substitute the **buyer** for the **seller** in any rent review proceedings.

G23.5 The **seller** and the **buyer** are to keep each other informed of the progress of the rent review and have regard to any proposals the other makes in relation to it.

G23.6 When the rent review has been agreed or determined the **buyer** must account to the **seller** for any increased rent and interest recovered from the tenant that relates to the **seller's** period of ownership within five **business days** of receipt of cleared funds.

G23.7 If a rent review is agreed or determined before **completion** but the increased rent and any interest recoverable from the tenant has not been received by **completion** the increased rent and any interest recoverable is to be treated as arrears.

G23.8 The **seller** and the **buyer** are to bear their own costs in relation to rent review negotiations and proceedings.

G24. Tenancy renewals

G24.1 This **condition** G24 applies where the tenant under a **tenancy** has the right to remain in occupation under part 11 of the Landlord and Tenant Act 1954 (as amended), and references to notices and proceedings are to notices and proceedings under that Act.

G24.2 Where practicable, without exposing the **seller** to liability or penalty, the **seller** must not without the consent of the **buyer** (which the **buyer** must not unreasonably withhold or delay), serve or respond to any notice or begin or continue any proceedings.

G24.3 If the **seller** receives a notice the **seller** must send a copy to the **buyer** within five **business days** and act as the **buyer** reasonably directs in relation to it.

G24.4 Following **completion** the **buyer** must:

- with the co-operation of the **seller** take immediate steps to substitute itself as a party to the proceedings;
- use all reasonable endeavours to conclude any proceedings or negotiations for the renewal of the **tenancy** and the determination of any interim rent as soon as reasonably practicable at the best rent or rents reasonably obtainable; and
- if any increased rent is recovered from the tenant (whether as interim rent or under the renewed **tenancy**) account to the **seller** for part of that increase that relates to the **seller's** period of ownership of the lot within five **business days** of receipt of cleared funds.

G24.5 The **seller** and the **buyer** are to bear their own costs in relation to the renewal of the **tenancy** and any proceedings relating to this.

G25. Warranties

G25.1 Available warranties are listed in the **special conditions**.

G25.2 Where a warranty is assignable the **seller** must:

- on **completion** assign it to the **buyer** and give notice of assignment to the person who gave the warranty; and
- apply for (and the **seller** and the **buyer** must use all reasonable endeavours to obtain) any consent to assign that is required. If consent has not been obtained by **completion** the warranty must be assigned within five **business days** after the consent has been obtained.

G25.3 If a warranty is not assignable the **seller** must after **completion**:

- hold the warranty on trust for the **buyer**; and
- at the **buyer's** cost comply with such of the lawful instructions of the **buyer** in relation to the warranty as do not place the **seller** in breach of its terms or expose the **seller** to any liability or penalty.

G26. No assignment

The **buyer** must not assign, mortgage or otherwise transfer or part with the whole or any part of the **buyer's** interest under this **contract**.

G27. Registration at the Land Registry

G27.1 This **condition** G27.1 applies where the lot is leasehold and its sale either triggers first registration or is a registrable disposition. The **buyer** must at its own expense and as soon as is practicable:

- procure that it becomes registered at the Land Registry as proprietor of the lot;
- procure that all rights granted and reserved by the lease under which the lot is held are properly noted against the affected titles; and
- provide the **seller** with an official copy of the register relating to such lease showing itself registered as proprietor.

G27.2 This **condition** G27.2 applies where the lot comprises part of a registered title. The **buyer** must at its own expense and as soon as practicable:

- apply for registration of the **transfer**;
- provide the **seller** with an official copy and title plan for the **buyer's** new title; and
- join in any representations the **seller** may properly make to Land Registry relating to the application.

G28. Notices and other communications

G28.1 All communications, including notices, must be in writing. Communication to or by the **seller** or the **buyer** may be given to or by their conveyancers.

G28.2 A communication may be relied on if:

- delivered by hand; or
- made electronically and personally acknowledged (automatic acknowledgment does not count); or
- there is proof that it was sent to the address of the person to whom it is to be given (as specified in the sale memorandum) by a postal service that offers normally to deliver mail the next following **business day**.

G28.3 A communication is to be treated as received:

- when delivered, if delivered by hand; or
- when personally acknowledged, if made electronically;

but if delivered or made after 1700 hours on a **business day** a communication is to be treated as received on the next **business day**.

G28.4 A communication sent by a postal service that offers normally to deliver mail the next following **business day** will be treated as received on the second **business day** after it has been posted.

G29. Contracts (Rights of Third Parties) Act 1999

No one is intended to have any benefit under the **contract** pursuant to the Contract (Rights of Third Parties) Act 1999.



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