

**CHEFFINS**



# Eastern Counties Property Auctions

RESIDENTIAL, COMMERCIAL, LAND

Wednesday 10th June 2026, 2.00pm

# Auctioneer's Note

## How to bid

The auctioneer will still conduct the auction via a live online video feed, and bidders will be able to bid by one of the following methods:



ONLINE



TELEPHONE



PROXY BID



IN PERSON

### All bidding methods will require:

- You must register your preferred method of bidding with the auction team at least 48 hours before the auction starts. You can do this by visiting <https://www.cheffins.co.uk/property-auctions/how-to-bid.htm>, by emailing us at [property.auctions@cheffins.co.uk](mailto:property.auctions@cheffins.co.uk) or by calling us – 01223 213777
- We must receive a bidders security deposit 48 hours prior to the auction, this being 10% of the guide price (subject to a minimum of £3,000) if paying by bank transfer, or a £7,500 hold on debit card if using Opayo online registration system.
- If paying the deposit by transfer please transfer the bidder security amount to Cheffins Clients Account, 20-17-68, 03914062, using the Lot Number and your Surname as reference.
- If you are successful and the 10% deposit of the winning bid is more than the security held, the additional amount is required within 24hrs of the auction, in addition to the buyers contract fee (See terms and conditions)
- We will also ask you to verify your identity by providing us with copies of personal documents such as a passport, driving licence, bank statement, utility bill etc.

Please note that we cannot authorise your bid until we have your completed registration forms and personal identification documents.

The auction team will be very happy to talk you through the bidding options available. Please call **01223 213777 Option 1** to speak to the auction team.

Should the 10% deposit of the winning bid be more than the bidder security payment held, the additional amount is required within 24hrs of the auction, in addition to the buyer's contract fee of:

£900 including VAT for purchases up to and including £100,000.

£1,500 including VAT for purchases of £101,000 to £300,000.

£2,100 including VAT for purchases of £301,000 and above.

If you are not the successful bidder this fee is not payable.

The Completion Date is the date specified in the Special Conditions, or if no date is specified, 20 business days after the contract date as per the Common Auction Conditions.

# Auction of Residential & Commercial Properties, Development Opportunities & Land

Wednesday 10th June 2026, 2.00pm

CLIFTON HOUSE, 1-2 CLIFTON ROAD, CAMBRIDGE CB1 7EA

## ORDER OF SALE (unless sold prior or withdrawn)

- |   |   |
|---|---|
| <b>LOT 01</b> Land to the South of Twentypence Road, Cottenham, Cambridgeshire              | <b>LOT 12</b> 14 Cambridge Road, Newton, Cambridgeshire   |
| <b>LOT 02</b> 3.91 acres of land between Close Drove Histon Road, Cottenham, Cambridgeshire | <b>LOT 13</b> 50 Swaffham Road, Burwell, Cambridgeshire   |
| <b>LOT 03</b> 1.18 acres at Sascombe Vineyard, Bradley Road, Kirtling, Cambridgeshire       | <b>LOT 14</b> Northfield House, 6 Malton Lane, Meldreth, Hertfordshire                            |
| <b>LOT 04</b> Land north of Cardinals Green, Horseheath, Cambridgeshire                     | <b>LOT 15</b> Yard and buildings, Malton Lane, Meldreth, Hertfordshire                            |
| <b>LOT 05</b> Land to the north of Bogmoor Road, Shaftenhoe End, Barley, Hertfordshire      | <b>LOT 16</b> 3.62 acres of arable land at Northfield House, Malton Lane, Meldreth, Hertfordshire |
| <b>LOT 06</b> Land to the north of Ickleton Road, Great Chesterford, Saffron Walden, Essex, | <b>LOT 17</b> 1.71 acres of arable land at Northfield House, Malton Lane, Meldreth, Hertfordshire |
| <b>LOT 07</b> Garage 12, Acrefield Drive, Cambridge, Cambridgeshire                         | <b>LOT 18</b> 68 High Street, Little Wilbraham, Cambridgeshire                                    |
| <b>LOT 08</b> Toft Methodist Church, High Street, Toft, Cambridgeshire                      | <b>LOT 19</b> 70 High Street, Little Wilbraham, Cambridgeshire                                    |
| <b>LOT 09</b> 12 Station Road, Six Mile Bottom, Newmarket, Suffolk                          | <b>LOT 20</b> Burrleigh House, Main Street, Caldecote, Cambridgeshire                             |
| <b>LOT 10</b> Church End Cottage, 14 Church End, Rampton, Cambridge, Cambridgeshire         |   |
| <b>LOT 11</b> 12 Cambridge Road, Newton, Cambridgeshire                                     |   |

## ENTRIES ARE NOW BEING INVITED FOR OUR NEXT AUCTION

Wednesday 23rd September 2026 (catalogue closes 21st August 2026)

Join our FREE email subscription service to receive notification of forthcoming auctions, online catalogues and updates by visiting [www.cheffins.co.uk/property-auctions](http://www.cheffins.co.uk/property-auctions) or contact the Auction Department on 01223 213777 for further details.

# Important Buyers' Information

(Forming part of the Conditions of Sale)

## 1. Conditions of Sale

Please note that all lots are sold in accordance with the Common Auction Conditions (4th Edition) at the back of this catalogue. Special Conditions of Sale relating to each lot are available upon request from the Auctioneers or the Vendors Solicitor prior to the Auction. Purchasers will be deemed to have inspected these Special Conditions of Sale and will be legally bound by these conditions which will form part of and will be attached to the Sale Memorandum.

## 2. Inspection of Properties

Purchasers are assumed to have inspected the properties in which they are interested and to have made all usual precontract searches and enquiries and satisfied themselves on the condition and location of the property.

## 3. Buyers' Registration

Purchasers bidding via Online, Telephone or by Proxy must register 48 hours prior to the auction via <https://www.cheffins.co.uk/property-auctions/how-to-bid.htm>.

In room purchasers interested in bidding for a lot are required to complete a BUYERS' REGISTRATION and obtain a BUYERS' NUMBER prior to bidding at the Auction. Failure to register may result in the Auctioneer refusing to accept your bid.

**ALL INTENDING PURCHASERS WILL NEED TO COMPLY WITH THE MONEY LAUNDERING REGULATIONS 2017 AND PROVIDE DOCUMENTATION AT THE POINT OF REGISTRATION.**

## 4. Binding Contract

The successful bidder is bound under Contract as soon as the Auctioneers' gavel falls on the final bid and will be required to pay the deposit and sign and exchange the Sale Memorandum prior to leaving the saleroom.

## 5. Telephone, Proxy, Online & In Room Bidding

Telephone, Proxy, Online & In Room bidding is available. Please see the back of catalogue for further information. All documents are required at least 48 hours prior to the auction.

## 6. Payment of Deposit

We must receive a bidders security deposit 48 hours prior to the auction, this being either 10% of the guide price (subject to a minimum of £3,000) if paying by bank transfer, or a £7,500 hold on debit card if using Opayo online registration system.

If paying the deposit by transfer please transfer the bidder security amount to Sort Code 20-17-68 quoting Cheffins Client Deposit Account No. 03914062

**PLEASE NOTE THAT WE DO NOT ACCEPT ANY FORM OF CASH DEPOSIT OR CREDIT CARDS AND PAYMENTS FROM OVERSEAS MAY REQUIRE FURTHER VERIFICATION PRIOR TO THE AUCTION.**

## 7. Withdrawal of Lots

The Auctioneers' reserve the right to withdraw any of the Lots prior

to the Auction (see Common Auction Conditions) and therefore prospective buyers are advised to check with the Auctioneers before attending the sale to ensure the availability of Lots.

## 8. Legal Documents

The Auctioneers shall endeavour to have copies of title documents, leases, licences, etc available for inspection at their offices or in the saleroom. Prospective buyers wishing to inspect such documents should check the availability with the Auctioneers.

Legal documents can also be viewed or downloaded free of charge from the following website [www.cheffins.co.uk/property-auctions/legal-packs](http://www.cheffins.co.uk/property-auctions/legal-packs)

## 9. \*Guide Prices, Fees & Reserves

**Guide Price:** An indication of the seller's current minimum acceptable price at auction. The guide price or range of guide prices is given to assist consumers in deciding whether or not to pursue a purchase. It is usual, but not always the case, that a provisional reserve range is agreed between the seller and the auctioneer at the start of marketing. As the reserve is not fixed at this stage and can be adjusted by the seller at any time up to the day of the auction in the light of interest shown during the marketing period, a guide price is issued. This guide price can be shown in the form of a minimum and maximum price range within which an acceptable sale price (reserve) would fall, or as a single price figure within 10% of which the minimum acceptable price (reserve) would fall. A guide price is different to a reserve price (see separate definition). Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

**Fees:** The guide price excludes any additional fees that the purchaser may incur, to include, but not limited to, Buyers Contract fee, Stamp Duty Land Tax, VAT, legal and search fees etc. Please refer to relevant Auction Legal Packs for details.

**Reserve Price:** The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

## 10. Plans, Measurements and Photographs

All plans, measurements and photographs included in this catalogue are provided for identification purposes only and to assist prospective purchasers in identifying the location of the property. Site measurements may have been scaled from original plans and therefore should be assumed to be only approximate. Prospective purchasers should make their own investigations and site inspections, and satisfy themselves on the accuracy of all measurements. All plans, measurements and photographs included in the catalogue or disclosed by the Auctioneers (either verbally or in writing) are expressly excluded from the contract of the sale.

**BUYERS WILL BE BOUND UNDER CONTRACT ON THE FALL OF THE AUCTIONEERS GAVEL AND IT IS ADVISED THAT A PRUDENT BUYER WILL TAKE PROFESSIONAL ADVICE FROM A SOLICITOR AND, IN APPROPRIATE CASES A CHARTERED SURVEYOR AND AN ACCOUNTANT.**

## BUYERS CONTRACT FEE

**IN ADDITION TO THE DEPOSIT, BUYERS WILL BE REQUIRED TO PAY A BUYER'S CONTRACT FEE. THIS CHARGE IS £900 INCLUDING VAT FOR PURCHASES UPTO AND INCLUDING £100,000, £1,500 INCLUDING VAT FOR PURCHASES OF £101,000 TO £300,000, OR £2,100 FOR PURCHASES OF £300,001 OR OVER. A FULL VAT RECEIPT WILL BE ISSUED THE DAY FOLLOWING THE AUCTION OR EXCHANGE FOR PRE-AUCTION PURCHASERS. FOR UNSUCCESSFUL BIDDERS, THIS FEE IS NOT PAYABLE.**

# Money laundering regulations

Applies to all New, Long Standing & Regular Clients.

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the payer) Regulations 2017, we are required to verify the identity and address of everyone who offers, bids or buys at auction, regardless of any current or past relationship with Cheffins.

Any person, company or entity involved in the bidding process will be required to produce one item from both List A and List B below, prior to the auction or any purchase.

**A list of suitable options is available below.**

- If you intend to bid by telephone, proxy bid, online or in the room, we will require this information 48 hours before the day of the auction. If we do not receive the required information, you will be unable to bid.
- If you plan to bid in the auction room, you must bring a form of ID with you on the day to show our team.
- If bidding on behalf of a company, you will also need to show a copy of the Certificate of Incorporation, and we are required to check all individuals and other entities who own or control more than 25% of its shares or voting rights.
- If you are acting on behalf of a bidder, we will require a letter of authority on company letterhead, signed by a company director prior to signing the contract.
- For all other entities, please contact us for more details on what we require.

## YOU MUST PROVIDE ONE DOCUMENT FROM EACH LIST OF ACCEPTABLE ID:

### List A - Photo ID

- Valid passport.
- Current UK or EEA photocard driving licence.
- Current UK provisional photocard driving licence.
- National identity card bearing a photograph of the client.

### List B - Proof of Residence

- A utility bill dated within the last 3 months (please note we do not accept mobile phone bills)
- Current UK or EEA photocard driving licence (unless already selected from group A).
- Bank, building society statement or credit card bill dated in the last 3 months.
- Mortgage statement dated within the last 12 months.
- Solicitors letter confirming recent property purchase (within the last 3 months).
- Benefits book or original notification letter from the Benefits Agency (unless already selected from group A).
- Council or housing association rent card or tenancy agreement.
- HMRC self-assessment letters or tax demand dated within the current financial year.
- Council Tax statement dated within the last 12 months.

If you are unable to provide any of the above, please refer to your contact at Cheffins who will assist you further.

Within Cheffins, the preferred method of complying with Anti-Money Laundering Laws is by using e-verification. This is performed by inputting your personal data (as permitted by Article 6.1.c of GDPR) into a 3rd party e-verification service that automatically checks your details against a series of data bases ranging from the Electoral Roll to Credit Accounts. A match against 2 or more of these databases provides an "accept" result. If your result is referred, further manual checks will be required.

At Cheffins, we use SmartSearch to verify the documents and information provided. We will also request the client completes a 'selfie image' via SmartSearch. For more information please visit: [www.smartsearch.com](http://www.smartsearch.com).

Cheffins also work in partnership with FCS Compliance as our third-party consultants. For more information please visit: [www.fcscompliance.co.uk](http://www.fcscompliance.co.uk).

Please note that this is not a form of credit check.

**If you have any queries relating to these regulations, please contact the property auction administrator Kelly Peacock on 01223 213777 or [kelly.peacock@cheffins.co.uk](mailto:kelly.peacock@cheffins.co.uk).**

- 1.47 acres (0.59 ha) of Garden Land
- Village location
- Timber framed building
- Freehold with vacant possession

### Description

An excellent opportunity to acquire approximately 1.47 acres (0.59 hectares) of garden land located to the east of Cottenham, Cambridgeshire. The property comprises a ring-fenced parcel of garden land, with boundaries formed by a mixture of fencing, mature trees, and established hedgerow. The land is flat in nature and relatively regular in shape.

The land features a variety of trees and includes a timber-framed store. It is situated directly to the rear of the residential properties known as 1–18 Twentypence Road. According to Natural England’s Land Classification Maps, the land is predominantly classified as Grade 3 agricultural land and lies within Flood Zone 1.

### Wayleaves, Easements, Covenants and Rights of Way

The land is to be sold subject to any wayleaves, covenants and rights of way that may exist. All sporting, timber and mineral rights are included in the sale insofar as they are owned for the benefit of the owner. There are no public footpaths or bridleways on this land parcel. Please refer to the Auction Legal Pack for further details.

### Services

There are no services connected to the land.

### Location

The land is located on the south of Twenty Pence Road, Cottenham, Cambridgeshire. The land is around 6 miles North of the University City of Cambridge, 8 miles South West of Ely and 13 miles East of Huntingdon. The Post code is CB24 8SP. What3Words - ///selection.lonely.relay

### Auctioneers Note

It is understood there is a right of way from Twentypence Road to the land parcel. Please refer to the legal pack for more information.



**TENURE:** Freehold with vacant possession

**LEGAL PACK:** [www.cheffins.co.uk/auctions/property-auctions](http://www.cheffins.co.uk/auctions/property-auctions) or Kelly Peck at Barr Ellison, 39 Parkside, Cambridge, CB1 1PN

**VIEWING:** Cheffins Property Auction Dept 01223 213777

- 3.91 acres of land
- South side of popular Cambridgeshire village
- Freehold with vacant possession

### Description

An increasingly rare opportunity to purchase 3.91 acres of land off Histon Road, just to the south of the popular Cambridgeshire village of Cottenham.

The land is comprised of a flat regular shaped area of permanent pasture within in which is a central Spinney of trees with former man made pond.

Along the southern boundary is a dense area of unmanaged woodland featuring a number of self set trees.

The land is surrounded on 3 sides by open farmland, with the boundaries marked by some post and barbed wire stock fencing, which is in need of some repair/replacement.

### Wayleaves, Easements, Covenants and Rights of Way

The land is sold subject to and with the benefit of any rights-of-way, easements or wayleaves that may exist.

All sporting, mineral and timbers rights are included in the sale insofar as they are owned. Please refer to the Auction Legal Pack for details.

The property is accessed via a drove and shared unmade access way - see legal pack for details.

### Location

The land lies to the south of the village off Histon Road, heading south of the village turn left on to Between Close Drove which is an unmade drove, continue toward the end of Between Close Drove where upon an unmade track can be found on the left hand side. Continue along the track past an open paddock, an enclosed area of woodland, and then the subject parcel opens out in front of you.

The north west corner of the land has the What3words location of: ///excuse.scope.political.

The village of Cottenham offers a wide range of local shops, facilities and services and is just 5 miles north of Cambridge city centre.



Not to scale. This plan is based upon the Ordnance Survey Map with the sanction of the Controller of HMSO Licence No.100020449.

**TENURE:** Freehold with vacant possession

**LEGAL PACK:** [www.cheffins.co.uk/auctions/property-auctions](http://www.cheffins.co.uk/auctions/property-auctions) or Emily Pumfrey ay HCR Law, 50-60 Station Road, Cambridge, CB1 2JH

**VIEWING:** Attend the site at all reasonable times

\*For further details please see the Important Buyers Information on page 4

- 1.18 acres (0.48 ha) of amenity land
- Electricity and water supply
- Potential for alternative uses (STP)
- Freehold with vacant possession

### Description

An excellent opportunity to acquire 1.18 acres (0.48 ha) of amenity land which offers potential for a variety of uses subject to necessary consents.

The land has a gated vehicular access off Bradley Road and stone surfaced parking area. Mains water and electricity supplies are available to the site and in addition there is a borehole water supply on site which is has not been tested.

The land is classified as Grade 2 on the Agricultural Land Classification Map and contains a variety of bushes and trees and accommodates a dilapidated static caravan.

### Wayleaves, Easements, Covenants and Rights of Way

The property is sold with the benefit of and subject to any wayleaves, easements or rights of way that may exist. All sporting, timber and mineral rights are included within the sale in so far as they are owned by the Seller.

The land to the north of Sascombe Vineyards benefits from a right of way over the entrance shaded brown on the Plan. Please refer to legal pack for further information.

### Services

We understand that there is a mains water and electricity supply to the land however these are not currently connected.

Located centrally within the parcel is a borehole to Catalynga Spring. We have been advised that it has not been used or tested and is no longer registered. Please refer to legal pack for further information.

### Location

From the village or Kirtling, head southeast on Newmarket Road for approx. 500m, before turning right on to Mill Road. Continue south on Mill Road for 800m, then turn left on to Bradley Road. Head south on Bradley Road, and the land can be found on the right after 675m.

What3words – ///eclipses.surprises.question

Grid Reference – TL 6960 5538

**TENURE:** Freehold with vacant possession

**LEGAL PACK:** [www.cheffins.co.uk/auctions/property-auctions](http://www.cheffins.co.uk/auctions/property-auctions) or Graham Woodhouse at Edmundson Hall, 25 Exeter Road, Newmarket, Suffolk, CB8 8AR

**VIEWING:** Attend the site at all reasonable times



Not to scale. This plan is based upon the Ordnance Survey Map with the sanction of the Controller of HMSO Licence No. 100020449.

\*For further details please see the Important Buyers Information on page 4

- 4.42 acres (1.79 ha) of amenity/grassland
- Potential for alternative uses (STP)
- No development overage
- Freehold with vacant possession

### Description

An excellent opportunity to acquire approximately 4.42 acres (1.79 hectares) of grassland, within the hamlet of Cardinals Green. The land is gently undulating and according to Natural England's Agricultural land classification maps, the land is identified as being Grade 2. The land benefits from a timber pole barn with metal sheet cladding with an earth floor, which is situated on the northern boundary.

The boundaries are defined by a combination of fencing, mature hedgerows and trees, with a ditch running along the northern and eastern boundaries.

There is a Right of Access for all purposes at all times along the adjoining track. There are no services connected to the land.

### Wayleaves, Easements, Covenants and Rights of Way

The land is to be sold subject to any wayleaves, covenants and rights of way that may exist. All sporting, timber and mineral rights are included in the sale insofar as they are owned for the benefit of the owner.

There is a low voltage overhead power line crossing the land from east to west. There are no public footpaths or bridleways on this land parcel.

The land will benefit from a Right of Access at all times, for all purposes along the track highlighted Brown on the plan. Please refer to the Auction Legal Pack for further details.

### Location

The land is located on the north of Cardinals Green, Cambridgeshire. Cardinals Green is a hamlet situated round 14 miles south east of the University City of Cambridge, 4 miles west of Haverhill and 10 miles north of Saffron Walden. The Post code is CB21 4QX.

What3Words - ///washable.binder.isolated

### Auctioneers Note

The land is being offered for sale without a development overage, claw back or similar.

**TENURE:** Freehold with vacant possession

**LEGAL PACK:** [www.cheffins.co.uk/auctions/property-auctions](http://www.cheffins.co.uk/auctions/property-auctions) or Matthew Darmon of Adams Harrison, 52A High Street, Haverhill, CB9 8AR

**VIEWING:** Attend the site at all reasonable times.



Not to scale. This plan is based upon the Ordnance Survey Map with the sanction of the Controller of HMSO Licence No.100020449.

- 6.72 acres (2.72 ha) of fenced paddock land
- Village location
- Freehold with vacant possession

### Description

The land is situated to the south of the village of Barley, Hertfordshire. The land comprises of approximately 6.72 acres of paddock land, which is secured with post and stock fencing. The land is regular in shape and gently undulating, rising to the northern boundary, with excellent views across the surrounding countryside.

There are public footpaths along the northern and eastern boundary however, they are fenced off from the field, providing security. The land has the benefit of a right of way over the track from Bogmoor Road, to the land.

There is an 11kV overhead power line running along the eastern boundary. Natural England's Agricultural Land Classification identifies the land as Grade 3 and it is understood the land is free draining. The Environment Agency's Flood Map indicates that it lies within Flood Zone 1, deemed as an area of low flood risk.

### Wayleaves, Easements, Covenants and Rights of Way

The land is to be sold subject to any wayleaves, covenants and rights of way that may exist. All sporting, timber and mineral rights are included in the sale insofar as they are owned for the benefit of the owner. There are public footpaths along the eastern and northern boundary of this land parcel. Please refer to the Auction Legal Pack for further details.

### Services

There are no services connected to the land, however there is a right to lay a new water pipe across the neighbouring land. Please refer to the Auction Legal Pack for further detail.

### Location

The land is located to the north of Bogmoor Road, Shaftenhoe End, Barley, Hertfordshire. The property is approximately 4 miles south east of Royston, 10 miles west of Saffron Walden and 15 miles south west of Cambridge.

What3Words - ///baroness.hats.muddle

### Auctioneers Note

The land is sold subject to an overage clause - Please see the Auction Legal Pack for full details.

**TENURE:** Freehold with vacant possession

**LEGAL PACK:** [www.cheffins.co.uk/auctions/property-auctions](http://www.cheffins.co.uk/auctions/property-auctions) or Kate Overton at Barr Ellison Law, 39 Parkside, Cambridge, CB1 1PN

**VIEWING:** Attend the site at all reasonable times.



Not to scale. This plan is based upon the Ordnance Survey Map with the sanction of the Controller of HMSO Licence No.100020449.

- 5.98 acres of Grassland
- Edge of village location
- Potential for environmental, wetland creation, biodiversity initiatives (STP)
- Freehold with vacant possession

### Description

A fantastic opportunity to acquire approximately 5.98 acres (2.42 hectares) of grassland, on the edge of Great Chesterford, Essex. The land benefits from direct vehicular access off Ickleton Road, via a secure metal gate. The land comprises of a ring fenced paddock and the boundaries consist of a combination of post and wire fencing, established trees and hedgerows and the River Cam.

From the northern boundary the River Cam feeds a watercourse which dissects the land, providing an attractive natural physical feature.

According to Natural England's Land Classification Maps, the land is designated as a combination of Grade 2/3 agricultural land and is situated within Flood Zone 3. The land has been grazed by sheep in recent years.

### Wayleaves, Easements, Covenants and Rights of Way

The land is to be sold subject to any wayleaves, covenants and rights of way that may exist. All sporting, timber and mineral rights are included in the sale insofar as they are owned for the benefit of the owner. There are no public footpaths or bridleways on this land parcel. Please refer to the Auction Legal Pack for further details.

### Services

There are no services connect to the land.

### Location

The land is located fronting Ickleton Road, Great Chesterford, in the county of Essex. The property is approximately 4 miles north west of Saffron Walden, 11 miles east of Royston and 12 miles south of the University City of Cambridge.

What3Words - ///cabbies.fountain.testers

### Auctioneers Note

The land is sold subject to an overage clause - Please see the Auction Legal Pack for full details.

**TENURE:** Freehold with vacant possession

**LEGAL PACK:** [www.cheffins.co.uk/auctions/property-auctions](http://www.cheffins.co.uk/auctions/property-auctions) or Alexander Waples at Tees Law, No 3 Journey Campus, Castle Park, Castle Street, Cambridge, CB3 0AY

**VIEWING:** Attend the site at all reasonable times

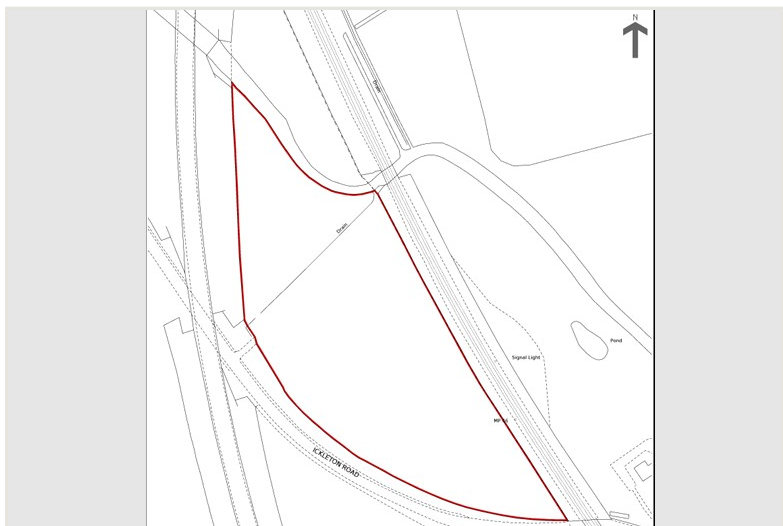


Image taken from Title Plan EX865162

- Central city location
- Freehold with vacant possession
- Terraced single garage
- Ideal parking/storage opportunity

### Description

A wonderful opportunity to acquire a terraced single garage, occupying a good position in the centre of Cambridge city.

The garage has concrete panel walls under a flat roof. There is a white UPVC gutter to the front of the garage, whilst it benefits from a white metal up-and-over door to the front with 2 ground securing dead bolts.

Inside, there is a concrete floor and the internal dimensions measure 4.8m x 2.44m, with a height of 2.1m to the underside of the roof supports.

The door has an opening width of 2.2m.

The garage forms part of a purpose-built collection of garages, found at the northern end of Acrefield Drive. The garage is situated within the southern block of garages (the block closest to the Acrefield Drive houses) and is the second garage in from the western end.

The garage is held on a freehold basis and offers an ideal opportunity to acquire desirable garage or storage space in this central city location. Acrefield Drive is just a short walk from a number of desirable residential streets.

### Location

The garage is located at the end of Acrefield Drive, on the north east side of Cambridge city centre.

To reach the garage from Chesterton Road, head south on De Freville Avenue before turning east on to Humberstone Road, then south on to Belvoir Road, which leads to Manhattan Drive, before turning east on to Acrefield Drive. The complex of garages is then found at the north eastern end of Acrefield Drive with the subject garage in the southern block of garages.

What3words: ///labels.plus.congratulation

**TENURE:** Freehold with vacant possession

**LEGAL PACK:** [www.cheffins.co.uk/auctions/property-auctions](http://www.cheffins.co.uk/auctions/property-auctions) or Ian Fraser at Five Counties Legal Services Ltd, 24, Middle Street, Sandy, Bedfordshire, SG19 3AD

**VIEWING:** Cheffins Property Auction Dept 01223 213777

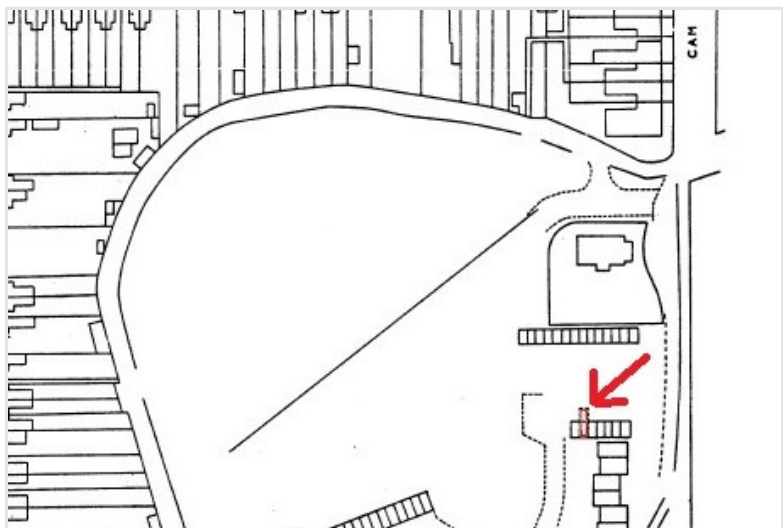


Image taken from Title Plan CB1874

- Former Methodist Church
- Potential for other uses STP
- Freehold with vacant possession

### Description

A rare opportunity to purchase a former Methodist Church dating from the mid 1800's situated on a plot extending to approximately 0.21 acres. The Church is located within the popular village of Toft, Cambridgeshire and offers potential for alternative uses STP.

The Church is of brick construction beneath a predominantly pitched slate roof with extensions of brick construction under a flat felt roof, built onto the property in circa 1940 and 1980.

The accommodation briefly comprises the following: Entrance Hall (3.96m x 2.16m); Chapel (12.34m x 6.56m); The new room (4.82m x 3.95m); Kitchen (4.66m x 3.14m) with two sink and drainers, free standing oven and hob and wall and base units; Storeroom (1.92m x 1.54m); WC (2.39m x 1.93m) with sink and low-level WC; Disabled WC (2.52m x 1.50m) with sink and low-level WC and Hallway (7.57m x 1.03m + 1.97m x 1.10m) with access to rear garden. The gross internal floor are of the property is approximately 144m<sup>2</sup> (1,555 ft<sup>2</sup>).

To the side of the property is a large, gravelled car parking area and to the rear of the property is a garden mainly laid to grass.

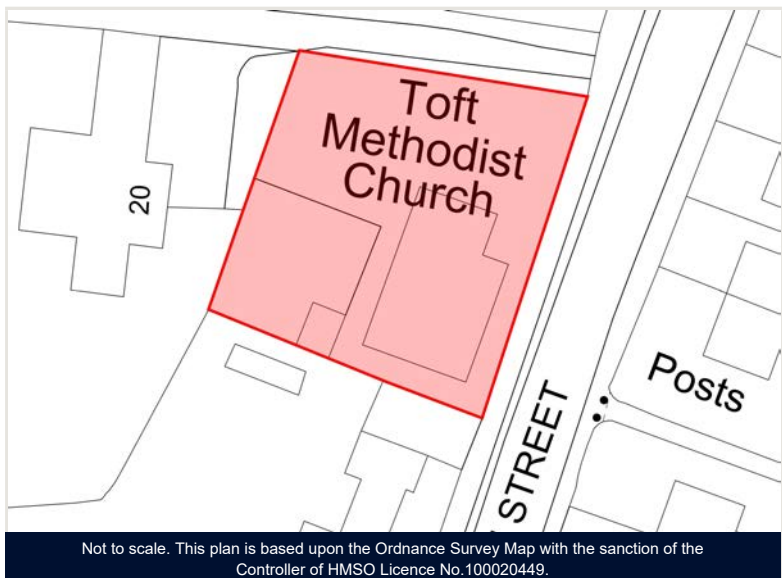
The Church is sure to appeal to a range of different purchasers due its good location and flexible accommodation.

### Location

The property is situated off High Street, Toft. Toft is a small village located within the South Cambridgeshire District and has a range of facilities which include a village convenience store, village hall, social club, takeaway restaurants and a florist but has other facilities available in the nearby towns and villages.

Toft is approximately 6 miles to the west of Cambridge and 11 miles to the east of St. Neots.

What3Words - ///pots.broom.serenade



**TENURE:** Freehold with vacant possession

**LEGAL PACK:** [www.cheffins.co.uk/auctions/property-auctions](http://www.cheffins.co.uk/auctions/property-auctions) or Alice Gatherer at HCR Law, 50-60, Station Road, Cambridge, CB1 2JH

**VIEWING:** Cheffins Ely Rural Dept 01353 654900 opt 3

Not to scale. This plan is based upon the Ordnance Survey Map with the sanction of the Controller of HMSO Licence No.100020449.

\*For further details please see the Important Buyers Information on page 4

- Semi-detached cottage in need of updating
- Potential to extend STP
- Edge of village location
- Freehold with vacant possession

### Description

A wonderful opportunity to purchase an attractive semi-detached cottage occupying a generous plot on the edge of the popular village of Six Mile Bottom.

The semi-detached cottage is believed to date from the late 19th century, of solid brick wall construction beneath a pitched tiled roof, with a more modern 2 storey cavity brick extension to the side. The accommodation would benefit from a schedule of refurbishment and upgrading but offers owner occupiers and investors a fantastic opportunity to add value.

The internal accommodation comprises:

**Ground Floor:** Entrance Lobby; Cloakroom with white wc and wash hand basin; Dining Room with doors to front garden and single glazed window to rear; Sitting Room with blocked fireplace, windows to front overlooking recreational ground; Kitchen with old MDF base and wall units, stainless steel sink and single glazed window to rear.

**First Floor:** Central landing gives access to; 3 bedrooms; Family Bathroom with old white wc, wash hand basin, bath with overhead shower.

**Outside:** The house is access via a shared driveway from Station Road, and set back from the road behind the initial building line. The access leads to a detached single garage of block construction beneath a pitched tiled roof. Elsewhere there are 2 small former coal stores to the rear of the accommodation, whilst the remainder of the plot features generous lawn gardens with perimeter beds, and with views over the recreation ground to the front.

The property is in need of updating and upgrading, but may lend itself to further extension STP, to create a substantial family home in this popular location close to Cambridge.

EPC Rating: E, Council Tax Band C

### Location

12 Station Road is located very close to the heart of the village Six Mile Bottom, opposite the Spar convenience store. The village lies approximately 10 miles east of Cambridge and less than 6 miles south of racing town of Newmarket, with direct access to the A11.

**TENURE:** Freehold with vacant possession

**LEGAL PACK:** [www.cheffins.co.uk/auctions/property-auctions](http://www.cheffins.co.uk/auctions/property-auctions) or Pippa Carr at Thomson Webb & Corfield, 16 Union Road, Cambridge, Cambridgeshire, CB2 1HE

**VIEWING:** Cheffins Property Auction Dept 01223 213777



- Detached cottage in need of full renovation and repair
- Central village location
- Field views to rear
- Freehold with vacant possession

### Description

An opportunity to purchase a Grade II Listed cottage of timber frame construction beneath a thatched roof. The property is in very dilapidated condition and is therefore in need of full repair and renovation.

The property is believed to date from the 1700's and was originally constructed as 2 cottages which have since been merged in to one larger dwelling.

Due to the dilapidated state of the property internal inspections are not permitted and the auctioneers have been unable to inspect most of the accommodation. It is understood that the accommodation of the property broadly comprises:

**Ground Floor:** Sitting Room; Dining Room; Kitchen; Study; Cloakroom

**First Floor:** Understood to be 3 Bedrooms and 2 Bathrooms.

To the left hand side of the cottage is a garage of brick and block construction beneath a pitched pantile roof.

**Outside:** The frontage is mainly laid to grass, but interspersed with a number of mature trees and shrubs. A driveway gives access to the garage and provides parking for a number of cars.

The garden to the rear of the cottage has areas of grass and interspersed with trees and shrubs. All grounds are in need of full clearance.

The property is in need of full and extensive repair, renovation and clearance. Buyers should note that the property is "sold as seen"; any contents in the property and grounds that remain in place on the day of completion will need to be cleared by the purchaser.  
Council Tax Band E

### Location

The property is found in the heart of the popular village of Rampton, approximately 6 miles north of Cambridge. The village benefits from a pub and garage, along with a picturesque village green which is just a short walk from the subject property.

**TENURE:** Freehold with vacant possession

**LEGAL PACK:** [www.cheffins.co.uk/auctions/property-auctions](http://www.cheffins.co.uk/auctions/property-auctions) or Cher Coles of Tees Law, 3 Journey Campus, Castle Park, Cambridge, CB3 0AY

**VIEWING:** Cheffins Property Auction Dept 01223 213777



- 3 bed end of terraced house
- In need of updating / refurbishment
- Desirable central village location
- Freehold with vacant possession

### Description

An excellent chance to acquire a 3 bed end of terraced house located in the heart of the desirable village of Newton, Cambridgeshire. The house is in need of updating/refurbishment and therefore offers a wonderful opportunity for owner occupiers and investor buyers to add value.

The property has a pitched roof with concrete interlocking tiles over brick rendered elevations and retains some of its original features.

The internal accommodation comprises:

**Ground Floor:** Timber entrance door to the side of the property leads into; Lobby with tiled floor and stairs to first floor; Cloakroom with white wc, tiled floor; Sitting Room with fitted carpet, radiator, a pair of windows and a decorative fireplace; Kitchen with tiled floor, a range of grey MDF base and wall units with black worktops and a pair of windows to rear; Bathroom with tiled floor, white wash hand basin and bath with overhead shower attachment; Understairs Storage Cupboard with window to side.

**First Floor:** Central Landing with window, radiator and storage cupboard; Bedroom 1 with fitted carpet, decorative cast iron fireplace, window to front and storage cupboard; Bedroom 2 with fitted carpet, window and decorative cast iron fireplace, radiator; Bedroom 3 with fitted carpet, radiator, window.

EPC rating E, Council Tax Band C

Access to the property from the highway is taken over the neighbouring land being the Village Green and land in front of 16 & 14 Cambridge Road. A right for access will be reserved over the land in front of numbers 16 & 14 Cambridge Road.

To the rear is a good sized garden which is mainly laid to grass with timber fence boundaries and oil tank.

### Location

The house is found in the centre of the desirable village of Newton, approximately 7 miles south west of Cambridge, overlooking the village green and just a short walk from the village pub. What3words: ///frantic.refusals.nickname

**TENURE:** Freehold with vacant possession

**LEGAL PACK:** [www.cheffins.co.uk/auctions/property-auctions](http://www.cheffins.co.uk/auctions/property-auctions) Nichola Ross at Mills & Reeve, 1 City Square, Leeds, West Yorkshire, LS1 2ES

**VIEWING:** Cheffins Residential Department 01223 214214



- Mid-terraced house in need of updating/refurbishment
- Overlooking village green
- Desirable village location
- Freehold with vacant possession

### Description

A 1 bed mid-terraced house located in the centre of the desirable village of Newton, approximately 7 miles south west of Cambridge. The house is in need of updating/refurbishment and therefore offers a wonderful opportunity for owner occupiers and investor buyers.

The mid-terraced property has a pitched roof covered with concrete interlocking tiles and an area of flat roof to the rear, over brick rendered elevations.

The internal accommodation comprises:

**Ground Floor:** Entrance Lobby with timber entrance door, radiator and stairs to first floor; Sitting Room with fitted carpet, UPVC double glazed window to front, decorative fireplace, storage cupboards and understairs storage cupboard; Central lobby providing further storage and understairs storage areas; Bathroom with white wc, wash hand basin and bath with overhead electric shower, along with a pair of single glazed Crittal windows to side; Kitchen with a range of MDF base units, lino flooring, dual aspect windows and door to rear garden.

**First Floor:** Landing with fitted carpet and timber framed single glazed window to rear; Bedroom with cast iron fireplace, dual aspect windows and built-in cupboards.

EPC rating E, Council Tax Band B

Access to the property from the highway is taken over the neighbouring land being the Village Green and land in front of 16 Cambridge Road. A right for access will be reserved over the land in front of 16 Cambridge Road. Access to the oil tank in the garden will be reserved over the garden of number 16.

To the rear is an enclosed rear garden which is laid entirely to grass and surrounded by a timber panel fence.

### Location

The house is found in the centre of the desirable village of Newton, approximately 7 miles south west of Cambridge, overlooking the village green and playground, just a short walk from the village pub.

What3words: ///frantic.refusals.nickname

**TENURE:** Freehold with vacant possession

**LEGAL PACK:** [www.cheffins.co.uk/auctions/property-auctions](http://www.cheffins.co.uk/auctions/property-auctions) Nichola Ross at Mills & Reeve, 1 City Square, Leeds, West Yorkshire, LS1 2ES

**VIEWING:** Cheffins Residential Department 01223 214214



- Detached bungalow in generous gardens
- In need of full refurbishment with potential for extension STP
- Desirable village location
- Freehold with vacant possession



### Description

A wonderful opportunity to purchase a detached bungalow in need of refurbishment in the heart of the desirable Cambridgeshire village of Burwell. The detached bungalow has a pitched tiled roof with brick elevations and may also lend itself to extension STP, thereby offering buyers a chance to create a wonderful home.

The internal accommodation can be summarised as follows:

Entrance door leads into; Entrance Hall; Bedroom 1 with fitted carpet, window to front and blocked fireplace; Bedroom 2 with radiator, window to side; Bedroom 3/Dining Room with blocked fireplace and dual aspect windows; Sitting Room with fitted carpet, pair of windows to rear and wood burner; Shower Room with white wash hand basin and walk-in shower; Separate Cloakroom with wc; Kitchen with a range of old base and wall units, stainless steel sink and drainer, dual aspect windows; Rear Lean-to/Lobby with UPVC double glazed door and a range of timber framed single glazed windows under a corrugated sheet roof.

A driveway directly off Swaffham Road provides parking for a number of vehicles, and there is a small garden frontage mainly laid to lawn with the boundaries marked by mature trees.

To the rear of the bungalow is a good sized garden which is overgrown and in need of clearance, along with the dilapidated timber sheds, but could provide a wonderful garden space.

The entirety of the property is in need of renovation, refurbishment and clearance. Buyers should note that the property is "sold as seen"; any contents of the property and sheds remaining on the day of completion will need to be cleared by the purchaser.

EPC Rating D / Council Tax Band: D

### Location

The village of Burwell lies around 10 miles northeast of Cambridge with regular bus links to the city, and features a wealth of village amenities including shops and services.

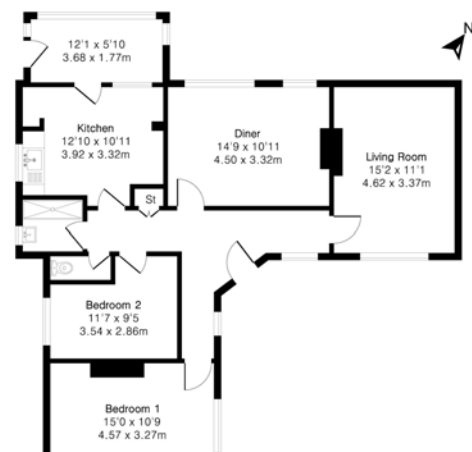
**TENURE:** Freehold with vacant possession

**LEGAL PACK:** [www.cheffins.co.uk/auctions/property-auctions](http://www.cheffins.co.uk/auctions/property-auctions) or Camilla East at Edmondson Hall, 25, Exeter Road, Newmarket, Suffolk, CB8 8AR

**VIEWING:** Cheffins Property Auction Dept 01223 213777



Approximate Gross Internal Area 995 sq ft - 92 sq m



Floor plan - not to scale

- Detached Victorian property in need of full refurbishment
- Ideal village location
- Offered as Lot 1 of 4 adjacent lots
- Freehold with vacant possession

### Description

An attractive bay-fronted Victorian property providing an excellent renovation opportunity in a highly desirable location, with scope for extension (STP). The property requires full refurbishment but retains a number of original features and provides the following accommodation:

**Ground Floor:** Entrance Hall with timber panelled front door and staircase to the first floor; Dining Room with single glazed sash bay window, open fireplace with space for wood burner and two alcove cupboards; Sitting Room with single sash bay window and fireplace with wood burner; Kitchen with gas-fired 2 door Aga, a range of basic wooden cupboards and Butler sink, Pantry with wall mounted shelves and flagstone floor and built-cupboard; Study with double alcove cupboards and single sash window to rear; Ground floor Bathroom with bath, sink, cupboard housing water storage tank and a separate toilet with linoleum floor.

**First Floor:** Central galleried landing leads to Master Bedroom (double) with side facing sash window; Bedroom 2 (double) with front facing sash window; Bedroom 3 (double) with alcove cupboards and front facing sash window; Bedroom 4 (double); Bedroom 5 (single/box room) with loft hatch access.

**Outside:** A right of way will be granted from Malton Lane across the concrete and tarmac driveway. The gardens surround the property and include a number of mature trees together with a timber garden shed and brick outhouse. The grounds extend in total to 0.25 acres.

The property has mains water and electricity, mains gas and mains drainage.

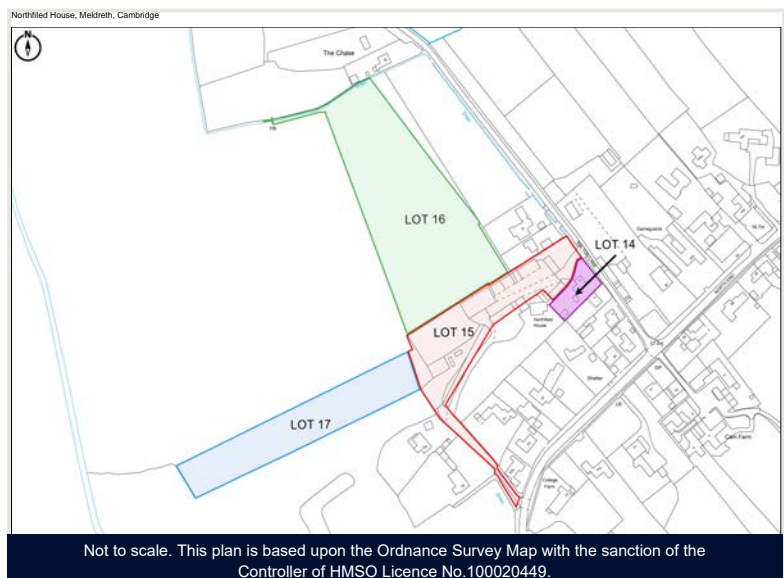
### Location

Northfield House is located in the popular village of Meldreth which has a good range of local services and amenities. The village has excellent transport links, with Meldreth Station providing mainline rail services between London and Cambridge, and easy access to the A10 and A505 road networks. Meldreth is located approximately 10 miles from the University City of Cambridge and 3 miles from the market town of Royston.

**TENURE:** Freehold with vacant possession

**LEGAL PACK:** [www.cheffins.co.uk/auctions/property-auctions](http://www.cheffins.co.uk/auctions/property-auctions) or Michael Gill at Tees Law, Tees House, 95, London Road, Bishops Stortford, CM23 3GW

**VIEWING:** Cheffins Property Auction Dept 01223 213777



- Concrete yard with an extensive range of buildings extending in total to 1.79 acres with development potential STP
- Income of £34,200 per annum
- Offered as Lot 2 of 4 adjacent lots
- Freehold part vacant and part let

### Description

A secure concrete yard with a range of storage and workshop buildings which are part let and part vacant. The property also includes an area of mature orchard with a separate building off-lying from the main yard.

The property extends in total to 1.79 acres with two separate access points, one from Malton Lane and one from North End. The site provides scope for use as a commercial premises, either as an owner occupier or for investment, as well as potential for residential development with the eastern end of the site being situated within Meldreth village development framework.

Workshop (15.96m x 4.30m) of timber frame with asbestos roof, asbestos panel cladding with window openings with sliding door, on concrete floor.

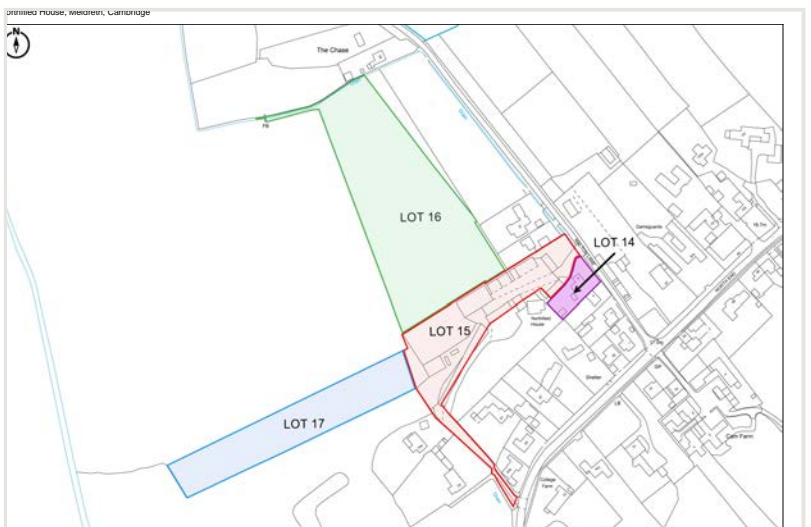
Woodwork Workshop (18.32m x 8.97m) of steel frame and timber trusses under steel profile clad roof and side cladding with window openings and sliding door, on concrete floor.

Black Barn (6m x 18.32m) of timber frame construction with box profile roof and side cladding, timber board internal divisions creating 5 lock-up garages, each with electric roller shutter doors and concrete floor.

Storage Units (26m x 8.2m) of steel portal frame construction under a fibre-cement roof with steel profile side cladding, timber and steel internal divisions creating 5 self-contained units each with electric roller shutter doors, pedestrian access doors and concrete floor.

Metalwork Workshop (5m x 7.1m) - a concrete block workshop building with double timber sliding doors.

Storage Containers - 10 x 20 foot lock up storage containers.



Not to scale. This plan is based upon the Ordnance Survey Map with the sanction of the Controller of HMSO Licence No.100020449.

Green Barn (28m x 14m) 5 bay galvanised steel frame building with insulated profile sheet side and roof cladding, concrete floor, roller shutter door and single side door.

Agricultural Barn (15.71m x 10.82m) of timber pole construction with 4 open fronted bays, profile sheet roof and side cladding, and earth floor.

Mains water and electricity are connected to the yard and buildings.

### Planning

There are no planning applications relating to the use of the buildings for commercial purposes. Buyers should satisfy themselves on all matters relating to the planning uses of the buildings.

Prior Approval was granted for the Green Barn for agricultural storage by South Cambs District Council on 18th September 2008.

The mature walnut trees at the Malton Lane entrance to Lot 2 are subject to a Tree Preservation Order.

### Location

Northfield House and Yard is located in the popular village of Meldreth which has a good range of local services and amenities. The village has excellent transport links, with Meldreth Station providing mainline rail services between London and Cambridge, and easy access to the nearby A10 and A505 road networks. Meldreth is located approximately 10 miles from the University City of Cambridge and 3 miles from the market town of Royston.

### Auctioneers Note

The property is sold subject to a Development Overage for a period of 30 years from completion in the event that planning permission, change of use, permitted development is granted for residential use.

The uplift will be for 30% of any net development value and the Overage Payment will be triggered by implementation of planning permission or sale of the property with planning permission and payable within 1 month of the trigger date.

### Wayleaves, Easements, Covenants and Rights of Way

The property is sold subject to all wayleaves, easements, covenants and rights of way whether or not disclosed.



**TENURE** Freehold part vacant and part let

**LEGAL PACK** [www.cheffins.co.uk/auctions/property-auctions](http://www.cheffins.co.uk/auctions/property-auctions) or Michael Gill at Tees Law, Tees House, 95, London Road, Bishops Stortford, Hertfordshire, CM23 3GW

**VIEWING** Cheffins Property Auction Dept 01223 213777

- 3.62 acres of arable land
- Edge of village location
- Offered as Lot 3 of 4 adjacent lots
- Freehold with vacant possession

### Description

A single parcel of level arable land immediately adjacent to the main yard and buildings at Northfield House.

A right of way will be granted from North End and across Lot 2 to access the land, see legal pack for details.

### Wayleaves, Easements, Covenants and Rights of Way

The property is sold subject to all wayleaves, easements, covenants and rights of way whether or not disclosed.

### Location

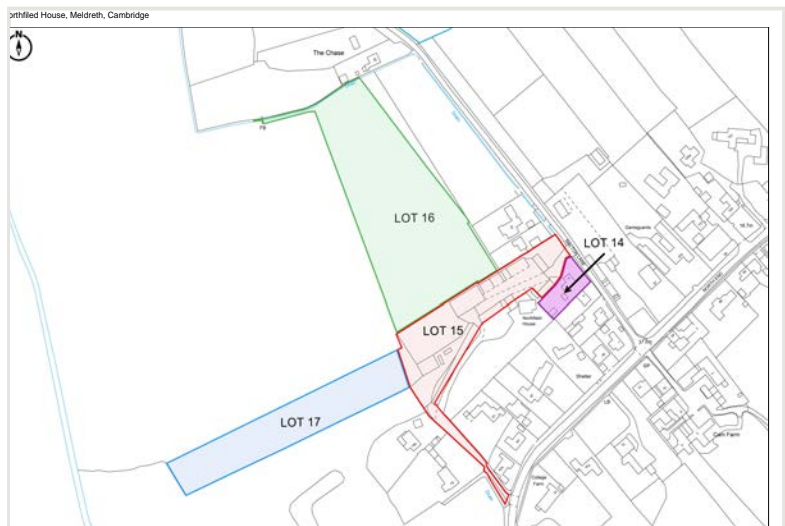
Northfield House is located in the popular village of Meldreth which has a good range of local services and amenities. The village has excellent transport links, with Meldreth Station providing mainline rail services between London and Cambridge, and easy access to the nearby A10 and A505 road networks. Meldreth is located approximately 10 miles from the University City of Cambridge and 3 miles from the market town of Royston.

### Auctioneers Note

The land is sold subject to a Development Overage for a period of 30 years from completion in the event that planning permission, change of use, permitted development is granted for residential use.

The uplift will be for 30% of any net development value and the Overage Payment will be triggered by implementation of planning permission or sale of the property with planning permission and payable within 1 month of the trigger date.

Freehold with vacant possession (subject to holdover for the harvest of 2026 crop)



Not to scale. This plan is based upon the Ordnance Survey Map with the sanction of the Controller of HMSO Licence No. 100020449.

**TENURE:** Freehold with vacant possession

**LEGAL PACK:** [www.cheffins.co.uk/auctions/property-auctions](http://www.cheffins.co.uk/auctions/property-auctions) or Michael Gill at Tees Law, Tees House, 95, London Road, Bishops Stortford, CM23 3GW

**VIEWING:** Cheffins Property Auction Dept 01223 213777

- 1.71 acres of arable land
- Edge of village location
- Offered as Lot 4 of 4 adjacent lots
- Freehold with vacant possession

### Description

A single parcel of level arable land immediately adjacent to the main yard and buildings.

A right of way will be granted from North End and across Lot 2 to access the land, see legal pack for more information.

A public footpath crosses the eastern end of the land.

### Wayleaves, Easements, Covenants and Rights of Way

The property is sold subject to all wayleaves, easements, covenants and rights of way whether or not disclosed.

### Location

Northfield House is located in the popular village of Meldreth which has a good range of local services and amenities. The village has excellent transport links, with Meldreth Station providing mainline rail services between London and Cambridge, and easy access to the nearby A10 and A505 road networks. Meldreth is located approximately 10 miles from the University City of Cambridge and 3 miles from the market town of Royston.

### Auctioneers Note

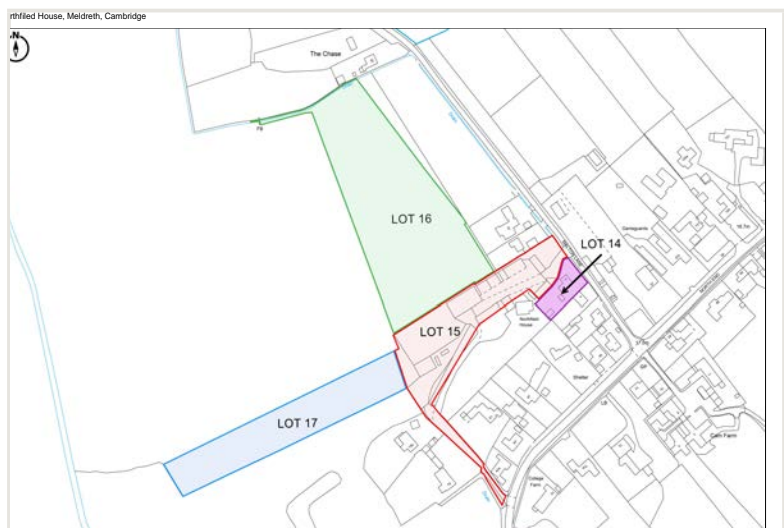
The land is sold subject to a Development Overage for a period of 30 years from completion in the event that planning permission, change of use, permitted development (e.g. Class Q or Class R) is granted for residential use.

The uplift will be for 30% of any net development value and the Overage Payment will be triggered by implementation of planning permission or sale of the property with planning permission and payable within 1 month of the trigger date.

Freehold with vacant possession (subject to holdover for the harvest of 2026 crop)



Not to scale - for information only



Not to scale. This plan is based upon the Ordnance Survey Map with the sanction of the Controller of HMSO Licence No. 100020449.

**TENURE:** Freehold with vacant possession

**LEGAL PACK:** [www.cheffins.co.uk/auctions/property-auctions](http://www.cheffins.co.uk/auctions/property-auctions) or Michael Gill at Tees Law, Tees House, 95, London Road, Bishops Stortford, CM23 3GW

**VIEWING:** Cheffins Property Auction Dept 01223 213777

- A Victorian Mid-Terraced Cottage
- Large Rear Garden
- Tranquil Village Location
- Freehold with vacant possession

**Description**

An exceptional opportunity to purchase a 2-bedroom mid terrace Victorian property, poised for sympathetic improvement and comprehensive modernisation throughout including new heating system. The house occupies a mature plot and boasts a charming frontage, in a highly desirable village location. The property boasts new dedicated access to the rear and benefits from outbuildings that may present rebuilding opportunities. The property presents a wonderful refurbishment opportunity to owner occupiers and investor buyers alike.

The property comprises:

**Ground Floor:** Entrance door leading directly into; Living Room with open fireplace, fitted cabinets and sliding sash windows; Kitchen with a range of base and wall units, understairs cupboard, door to garden and stairs to first floor.

**First Floor:** Land gives access to; Bedroom 1 with sliding sash window and cast iron fireplace; Bedroom 2 with sliding sash window; Bathroom with white 3 piece suite comprising of low level wc, wash hand basin and bath with electric shower over.

**Outside:** The property is approached off the High Street in Little Wilbraham via a grass verge leading to an enclosed front lawn via a low level timber gate and fence, concrete pathway surrounded by lawn leading to the front entrance door. To the rear of the property is a large garden principally laid to lawn with a small paved area outside the back door and access to store room. A brick-built store in poor condition occupies the width of the rear garden.

**Location**

Little Wilbraham is situated some eight miles east of Cambridge and eight miles west of Newmarket. The parish is predominantly rural and the village is one of the prettiest in Cambridgeshire. The neighbouring Great Wilbraham boasts a nursery, Church of England primary school, post office and village convenience store, public house and a popular sports and social club.

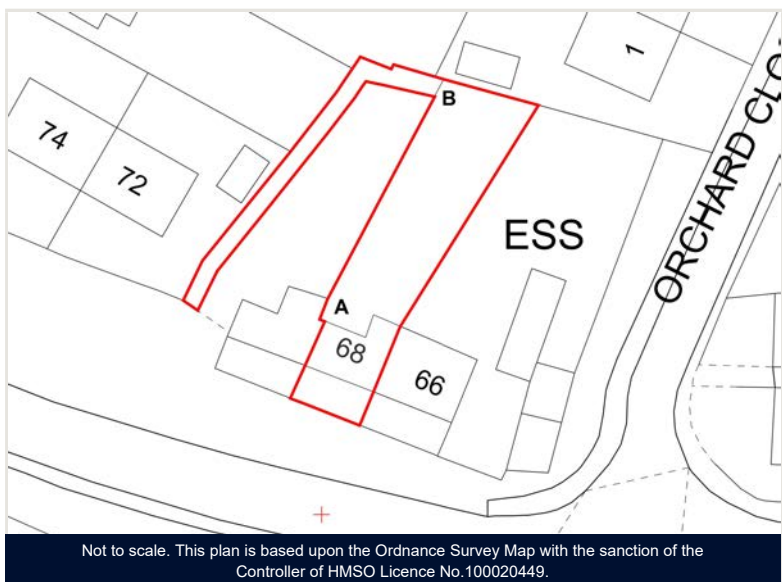
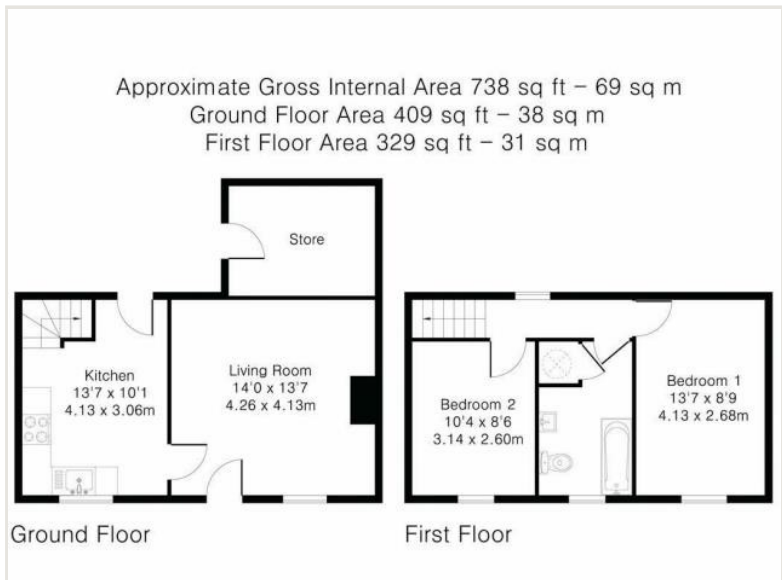
**Auctioneers Note**

The property is being sold subject to a fencing covenant, please refer to the legal pack for further information.

**TENURE:** Freehold with vacant possession

**LEGAL PACK:** [www.cheffins.co.uk/auctions/property-auctions](http://www.cheffins.co.uk/auctions/property-auctions) or Ruth Lambillion at Birketts, 22, Station Road, Cambridge, CB1 2JD

**VIEWING:** Cheffins Ely Rural Dept 01353 654900 opt 3



\*For further details please see the Important Buyers Information on page 4

- End terraced cottage
- Large rear garden
- Excellent potential to improve/extend (STP)
- Freehold with vacant possession

### Description

A two-bedroom Victorian end-of-terrace home in a desirable village location. The house is set on a generous corner plot with large gardens and has an attractive frontage. The property gives buyers the chance to restore and enhance a characterful period home, offering an excellent opportunity for owner occupiers and investors alike for thoughtful renovation and modernisation with extension potential.

The accommodation comprises:

**Ground Floor:** Panelled glazed entrance door leads to; Living /Dining Room with fireplace with tile surround, tiled hearth and mantel, fitted shelves and electric storage heater; Kitchen with base mounted storage cupboards, tiled flooring, electric radiator, understairs cupboard, floor leading to garden, sliding sash window and stairs to first floor.

**First Floor:** Landing gives access to; Bedroom 1 with exposed timber flooring, boarded up fireplace, electric radiator and sliding sash window; Bedroom 2 with exposed timber floor boards, electric storage heater and sliding sash window; Bathroom with 3 piece suite, combined shower and bath, tile effect flooring, electric storage heater and cupboard housing hot water cylinder. Council Tax Band: D. EPC Rating: E

**Outside:** The property is approached over a grass verge leading to an enclosed front lawn via a low level timber gate and fence. To the rear is a garden principally laid to lawn. There is a brick-built store adjoining the rear of the property which provides useful storage space.

### Location

Little Wilbraham is situated some eight miles east of Cambridge and eight miles west of Newmarket. The parish is predominantly rural and is one of the prettiest Cambridgeshire villages. The neighbouring Great Wilbraham boasts a nursery, Church of England primary school, post office and village convenience store, public house and a popular sports and social club.

### Auctioneers Note

The property is being sold subject to a fencing covenant, please refer to the legal pack for further information.

**TENURE:** Freehold with vacant possession

**LEGAL PACK:** [www.cheffins.co.uk/auctions/property-auctions](http://www.cheffins.co.uk/auctions/property-auctions) or Ruth Lambillion at Birketts, 22, Station Road, Cambridge, CB1 2JD

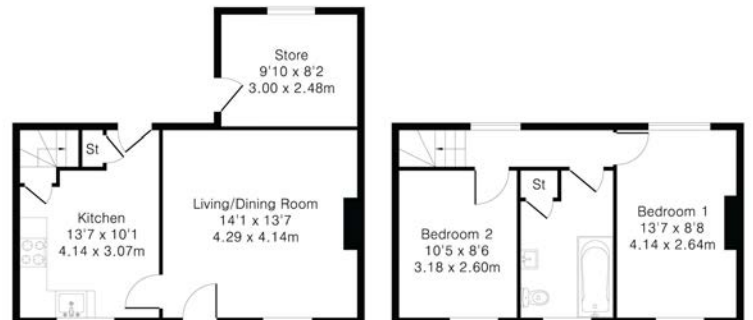
**VIEWING:** Cheffins Ely Rural Dept 01353 654900 opt 3



### Approximate Gross Internal Area 746 sq ft - 69 sq m

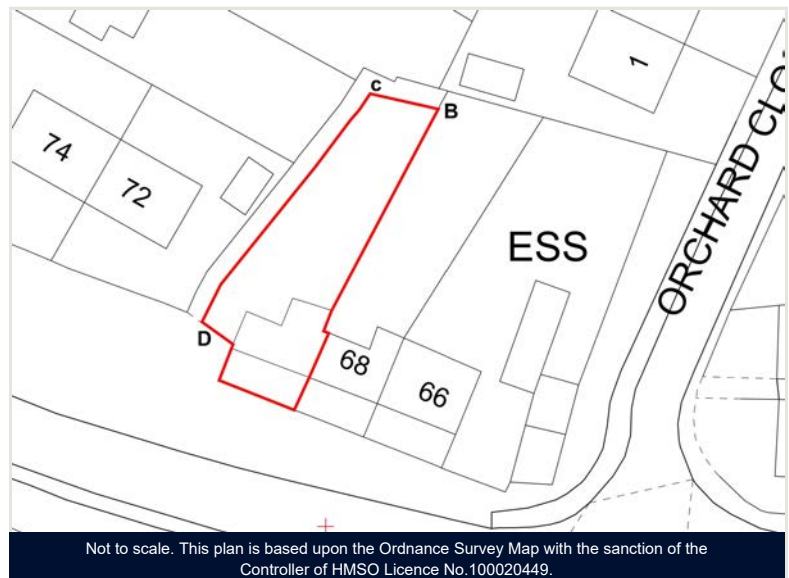
Ground Floor Area 414 sq ft - 38 sq m

First Floor Area 332 sq ft - 31 sq m



Ground Floor

First Floor



Not to scale. This plan is based upon the Ordnance Survey Map with the sanction of the Controller of HMSO Licence No. 100020449.

- Detached Edwardian house requiring complete renovation
- Total plot of circa 0.8 acres
- Rural Village location
- Freehold with vacant possession

### Description

A detached Edwardian house which is in need of complete renovation, offering the potential for buyers to create a stunning home in an elevated position overlooking the church. The property has been completely stripped out and is therefore not habitable in its current condition.

The original building features brick elevations beneath a pitched slate covered roof, with the previous layout featuring the following accommodation;  
Ground floor - Living Room, Kitchen, Cloakroom, Hall  
First floor - 3 Bedrooms and a Shower Room.

The total internal area is approximately 1000ft<sup>2</sup> / 94m<sup>2</sup>.

It is understood that the property is not listed, but it does lie within the Caldecote Conservation Area.

To the rear of the house are a collection of outbuildings including timber storage sheds, and 4 bay pole barn.

To the north west corner of the L-shaped site is understood to be the remnants of a second property, known as 'Bieldy Bungalow', for which only part of the chimney breast remains on site.

The generous plot features large areas of garden, mainly laid to grass but also featuring a number of trees, shrubs and plants, and is a true feature of the property.

The current owner commenced renovation works, including stripping out the property and installing Helical-style supports to internal and external walls within the property. However a lack of time means that the opportunity now exists for a new buyer to undertake the works and complete the exciting project.

### Location

Burrleigh House is ideally positioned opposite the picturesque village church in the desirable village of Caldecote, 7 miles east of Cambridge.

The house is set back and above the road, accessed via a steeply sloping private driveway.



**TENURE:** Freehold with vacant possession

**LEGAL PACK:** [www.cheffins.co.uk/auctions/property-auctions](http://www.cheffins.co.uk/auctions/property-auctions) or Monika Patel of Mishcon de Reya, Africa House, 70, Kingsway, London, WC2B 6AH

**VIEWING:** Cheffins Property Auction Dept 01223 213777

\*For further details please see the Important Buyers Information on page 4

# For advice worth taking, it pays to choose Cheffins

Cheffins offers an all-inclusive service for clients from initial identification of an opportunity, through the planning and development lifecycle, culminating in the sale of the opportunity or the completed new homes development.



[new.homes@cheffins.co.uk](mailto:new.homes@cheffins.co.uk)  
[cheffins.co.uk](http://cheffins.co.uk)

Cambridge | Ely | Haverhill | Newmarket | Saffron Walden | Sutton | London

# Money laundering regulations

Applies to all New, Long Standing & Regular Clients.

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the payer) Regulations 2017, we are required to verify the identity and address of everyone who offers, bids or buys at auction, regardless of any current or past relationship with Cheffins.

Any person, company or entity involved in the bidding process will be required to produce one item from both List A and List B below, prior to the auction or any purchase.

**A list of suitable options is available below.**

- If you intend to bid by telephone, proxy bid, online or in the room, we will require this information 48 hours before the day of the auction. If we do not receive the required information, you will be unable to bid.
- If you plan to bid in the auction room, you must bring a form of ID with you on the day to show our team.
- If bidding on behalf of a company, you will also need to show a copy of the Certificate of Incorporation, and we are required to check all individuals and other entities who own or control more than 25% of its shares or voting rights.
- If you are acting on behalf of a bidder, we will require a letter of authority on company letterhead, signed by a company director prior to signing the contract.
- For all other entities, please contact us for more details on what we require.

## YOU MUST PROVIDE ONE DOCUMENT FROM EACH LIST OF ACCEPTABLE ID:

### List A - Photo ID

- Valid passport.
- Current UK or EEA photocard driving licence.
- Current UK provisional photocard driving licence.
- National identity card bearing a photograph of the client.

### List B - Proof of Residence

- A utility bill dated within the last 3 months (please note we do not accept mobile phone bills)
- Current UK or EEA photocard driving licence (unless already selected from group A).
- Bank, building society statement or credit card bill dated in the last 3 months.
- Mortgage statement dated within the last 12 months.
- Solicitors letter confirming recent property purchase (within the last 3 months).
- Benefits book or original notification letter from the Benefits Agency (unless already selected from group A).
- Council or housing association rent card or tenancy agreement.
- HMRC self-assessment letters or tax demand dated within the current financial year.
- Council Tax statement dated within the last 12 months.

If you are unable to provide any of the above, please refer to your contact at Cheffins who will assist you further.

Within Cheffins, the preferred method of complying with Anti-Money Laundering Laws is by using e-verification. This is performed by inputting your personal data (as permitted by Article 6.1.c of GDPR) into a 3rd party e-verification service that automatically checks your details against a series of data bases ranging from the Electoral Roll to Credit Accounts. A match against 2 or more of these databases provides an "accept" result. If your result is referred, further manual checks will be required.

At Cheffins, we use SmartSearch to verify the documents and information provided. We will also request the client completes a 'selfie image' via SmartSearch. For more information please visit: [www.smartsearch.com](http://www.smartsearch.com).

Cheffins also work in partnership with FCS Compliance as our third-party consultants. For more information please visit: [www.fcscpliance.co.uk](http://www.fcscpliance.co.uk).

Please note that this is not a form of credit check.

**If you have any queries relating to these regulations, please contact the property auction administrator Kelly Peacock on 01223 213777 or [kelly.peacock@cheffins.co.uk](mailto:kelly.peacock@cheffins.co.uk).**

# Common Auction Conditions

Edition 04. Reproduced with the consent of the RICS.

## GLOSSARY

This glossary applies to the AUCTION CONDUCT CONDITIONS and the SALE CONDITIONS.

The laws of England and Wales apply to the CONDITIONS and YOU, WE, the SELLER and the BUYER all submit to the jurisdiction of the Courts of England and Wales.

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 appear in small capitals they have the specified meanings.

### ACTUAL COMPLETION DATE

The date when COMPLETION takes place or is treated as taking place for the purposes of apportionment and calculating interest.

### ADDENDUM

An amendment or addition to the CONDITIONS or to the PARTICULARS or to both whether contained in a supplement to the CATALOGUE, a written notice from the AUCTIONEERS or an oral announcement at the AUCTION.

### Agreed COMPLETION Date

Subject to CONDITION G9.3:

- a) the date specified in the SPECIAL CONDITIONS; or
- b) if no date is specified, 20 BUSINESS DAYS after the CONTRACT DATE; but if that date is not a BUSINESS DAY the first subsequent BUSINESS DAY.

### Approved Financial Institution

Any bank or building society that is regulated by a competent UK regulatory authority or is otherwise acceptable to the AUCTIONEERS.

### ARREARS

ARREARS of rent and other sums due under the TENANCIES and still outstanding on the ACTUAL COMPLETION DATE.

### ARREARS Schedule

The ARREARS schedule (if any) forming part of the SPECIAL CONDITIONS.

### AUCTION

The AUCTION advertised in the CATALOGUE.

### AUCTION CONDUCT CONDITIONS

The conditions so headed, including any extra AUCTION CONDUCT CONDITIONS.

### AUCTIONEERS

The AUCTIONEERS at the AUCTION.

### BUSINESS DAY

Any day except (a) Saturday or Sunday or (b) a bank or public holiday in England and Wales.

### BUYER

The person who agrees to buy the LOT 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

The catalogue for the AUCTION as it exists at the date of the AUCTION (or, if the catalogue is then different, the date of the CONTRACT) including any ADDENDUM and whether printed or made available electronically.

### COMPLETION

Unless the SELLER and the BUYER otherwise agree, the occasion when they have both complied with the obligations under the CONTRACT that they are obliged to comply with prior to COMPLETION, and the amount payable on COMPLETION has been unconditionally received in the SELLER'S conveyancer's client account (or as otherwise required by the terms of the CONTRACT).

### Condition

One of the AUCTION CONDUCT CONDITIONS or SALE CONDITIONS.

### CONTRACT

The CONTRACT by which the SELLER agrees to sell and the BUYER agrees to buy the LOT.

### CONTRACT DATE

The date of the AUCTION or, if the LOT is sold before or after the AUCTION:

- a) the date of the SALE MEMORANDUM signed by both the SELLER and BUYER; or
- b) if CONTRACTS are exchanged, the date of exchange. If exchange is not affected in person or by an irrevocable agreement to exchange made by telephone, fax or electronic mail the date of exchange is the date on which both parts have been signed and posted or otherwise placed beyond normal retrieval.

### DOCUMENTS

DOCUMENTS of title including, if title is registered, the entries on the register and the title plan and other DOCUMENTS listed or referred to in the SPECIAL CONDITIONS relating to the LOT (apart from FINANCIAL CHARGES).

### EXTRA GENERAL CONDITIONS

Any CONDITIONS added or varied by the AUCTIONEERS starting at CONDITION G30.

### Financial Charge

A charge to secure a loan or other financial indebtedness (but not including a rent charge or local land charge).

### General Conditions

The SALE CONDITIONS headed 'GENERAL CONDITIONS OF SALE', including any EXTRA GENERAL CONDITIONS.

### INTEREST RATE

If not specified in the SPECIAL CONDITIONS, the higher of 6% and 4% above the base rate from time to time of Barclays Bank plc. The INTEREST RATE will also apply to any judgment debt, unless the statutory rate is higher.

### LOT

Each separate property described in the CATALOGUE or (as the case may be) the property that the SELLER has agreed to sell and the BUYER to buy (including chattels, if any).

### Old ARREARS

ARREARS due under any of the TENANCIES that are not "new TENANCIES" as defined by the Landlord and Tenant (Covenants) Act 1995.

### PARTICULARS

The section of the CATALOGUE that contains descriptions of each LOT (as varied by any ADDENDUM).

### PRACTITIONER

An insolvency PRACTITIONER for the purposes of the Insolvency Act 1986 (or, in relation to jurisdictions outside the United Kingdom, a person undertaking a similar role).

### PRICE

The PRICE (exclusive of VAT) that the BUYER agrees to pay for the LOT.

### Ready To Complete

Ready, willing and able to complete: if COMPLETION would enable the SELLER to discharge all FINANCIAL CHARGES secured on the LOT that have to be discharged by COMPLETION, then those outstanding financial charges do not prevent the SELLER from being READY TO COMPLETE.

### SALE CONDITIONS

The GENERAL CONDITIONS as varied by any SPECIAL CONDITIONS or ADDENDUM.

### SALE MEMORANDUM

The form so headed (whether or not set out in the CATALOGUE) in which the terms of the CONTRACT for the sale of the LOT are recorded.

### SELLER

The person selling the LOT. If two or more are jointly the SELLER their obligations can be enforced against them jointly or against each of them separately.

### SPECIAL CONDITIONS

Those of the SALE CONDITIONS so headed that relate to the LOT.

### TENANCIES

TENANCIES, leases, licences to occupy and agreements for lease and any DOCUMENTS varying or supplemental to them.

### TENANCY SCHEDULE

The schedule of TENANCIES (if any) forming part of the SPECIAL CONDITIONS.

### TRANSFER

TRANSFER includes a conveyance or assignment (and "to TRANSFER" includes "to convey" or "to assign").

### TUPE

The TRANSFER of Undertakings (Protection of Employment) Regulations 2006.

### VAT

Value Added Tax or other tax of a similar nature.

### VAT OPTION

An option to tax.

### WE (and US and OUR)

The AUCTIONEERS.

### YOU (and YOUR)

Someone who has seen the CATALOGUE or who attends or bids at or otherwise participates in the AUCTION, whether or not a BUYER.

# Common Auction Conditions

Edition 04. Reproduced with the consent of the RICS.

## AUCTION CONDUCT CONDITIONS

### A1 Introduction

- A1.1 The AUCTION CONDUCT CONDITIONS apply wherever the LOT is located.
- A1.2 If YOU make a bid for a LOT or otherwise participate in the AUCTION it is on the basis that YOU accept these AUCTION CONDUCT CONDITIONS. They govern OUR relationship with YOU. They can be varied only if WE agree.

### A2 OUR role

- Words in small capitals have the special meanings defined in the Glossary.
- The AUCTION CONDUCT CONDITIONS (as supplemented or varied by CONDITION A6, if applicable) are a compulsory section of the Common Auction Conditions. They cannot be disapplied or varied without OUR agreement, even by a CONDITION purporting to replace the Common AUCTION
- (a) prepare the CATALOGUE from information supplied by or on behalf of each SELLER;
- (b) offer each LOT for sale;
- (c) sell each LOT;
- (d) receive and hold deposits;
- (e) sign each SALE MEMORANDUM; and
- (f) treat a CONTRACT as repudiated if the BUYER fails to sign a SALE MEMORANDUM or pay a deposit as required by these AUCTION CONDUCT CONDITIONS or fails to provide identification as required by the AUCTIONEERS.

A2.2 OUR decision on the conduct of the AUCTION is final.

A2.3 WE may cancel the AUCTION or alter the order in which LOTS are offered for sale. WE may also combine or divide LOTS. A LOT may be sold or withdrawn from sale prior to the 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.

A2.5 WE may refuse to admit one or more persons to the AUCTION without having to explain why.

A2.6 YOU may not be allowed to bid unless YOU provide such evidence of YOUR identity and other information as WE reasonably require from all bidders.

### A3 Bidding and reserve PRICES

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

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

A3.3 If there is a dispute over bidding WE are entitled to resolve it, and OUR decision is final.

A3.4 Unless stated otherwise each LOT is subject to a reserve PRICE (which may be fixed just before the LOT is offered for sale). If no bid equals or exceeds that reserve PRICE, the LOT will be withdrawn from the AUCTION.

A3.5 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.

A4 The PARTICULARS and other information

A4.1 WE have taken reasonable care to prepare PARTICULARS that correctly describe each LOT. The PARTICULARS are based on information supplied by or on behalf of the SELLER. YOU need to check that the information in the PARTICULARS is correct.

A4.2 If the SPECIAL CONDITIONS do not contain a description of the LOT, or simply refer to the relevant LOT number, you take the risk that the description contained in the PARTICULARS is incomplete or inaccurate, as the PARTICULARS have not been prepared by a conveyancer and are not intended to form part of a legal CONTRACT.

A4.3 The PARTICULARS and the SALE CONDITIONS may change prior to the AUCTION and it is YOUR responsibility to check that YOU have the correct versions.

A4.4 If WE provide information, or a copy of a DOCUMENT, WE do so only on the basis that WE are not responsible for the accuracy of that information or DOCUMENT.

### A5 The CONTRACT

A5.1 A successful bid is one WE accept as such (normally on the fall of the hammer). This CONDITION A5 applies to YOU only if YOU make the successful bid for a LOT.

Conditions in their entirety.

A2.1 As agents for each SELLER we have authority to

A5.2 YOU are obliged to buy the LOT on the terms of the SALE MEMORANDUM at the PRICE YOU bid (plus VAT, if applicable).

A5.3 YOU must before leaving the AUCTION

(a) provide all information WE reasonably need from YOU to enable US to complete the SALE MEMORANDUM (including proof of your identity if required by US);

(b) sign the completed SALE MEMORANDUM; and

(c) pay the deposit.

A5.4 If YOU do not WE may either

(a) as agent for the SELLER treat that failure as YOUR repudiation of the CONTRACT and offer the LOT for sale again: the SELLER may then have a claim against YOU for breach of CONTRACT; or

(b) sign the SALE MEMORANDUM on YOUR behalf.

A5.5 The deposit

(a) must be paid in pounds sterling by cheque or by bankers' draft made payable to US (or, at OUR option, the SELLER'S conveyancer) drawn on an APPROVED FINANCIAL INSTITUTION (CONDITION A6 may state if WE accept any other form of payment);

(b) may be declined by US unless drawn on YOUR account, or that of the BUYER, or of another person who (we are satisfied) would not expose US to a breach of money laundering regulations;

(c) is to be held by US (or, at OUR option, the SELLER'S conveyancer); and

(d) is to be held as stakeholder where VAT would be chargeable on the deposit were it to be held as agent for the SELLER, but otherwise is to be held as stakeholder unless the SALE CONDITIONS require it to be held as agent for the SELLER.

A5.6 WE may retain the SALE MEMORANDUM signed by or on behalf of the SELLER until the deposit has been received in cleared funds.

A5.7 Where WE hold the deposit as stakeholder WE are authorised to release it (and interest on it if applicable) to the SELLER on COMPLETION or, if COMPLETION does not take place, to the person entitled to it under the SALE CONDITIONS.

A5.8 If the BUYER does not comply with its obligations under the CONTRACT then

(a) YOU are personally liable to buy the LOT even if YOU are acting as an agent; and

(b) YOU must indemnify the SELLER in respect of any loss the SELLER incurs as a result of the BUYER'S default.

A5.9 Where the BUYER is a company YOU warrant that the BUYER is properly constituted and able to buy the LOT.

### A6 Extra Auction Conduct Conditions

A6.1 Despite any SPECIAL CONDITION to the contrary the minimum deposit WE accept is £.....(or the total PRICE, if less). A SPECIAL CONDITION may, however, require a higher minimum deposit.

## GENERAL CONDITIONS OF SALE

### G1 The LOT

G1.1 The LOT (including any rights to be granted or reserved, and any exclusions from it) is described in the SPECIAL CONDITIONS, or if not so described is that referred to in the SALE MEMORANDUM.

G1.2 The LOT is sold subject to any TENANCIES disclosed by the SPECIAL CONDITIONS, but otherwise with vacant possession on COMPLETION.

G1.3 The LOT is sold subject to all matters contained or referred to in the DOCUMENTS. The SELLER must discharge FINANCIAL CHARGES on or before COMPLETION.

G1.4 The LOT is also sold subject to such of the following

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 that 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. The SPECIAL CONDITIONS state whether any chattels are included in the LOT, but if they are:

(a) the BUYER takes them as they are at COMPLETION and the SELLER is not liable if they are not fit for use, and

(b) the SELLER is to leave them at the LOT.

G1.8 The BUYER buys with 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.

G1.9 The BUYER admits that it is not relying on the information contained in the PARTICULARS or on any representations made by or on behalf of the SELLER, but the BUYER may rely on the SELLER'S conveyancer's written replies to written enquiries to the extent stated in those replies.

### G2 Deposit

G2.1 The amount of the deposit is the greater of:

(a) any minimum deposit stated in the AUCTION CONDUCT CONDITIONS (or the total PRICE, if this is less than that minimum); and

(b) 10% of the PRICE (exclusive of any VAT on the PRICE).

G2.2 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.

G2.3 Interest earned on the deposit belongs to the SELLER unless the SALE CONDITIONS provide otherwise.

### G3 Between CONTRACT and COMPLETION

G3.1 From the CONTRACT DATE the SELLER has no obligation to insure the LOT and the BUYER bears all risks of loss or damage unless

(a) the LOT is sold subject to a TENANCY that requires the SELLER to insure the LOT or

(b) the SPECIAL CONDITIONS require the SELLER to insure the LOT.

G3.2 If the SELLER is required to insure the LOT then the SELLER

(a) must produce to the BUYER on request all relevant insurance details;

(b) must use reasonable endeavours to maintain that or equivalent insurance and pay the premiums when due;

(c) gives no warranty as to the adequacy of the insurance;

(d) must 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) must, 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 to the SELLER the cost of that insurance as from the CONTRACT DATE (to the extent not already paid by the BUYER or a tenant or other third party).

G3.3 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.

G3.4 Section 47 of the Law of Property Act 1925 does not apply to the CONTRACT.

G3.5 Unless the BUYER is already lawfully in occupation of the LOT the BUYER has no right to enter into occupation prior to COMPLETION.

# Common Auction Conditions

Edition 04. Reproduced with the consent of the RICS.

## 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 to any of the DOCUMENTS that is made available before the AUCTION or any other matter, except one that occurs after the CONTRACT DATE.
- G4.2 The following provisions apply only to any of the following DOCUMENTS that is not made available before the AUCTION:
- (a) If the LOT is registered land the SELLER is to give to 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.
  - (b) If the LOT is not registered land the SELLER is to give to the BUYER within five BUSINESS DAYS of the CONTRACT DATE 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 an examined copy of every relevant DOCUMENT.
  - (c) If title is in the course of registration, title is to consist of:
    - (i) certified copies of the application for registration of title made to the Land Registry and of the DOCUMENTS accompanying that application;
    - (ii) evidence that all applicable stamp duty land tax relating to that application has been paid; and
    - (iii) 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.
  - (d) 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(1)(b) 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, as may affect it, whether they arise before or after the CONTRACT DATE and whether or not they are disclosed by the SELLER or are apparent from inspection of the LOT or from the DOCUMENTS:
- (a) matters registered or capable of registration as local land charges;
  - (b) matters registered or capable of registration by any competent authority or under the provisions of any statute;
  - (c) notices, orders, demands, proposals and requirements of any competent authority;
  - (d) charges, notices, orders, restrictions, agreements and other matters relating to town and country planning, highways or public health;
  - (e) rights, easements, quasi-easements, and wayleaves;
  - (f) outgoing and other liabilities;
  - (g) any interest which overrides, under the Land Registration Act 2002;
  - (h) matters that ought to be disclosed by the searches and enquiries a prudent BUYER would make, whether or not the BUYER has made them; and
  - (i) anything the SELLER does not and could not reasonably know about.

Words in small capitals have the special meanings defined in the Glossary.

The GENERAL CONDITIONS (as WE supplement or change them by any EXTRA GENERAL CONDITIONS or ADDENDUM) are compulsory but may be disapplied or changed in relation to one or more LOTS by SPECIAL CONDITIONS. The template form of SALE MEMORANDUM is not compulsory but is to be varied only if WE agree. The template forms of SPECIAL CONDITIONS and schedules are recommended but are not compulsory and may be changed by the SELLER of a LOT.

- G4.6 The SELLER (and, if relevant, the BUYER) must produce to each other such confirmation of, or evidence of, their identity and that of their mortgagees and attorneys (if any) as is necessary for the other to be able to comply with applicable Money Laundering Regulations and Land Registry Rules.

## 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 has any liability (other than to the BUYER) in relation to the LOT or a TENANCY following COMPLETION, the BUYER is specifically to covenant in the TRANSFER to indemnify the SELLER against that liability.
- G5.3 The SELLER cannot be required to TRANSFER the LOT to anyone other than the BUYER, or by more than one TRANSFER.
- G5.4 Where the SPECIAL CONDITIONS state that the SELLER is to grant a new lease to the BUYER
- (a) the CONDITIONS are to be read so that the TRANSFER refers to the new lease, the SELLER to the proposed landlord and the BUYER to the proposed tenant;
  - (b) the form of new lease is that described by the SPECIAL CONDITIONS; and
  - (c) the SELLER is to produce, at least five BUSINESS DAYS before the AGREED COMPLETION DATE, the engrossed counterpart lease, which the BUYER is to sign and deliver to the SELLER on COMPLETION.

## 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 and 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, but no other amounts unless specified in the SPECIAL CONDITIONS.
- G6.3 Payment is to be made in pounds sterling and only by
- (a) direct TRANSFER from the BUYER'S conveyancer to the SELLER'S conveyancer; and
  - (b) the release of any deposit held by a stakeholder or in such other manner as the SELLER'S conveyancer may agree.
- G6.4 Unless the SELLER and the BUYER otherwise agree, COMPLETION cannot take place until both have complied with the obligations under the CONTRACT that they are obliged to comply with prior to COMPLETION, and the amount payable on COMPLETION is unconditionally received in the SELLER'S conveyancer's client account or as otherwise required by the terms of the CONTRACT.
- 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 CONDITION G7.3.
- G9 Landlord's licence**
- G9.1 Where the LOT is or includes leasehold land and licence to assign or sublet is required this CONDITION G9 applies.
- G9.2 The CONTRACT is conditional on that licence being obtained, by way of 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 ("licence notice").
- G9.4 The SELLER must
- (a) use all reasonable endeavours to obtain the licence at the SELLER'S expense; and
  - (b) enter into any Authorised Guarantee Agreement ("AGA") properly required (procuring a guarantee of that AGA if lawfully required by the landlord).
- G9.5 The BUYER must promptly
- (a) 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 SELLER has not given licence notice to the BUYER 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 the SELLER has given licence notice. 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 money due from the BUYER at COMPLETION for the period starting on the AGREED COMPLETION DATE and ending on 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 promptly 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 outgoing are to be apportioned at the 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 outgoing are to be apportioned on the date from which interest becomes payable by the BUYER.

# Common Auction Conditions

Edition 04. Reproduced with the consent of the RICS.

- G10.4 Apportionments are to be calculated on the basis that:
- the SELLER receives income and is liable for outgoings for the whole of the day on which apportionment is to be made;
  - annual income and expenditure accrues at an equal daily rate assuming 365 days in a year (or 366 in a leap year), and income and expenditure relating to some other period accrues at an equal daily rate during the period to which it relates; and
  - 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.
- G10.5 If a payment due from the BUYER to the SELLER on or after COMPLETION is not paid by the due date, the BUYER is to pay interest to the SELLER at the INTEREST RATE on that payment from the due date up to and including the date of payment.
- 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 on the most recent rent payment date on or within 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
- so state; or
  - give no details of any ARREARS.
- G11.8 While any ARREARS due to the SELLER remain unpaid the BUYER must:
- try to collect them in the ordinary course of management but need not take legal proceedings or forfeit the TENANCY;
  - 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);
  - 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;
  - 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;
  - 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
  - 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 the 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:
- 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;
  - 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
  - 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 Where any TENANCY is an assured shorthold TENANCY, the SELLER and the BUYER are to comply with their respective statutory duties in relation to the protection of tenants' deposits, and to demonstrate in writing to the other (before COMPLETION, so far as practicable) that they have complied.
- G13.2 The remainder of this CONDITION G13 applies where the SELLER is holding or 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.
- G13.3 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.
- G13.4 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:
- observe and perform the SELLER'S covenants and conditions in the rent deposit deed and indemnify the SELLER in respect of any breach;
  - give notice of assignment to the tenant; and
  - 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 payer 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 (b) 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 is registered for VAT, either in the BUYER'S name or as a member of a VAT group;
  - it 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 (Special Provisions) Order 1995 does not apply to it; and
  - it 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 benefit as 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 to 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 of 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 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 agreements 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 that personal liability.
- G19.4 The LOT is sold
- in its condition at COMPLETION;
  - for such title as the SELLER may have; and (c) 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.

# Common Auction Conditions

Edition 04. Reproduced with the consent of the RICS.

- G19.5 Where relevant:
- (a) 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
  - (b) 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:
- (a) The SELLER must notify the BUYER of those employees whose CONTRACTS of employment will TRANSFER to the BUYER on COMPLETION (the "Transferring Employees"). This notification must be given to the BUYER not less than 14 days before COMPLETION.
  - (b) The BUYER confirms that it will comply with its obligations under TUPE and any SPECIAL CONDITIONS in respect of the TRANSFERRING Employees.
  - (c) 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.
  - (d) 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:
- (a) service charge expenditure attributable to each TENANCY;
  - (b) payments on account of service charge received from each tenant;
  - (c) any amounts due from a tenant that have not been received;
  - (d) 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:
- (a) that payments that the tenant has made on account exceed attributable service charge expenditure, the SELLER must pay to the BUYER an amount equal to that excess when it provides the service charge account; or
  - (b) that attributable service charge expenditure exceeds payments made on account, the BUYER must use all reasonable endeavours to recover the shortfall from the tenant as soon as practicable and promptly pay the amount so recovered to the SELLER; 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 account of future service charge expenditure or a depreciation fund:
- (a) the SELLER must pay it (including any interest earned on it) to the BUYER on COMPLETION; and
  - (b) 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 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:
- (a) give to the BUYER full details of all rent review negotiations and proceedings, including copies of all correspondence and other papers; and
  - (b) 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 II 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 written 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:
- (a) with the co-operation of the SELLER take immediate steps to substitute itself as a party to any proceedings;
  - (b) 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
  - (c) if any increased rent is recovered from the tenant (whether as interim rent or under the renewed TENANCY) account to the SELLER for the 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:
- (a) on COMPLETION assign it to the BUYER and give notice of assignment to the person who gave the warranty; and
  - (b) 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:
- (a) hold the warranty on trust for the BUYER; and
  - (b) 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 practicable:
- (a) procure that it becomes registered at the Land Registry as proprietor of the LOT;
  - (b) procure that all rights granted and reserved by the lease under which the LOT is held are properly noted against the affected titles; and
  - (c) 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:
- (a) apply for registration of the TRANSFER;
  - (b) provide the SELLER with an official copy and title plan for the BUYER'S new title; and
  - (c) join in any representations the SELLER may properly make to the 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:
- (a) delivered by hand; or
  - (b) made electronically and personally acknowledged (automatic acknowledgement does not count); or
  - (c) 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:
- (a) when delivered, if delivered by hand; or
  - (b) 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 CONTRACTS (Rights of Third Parties) Act 1999.
- G30 EXTRA GENERAL CONDITIONS**
- G31.1 The Important Buyers Information contained at the front of this catalogue forms part of these Extra General Condition.

# Telephone, Proxy Online & In Room Bidding Registration Form

CHEFFINS

I WISH TO BID BY  TELEPHONE  PROXY  ONLINE  ROOM

I hereby instruct Cheffins Auctioneers to bid on my behalf in accordance with the attached Terms and Conditions and I acknowledge that should the bid be successful then that bid and offer will be binding upon me.

I confirm that Cheffins may take my proxy bid when the relevant property is being offered at the auction and I acknowledge that such bidding may be recorded in order to avoid any disputes or uncertainties.

I confirm that I have viewed the Auction Legal Documents and am satisfied on all matters contained therein.

Lot No:

Lot Address:

Maximum Proxy Bid: £

(in words)

(For telephone and online bidding the maximum bid may be left blank)

We must receive a bidders security deposit 48 hours prior to the auction, this being either 10% of the guide price (subject to a minimum of £3,000) if paying by bank transfer, or a £7,500 hold on debit card if using Opayo online registration system.

If paying the deposit by transfer please transfer the bidder security amount to Cheffins Clients Account, 20-17-68, 03914062, using the Lot Number and your Surname as reference.

If you are successful and the 10% deposit of the winning bid is more than the security held, the additional amount is required within 24hrs of the auction, in addition to the buyers contract fee (See terms and conditions)

**Please return to:** Kelly Peacock, Cheffins, Clifton House, 1-2 Clifton Road, Cambridge, CB1 7EA  
**to arrive before 5pm two working days prior to the auction.**  
**(please telephone 01223 213777 to confirm receipt)**

By signing this form, you are agreeing to the full terms and conditions.

## PROPOSED PURCHASER

Contract Name(s):

Company Name:

Company Registration Number:

Address:

Postcode:

Email:

Telephone No:

Telephone No:

## SOLICITORS DETAILS

Contact Name:

Company:

Address:

Postcode:

Signed by the proposed purchaser:

Dated:

## CHECKLIST: I HAVE INCLUDED THE FOLLOWING

- Signed & dated the Registration Form or online registration.
- Deposit has been paid across by bank transfer on online via Opayo
- Documentation to confirm your name and residential address (please see Anti-Money Laundering Regulations at the front of the catalogue)

These standard terms and conditions for telephone, internet and proxy bidding ("Proxy Terms") together with the common auction terms and conditions ("Common Auction Terms") and the special conditions of sale that apply to the particular auction ("Special Conditions of Sale") apply to prospective bidders who wish to bid by telephone, internet or by proxy. By completing the bidding form, the bidder acknowledges that they have read all of these terms and agree to be bound by them.

References in these Proxy Terms to "Cheffins", "we" or "us" mean Cheffins, a firm of chartered surveyors regulated by the Royal Institution of Chartered Surveyors (RICS) (VAT number 213235411) having offices at Clifton House, 1-2 Clifton Road, Cambridge, CB1 7EA. References to "bidder", "you" and "your" means the person or entity registering to bid or bidding in an auction via proxy bidding.

You should note that all our auctions include the opportunity for bidders to attend at the sale and therefore they are public auctions within the meaning of the Consumer Rights Act 2015 ("the CRA") and the Consumer Contracts (Information, Cancellation and Additional Charges) Regulations 2013 ("the Regulations"). As such these Proxy Terms are excluded from the CRA and any cancellation rights set out in the Regulations. Business bidders do not have a right to cancel.

## Registration

All bidders must either:

Internet bidders must complete the following registration process via <https://www.cheffins.co.uk/property-auctions/how-to-bid.htm> at least 48 hours before the auction commences.

- 1 Complete the registration bidding form ("Bidding Form") stating their preferred method of bidding,
- 2 Read and accept Cheffins' privacy policy, which is available on its website [www.cheffins.co.uk](http://www.cheffins.co.uk).
- 4 Make a bidder security payment via Opayo for £7,500 for each lot to be bid on (which will put a hold on your debit card via the secure online payment system).
- 5 Provide copies of documents to satisfy the Money Laundering Regulations 2017.

OR

- 1 Complete the attached bidding form ("Bidding Form") stating their preferred method of bidding.
- 2 Read and accept Cheffins' privacy policy, which is available on its website [www.cheffins.co.uk](http://www.cheffins.co.uk).
- 3 Instruct their bank to transfer the bidder security deposit to our bankers (as detailed in the Important Buyers Information available at <http://www.cheffins.co.uk/property-auctions>) which must be for the greater of:
  - (i) 10% of the guide price for the Lot or;
  - (ii) £3,000.
- 4 Provide copies of documents to satisfy the Money Laundering Regulations 2017.

Any client monies will be held in the following client money account; Barclays Bank Leicester LE27 2BB, Account Name; Cheffins Client Deposit Property Auction Sort Code; 20-17-68, Account No; 03914062. Cheffins retain exclusive control over the funds in this account in line with the firms Handling Client Money Policy, a copy of which is available on our website or on request.

If any interest is earned on the deposit monies between exchange of contracts and the transfer of cleared funds to the Sellers Solicitors the Buyer agrees that this interest shall be retained by the Auctioneers.

If registering by post, the Documents must be sent or delivered to **PROPERTY AUCTIONS, CHEFFINS, CLIFTON HOUSE, 1-2 CLIFTON ROAD, CAMBRIDGE, CB1 7EA** and must arrive before 5 pm two working days prior to the date of the auction. All Documents must satisfy the conditions of the relevant anti-money laundering regulations in force from time to time. It is the bidder's responsibility to check that these documents have been received by Cheffins which may be done by telephoning the office on **01223 213777**. Please note that standard calling rates shall apply if calling from a landline and higher costs may apply if calling from a mobile phone.

Once you have registered, you will be eligible to participate in the auction using your preferred method.

Please note that Cheffins reserves the right to reject a bid registration for any reason and at any time prior to, during or after an auction.

## General Bidding Procedure

Once registration is complete, the bidder agrees that it appoints Cheffins as agent and authorises Cheffins to bid for the relevant Lot on behalf of the prospective bidder in the manner as the auctioneer thinks fit in his absolute discretion.

The bidder shall be deemed to have read the 'Important Buyers' Information' which is available at <http://www.cheffins.co.uk/property-auctions>; the particulars of the relevant Lot in the auction catalogue; the Common Auction Conditions and Special Conditions of Sale and any addendum to any of these.

The bidder shall be deemed to have taken all necessary professional and legal advice and to have made appropriate enquiries, searches, surveys and inspection in respect of any relevant Lot and have knowledge of any announcements to be made from the rostrum of any amendment or addendum relating to the relevant Lot.

Cheffins reserve the right not to bid on behalf of bidders in the event of any error, doubt, omission, uncertainty as to any bid, or for any reason whatsoever, and gives no warranty or agreement that any bid will be made on behalf of the bidder.

The deposit shall be paid to our banker by bank transfer in each case drawn on an account of the bidder at a UK clearing bank. The auctioneers may re-offer the Lot for auction if the deposit is not paid or transferred in the prescribed manner.

All bids must be made in pounds sterling (£).

## Telephone and Proxy Bidding

When the Lot comes up for auction, Cheffins will attempt to telephone the bidder using the telephone numbers provided by the bidder on the telephone bidding form.

If a successful telephone connection is made between the bidder and Cheffins the bidder may then compete in the bidding. Cheffins will relay the bidder's bid to the auctioneer on the behalf of the bidder.

If a successful telephone connection is not made between the bidder and Cheffins before or during the sale of the relevant Lot, or if a successful telephone connection is made but is subsequently cut or interrupted Cheffins will not bid on behalf of the bidder.

## Internet Bidding

The internet bidding platform is hosted by Essential Information Group Limited ("EIG").

Access to and use of internet bidding depends upon (amongst other things) the availability of the internet and speed and quality of connections.

During an auction, the bidder may bid for a Lot by clicking the "Bid" button on the Lot page.

The current confirmed and accepted bid will be displayed on the bidder's screen during the auction. If you discover that you have made an error in your bid, you must act quickly to cancel or amend your bid. In the event of a tie between an online bid and an identical bid placed by other methods, the auctioneer shall have discretion to decide which bid is accepted.

Cheffins will not accept any internet bids received, for whatever reason, once the Lot has been knocked down.

Cheffins reserves the right to suspend or terminate any aspect or feature of the online bidding platform at any time with or without notice. Cheffins may suspend access to the online bidding platform to carry out scheduled or unscheduled maintenance.

## Successful Bids

If you are successful in your bid, Cheffins will notify you by calling the telephone number provided on the registration form within 24 hours of the end of the auction.

On a successful bid the auctioneer will sign the Sale Memorandum on behalf of the buyer and seller (a binding contract between the bidder and the seller is formed on the fall of the hammer). This contract will be sent to you in an electronic format by Cheffins and will be in English.

In the event that any Lot is knocked down to the bidder, details of the amount of the deposit monies will be inserted in the Sale Memorandum. Where any monies presented by a bidder in payment of the deposit exceeds the required 10%, any excess will not be returned and will form an increased deposit and will be held in accordance with the Common Auction Conditions or any variation of them contained in the Special Conditions.

Where the bidder security payment held is less than 10% of the final sale price, the additional amount is to be transferred to Cheffins within 24 hours of the auction.

The bidder agrees to provide evidence of source of funds for the entire transaction value within 48 hours of the auction.

The bidder agrees to pay for any Lot that is subject to a successful bid in accordance with the Common Auction Conditions.

The buyer agrees to pay the buyers administration fee of £900 inc VAT for purchases upto and including £100,000, £1,500 inc VAT for purchases of £101,000 to £300,000, or £2,100 for purchases of £300,001 or over.

## Limitation on liability

**For all bidders, Cheffins accepts no liability for:**

- any failure or delay in executing bids or any errors contained in bids placed by telephone, over the internet or by proxy;
- any failure in availability of the online bidding platform or website due to connectivity issues outside of our control; or

- any loss or damage that is not foreseeable.

**Nothing in these terms shall limit or exclude our liability for:**

- death or personal injury caused by our negligence, or the negligence of our employees, agents or subcontractors (as applicable);
- fraud or fraudulent misrepresentation;
- breach of the terms implied by section 12 of the Sale of Goods Act 1979 or section 2 of the Supply of Goods and Services Act 1982;
- defective products under the Consumer Protection Act 1987; or
- any matter in respect of which it would be unlawful for us to exclude or restrict liability.

**If you are bidding as a business rather than a consumer:**

- all terms implied by sections 13 to 15 of the Sale of Goods Act 1979 and sections 3 to 5 of the Supply of Goods and Services Act 1982 are excluded;
- we shall not be liable to you, whether in contract, tort (including negligence), breach of statutory duty, or otherwise, for any loss of profit, or any indirect or consequential loss arising under or in connection with any contract between us; and
- our total liability to you for all other losses arising under or in connection with any contract between us, whether in contract, tort (including negligence), breach of statutory duty, or otherwise, shall be limited to £5,000,000.

## General provisions

Content displayed on our website may contain inaccuracies and typographical errors and Cheffins does not warrant the accuracy or completeness of the content or that any defects will be corrected.

We handle data in accordance with applicable laws. For more information, please see our privacy policy which is available at [www.cheffins.co.uk/privacy-policy](http://www.cheffins.co.uk/privacy-policy).

From time to time, Cheffins may make changes to its terms and conditions. Any changes will be posted on the website at [www.cheffins.co.uk](http://www.cheffins.co.uk).

Alternative dispute resolution is a process where an independent body considers the facts of a dispute and seeks to resolve it, without the bidder having to go to court. If the bidder is not happy with how we have handled any complaint, the bidder may want to contact the alternative dispute resolution provider we use. The bidder can submit a complaint to The Property Ombudsman via their website at [www.tpos.co.uk](http://www.tpos.co.uk). The Property Ombudsman will not charge for making a complaint and if the bidder is not satisfied with the outcome it can still bring legal proceedings. In addition, please note that disputes may be submitted for online resolution to the European Commission Online Dispute Resolution platform.

These terms are governed by English law and the bidder can bring legal proceedings in respect of the products in the exclusive jurisdiction of the English courts.

## Complaints handling

Our complaints handling procedure is available at [www.cheffins.co.uk/complaints-procedure](http://www.cheffins.co.uk/complaints-procedure). If you wish to contact us with any questions or complaints, you may do so using one of the methods set out in our complaints handling procedure or by emailing [complaints@cheffins.co.uk](mailto:complaints@cheffins.co.uk).

**CHEFFINS**

Clifton House, 1-2 Clifton Road, Cambridge, CB1 7EA T 01223 213777

[cheffins.co.uk](http://cheffins.co.uk)

Cambridge | Saffron Walden | Newmarket | Ely | Haverhill | Sutton | London

# Auction of Residential & Commercial Properties, Development Opportunities & Land

Wednesday 10th June 2026, 2.00pm

CLIFTON HOUSE, 1-2 CLIFTON ROAD, CAMBRIDGE CB1 7EA

## ORDER OF SALE (unless sold prior or withdrawn)

- |   |   |
|---|---|
| <b>LOT 01</b> Land to the South of Twentypence Road, Cottenham, Cambridgeshire              | <b>LOT 12</b> 14 Cambridge Road, Newton, Cambridgeshire   |
| <b>LOT 02</b> 3.91 acres of land between Close Drove Histon Road, Cottenham, Cambridgeshire | <b>LOT 13</b> 50 Swaffham Road, Burwell, Cambridgeshire   |
| <b>LOT 03</b> 1.18 acres at Sascombe Vineyard, Bradley Road, Kirtling, Cambridgeshire       | <b>LOT 14</b> Northfield House, 6 Malton Lane, Meldreth, Hertfordshire                            |
| <b>LOT 04</b> Land north of Cardinals Green, Horseheath, Cambridgeshire                     | <b>LOT 15</b> Yard and buildings, Malton Lane, Meldreth, Hertfordshire                            |
| <b>LOT 05</b> Land to the north of Bogmoor Road, Shaftenhoe End, Barley, Hertfordshire      | <b>LOT 16</b> 3.62 acres of arable land at Northfield House, Malton Lane, Meldreth, Hertfordshire |
| <b>LOT 06</b> Land to the north of Ickleton Road, Great Chesterford, Saffron Walden, Essex, | <b>LOT 17</b> 1.71 acres of arable land at Northfield House, Malton Lane, Meldreth, Hertfordshire |
| <b>LOT 07</b> Garage 12, Acrefield Drive, Cambridge, Cambridgeshire                         | <b>LOT 18</b> 68 High Street, Little Wilbraham, Cambridgeshire                                    |
| <b>LOT 08</b> Toft Methodist Church, High Street, Toft, Cambridgeshire                      | <b>LOT 19</b> 70 High Street, Little Wilbraham, Cambridgeshire                                    |
| <b>LOT 09</b> 12 Station Road, Six Mile Bottom, Newmarket, Suffolk                          | <b>LOT 20</b> Burrleigh House, Main Street, Caldecote, Cambridgeshire                             |
| <b>LOT 10</b> Church End Cottage, 14 Church End, Rampton, Cambridge, Cambridgeshire         |   |
| <b>LOT 11</b> 12 Cambridge Road, Newton, Cambridgeshire                                     |   |

## ENTRIES ARE NOW BEING INVITED FOR OUR NEXT AUCTION

Wednesday 23rd September 2026 (catalogue closes 21st August 2026)

Join our FREE email subscription service to receive notification of forthcoming auctions, online catalogues and updates by visiting [www.cheffins.co.uk/property-auctions](http://www.cheffins.co.uk/property-auctions) or contact the Auction Department on 01223 213777 for further details.