

NATIONAL



AUCTION

Day 1
Thursday 27 May 2010

At
404 - 406
Garratt Lane
Earlsfield
London
SW18 4HP

Commencing
12.00 noon

Day 2
Friday 28 May 2010

At
The Happy Cheese Pub
189 Lyndhurst Road
Ashurst
Southampton
SO40 7AR

Commencing
11.00 am

Sullivan
Mitchell

NOTICE TO BIDDERS

1. All properties are offered subject to Sullivan Mitchell Conditions of Sale (the "General Conditions") and to the Special Conditions and Addendum (if any).
 2. Bidders must read carefully the General, Special Conditions of Sale and Addendum. Without limitation to the terms of such Conditions:
 - 2.1 The Special Conditions and the Addendum include the details of each Lot and any additional conditions subject to which such Lot is offered for sale.
 - 2.2 Copies of the General, Special Conditions and the Addendum are available at any time upon request from Sullivan Mitchell. A Final Addendum is available on the day of the auction.
 - 2.3 Whilst every care is taken in the preparation of this catalogue including location and other plans and photographs, neither Sullivan Mitchell nor any of its employees nor any person appointed by it is authorised by the Vendor to make or give any representation or warranty and cannot be held responsible for any inaccuracies, including without limitation, measurements, areas and sizes. Purchasers are advised to satisfy themselves of the accuracy of all such matters and should take all necessary legal and professional advice. All photographs and details were prepared at the date of inspection of the property and may not therefore reflect the current state of the property. All legal descriptions must be checked against the actual legal documentation available for each lot. All planning and building regulations and rateable value statements need to be verified with the local authority.
 - 2.4 Bidders are advised to check with the Auction Office the day before the sale to ensure that the property has not been sold prior to the Auction and at the auction to CHECK there have been no variations to the Special Conditions and/or Addendum.
 - 2.5 Upon the fall of the hammer the highest bidder must immediately sign and hand to the Auctioneer's Clerk a note containing his/her name and address (and that of his/her Solicitors) and thereafter must, as soon as the Memorandum of Contract (including an Addendum announced at the time of the Auction) has been prepared, sign the same and pay the required deposit before leaving the room.
 - 2.6 A separate deposit is required for each Lot purchased. The deposit must be paid by bankers draft or cheque. If the deposit is paid by cheque the bidder must submit to the auctioneers a cash payment of £10 together with the cheque, being a contribution towards arranging special clearance thereof.
- SUCCESSFUL PURCHASERS WILL BE REQUIRED TO SHOW IDENTIFICATION IN THE FORM DESCRIBED ON PAGE 3 (MONEY LAUNDERING REGULATIONS).**
- If any of the above conditions are not complied with Sullivan Mitchell reserves the right to offer the property to the underbidder or, alternatively to re-offer the Lot by Auction and to claim any resultant loss against the original bidder.
- 2.7 Bids may be refused at Sullivan Mitchell's discretion.
 - 2.8 Inspection of investment properties is by courtesy of the Tenants or other occupier. Inspection of properties with vacant possession is by arrangement only with Sullivan Mitchell.
 - 2.9 Because auction catalogues are prepared at short notice Sullivan Mitchell have not always been able to verify the accuracy of information contained in the catalogue much of which is communicated to us by Vendors who may never have seen or visited the property.
 - 2.10 All fixtures, fittings, appliances, etc. have not been examined or tested as to functionality.
 - 2.11 A property can be purchased prior to, at or after auction. Any purchaser should be aware that there is no clear run for them to buy a property. Any property is available for sale until exchange of contracts. Sullivan Mitchell cannot keep potential purchasers informed if another party decides to purchase a property. Potential purchasers should maintain regular contact with Sullivan Mitchell to ensure a property has not been sold.
 - 2.12 The successful purchaser will be required to pay the auctioneers a documentation fee of £500 plus VAT upon exchange of contracts.

DOCUMENTATION FEE.

The successful purchaser will be required to pay the Auctioneers a buyers' fee of £500 plus VAT upon exchange of contracts.

Auction Results **090 6586 8114**

To use the fax retrieval system either dial from the handset of your fax machine or set to 'POLL RECEIVE' mode. The results will be available from noon the day after the auction.

The Essential Information Group Tel: 0870 112 30 40 (Calls charged at 75p p/min at all times)



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Money Laundering Regulations

The new legislation on money laundering came into force on 1st March 2004.

As a result, all successful bidders must now provide proof of identity and current address to the auctioneers immediately after the fall of the hammer before completing the sale.

If the purchaser is acting on behalf of another party or on behalf of a company, evidence will also be required of the purchaser's identity and address and this must be submitted to the vendor's solicitors following the auction.

MANDATORY IDENTITY DOCUMENTS MAY INCLUDE:-

- Full passport or national identity card
- Full UK/EU driving licence
- Birth certificate or naturalisation certification
- Benefit book
- Resident permit issued by Home Office
- Inland Revenue tax notification


IT IS ALSO MANDATORY TO PROVIDE PROOF OF ADDRESS.

THESE MAY INCLUDE (IN ADDITION TO IDENTITY DOCUMENTS):-

- Council tax bill for the current year
- Recent mortgage statement from a recognised lender
- Bank or building society statement containing a current address
- Utility bill issued within the last three months

Legal Documents Online - New Service - Legal Documents Online



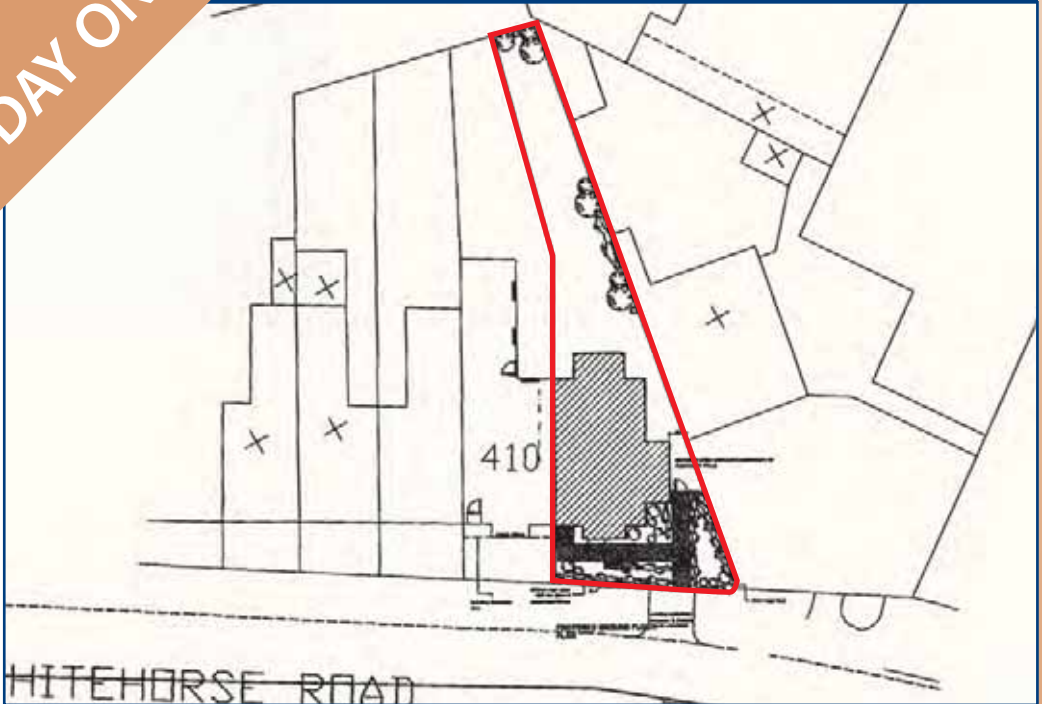
Legal documents for some of the lots are now or will be available online. Where you see the  icon on the website you will be able to download the documents.

The Essential Information Group Ltd www.eigroup.co.uk 01737 226 150

www.sullivanmitchell.co.uk

DAY ONE

Freehold site
with planning permission



Lot 1

Land adjacent to
410 Whitehorse Road Thornton Heath Surrey CR0 8SB

Guide Price £110,000

Location:

Situated close to the junction with Holmesdale Road. Public transport includes Selhurst Rail Station and shopping facilities can be found at the High Street.

Description:

A freehold site which has the benefit of two planning permissions.

Planning (1):

Planning permission has been granted on the 23 Nov 2007 (Ref 0703912/P) for the erection of a detached three-bedroomed house to comprise:

Ground Floor:

Reception Room, Kitchen/Dining Room,
Separate WC

First Floor:

Three Bedrooms, Bathroom/WC

Outside:

Front & Rear gardens

OR

Planning (2):

Planning permission has been granted on the 31 March 2008 (Ref 08/00321/P) for the erection of a two storey building to comprise 1 Two Bed Flat and 1 One bed flat.

Viewing Arrangements:

Site available for inspection

Freehold Double Fronted Property Vacant Possession



Lot 2

**THIS PROPERTY MUST BE SOLD
OWNERS MOVING ABROAD**
154 Longley Road London SW179XL
Guide Price £325,000

Location:

The property is situated in a highly convenient position, allowing very easy access to Tooting Broadway Northern Line Station and mainline Station, and close to St Georges University Hospital. Plenty of Schools and a huge variety of Restaurants are all close by. Wimbledon and Earlsfield are just a short drive away.

Description:

A Handsome Double Fronted Edwardian property, providing good sized accommodation And featuring a delightful roof terrace.

Comprising:

Ground Floor:

Entrance Hall, Cloakroom
3 Reception Rooms,
Fitted and equipped Kitchen (Ceramic tiled floor)

First Floor:

Landing, access to Large roof terrace
3 Bedrooms,
(principal bedroom with fitted wardrobes)
Bathroom
(fully tiled) jacuzzi bath wc

Viewing Arrangements:

Strictly via London office 020 8944 8899



Freehold Vacant Shop and Two Self-contained Flats



Lot 3

401 Durnsford Rd London SW19 8EE
Guide Price: £395,000

Location:

The property is situated in a popular location convenient to Wimbledon Park Station and a short walk to Earlsfield overground Station. Easy access to Wimbledon and Wandsworth Town Centres.

Description:

Ground floor premises (Vacant) with Self contained 2 bedroomed flat above let on AST And Ground floor rear 1 Bedroomed flat with private garden. VACANT.

Comprising:

Ground floor:

Commercial premises with A1/A2 use (VACANT)

Frontage: approx 13ft

Depth: 25ft

Kitchen/wc facilities.

Ground Floor Rear Flat:

(Vacant)

Hallway, Lounge/open Plan Kitchen
Double Bedroom, Bathroom

Outside:

Patio and Garden

First Floor Flat:

2 Bedrooms, Living Room, Kitchen Bathroom.
Let on AST £900 PCM

Viewing Arrangements:

Via London Office 020 8944 8899



Freehold Shop Investment & Flat Above Sold Off on Long Lease



Lot 4

161 Bellenden Road London SE15 4DH

Guide Price: £185,000

Location:

The premises are located in this friendly revitalized village atmosphere, abutting interesting shops and Restaurants. Situated between Soames Street and Avondale Rise in a conservation area. Peckham Rye mainline station (zone 2) is a short walk away.

Description:

Large retail premises providing space on the Lower Ground floor Ground floor and first floor. (see plan). The upper part has been sold off on a long Lease for a term of 125 years from July 30th 2007 at a Ground Rent £150 pa.

Lease details:

The Shop premises are held on a 15 year lease from 21st July 1998 at an current rental of £12,000 p.a. exclusive of rates. Next review due on the 21st July 2010.

Viewing Arrangements:

Via London Office 020 8944 8899



Freehold Vacant House



Lot 5

23 Shirley Park Road Shirley Croydon Surrey CRO 7EW

Guide Price: £250,000

Location:

The property is situated in a popular sought after position, being within close proximity to Ashburton Park. Ideally located allowing easy access to Lloyds Park, Addiscombe and the centre of Croydon.

Description:

A Two storey terraced property requiring some modernisation. Providing good sized accommodation with large Garden.

Comprising:

Ground Floor:

2 Large Reception Rooms
Kitchen

First Floor:

(access to large loft.) 3 Bedrooms, Bathroom
Gas CH (not tested)

Outside:

Rear Garden

Viewing Arrangements:

Via London Office 020 8944 8899

Newly Converted 2 Bedroomed Garden Flat



Lot 6

85a Wellesley Rd Central Croydon Surrey CRO 2
Guide Price £135,000+

Location:

The flat is situated in a highly convenient position literally moments from all the excellent amenities of Croydon Town Centre and close to East Croydon mainline Station and the Tramlink.

Description:

A newly converted garden flat fashioned within an attractive period property. Finished to a good standard. Ideally suitable for an owner occupier or as a buy to let investment.

Comprising:

Own Front Entrance
Entrance hall

Reception Room with open plan fitted Kitchen
2 Double Bedrooms
Bathroom
Wood Laminate floors throughout.

Outside:

Private patio and Garden

Tenure:

Leasehold 125 years unexpired.

Viewing Arrangements:

Via London Office 020 8944 8899

Freehold Former Doctors Surgery with Planning



Lot 7

563 New North Road Hainault Essex IG6 3TF
Guide Price: £235,000

Location:

The property is located on the corner of Regarder and New North Road within proximity of Hainault Central Line Station, and numerous bus routes. Hainault and Manford way Shopping parade's offering a variety of facilities are within easy reach.

Description:

Occupying a prominent position presently arranged as a 4 bedroomed property.

We are informed that the property has recently been re-roofed, rewired, and all internal walls newly skimmed. Left to a builders finish.

We have also been informed that the local Authority (Redbridge district council) has granted planning permission for the demolition of the existing building and for the erection of 2 X 3 Bedroomed semi detached houses.

For further details contact Redbridge District Council Planning Dept quoting reference no: 2192/08

Option Two:

We have been informed that the Local authority has agreed to provide a Grant of £7,000 to contribute towards the restoration costs of the property. And as part of that agreement have agreed to rent the property for a period of 5 years at a monthly rental of £1500 pcm.

Please Note that the Auctioneers have not viewed the property internally.

Viewing Arrangements:

Via London Office 020 8944 8899





Lot 8

71 Scotts Road Leyton London E10 6LN

Guide Price £195,000 +

Location:

A purpose built three bedroom first floor maisonette within an attractive terrace property situated off Francis Road.

Comprising:

Reception Room
Kitchen
Three Bedrooms
Bathroom
Sep WC

Outside:

Own section of front and rear gardens

Tenancy:

Let on an AST at a £1,100 pcm

Tenure:

Long Lease Term to be advised

Thus producing £13,200 p.a

DAY TWO

On The Instructions of The Substantial Period House with Developme



New Forest DISTRICT COUNCIL

Town Hall
Avenue Road
Lyminster
Hants
SO41 8ZG
Tel: 023 8025 5600

Date: 19/11/13
Title: St Anthony's
128 Lyndhurst Road

NOT TO SCALE - FOR REFERENCE ONLY

This plan is unapproved and does not constitute a contract. It is intended for reference only and is not to be used for any other purpose. It is not to be used for any other purpose. It is not to be used for any other purpose.



Lot 10

St Anthony's
126 Lyndhurst Road
Ashurst New Forest
Hampshire SO40 7AU

Guide Price £300,000 +

Location:

The property occupies a large corner site fronting Lyndhurst Road (A35) and Ash Road in the centre of Ashurst close to the local shops.

Ashurst New Forest Mainline Railway station is approx a 7 min walk. Southampton City Centre is 7 miles.

Description:

A substantial detached period property currently arranged as bedsits offering huge potential for conversion or redevelopment, subject to the usual consents.

Comprising:

Ground Floor:

Entrance Hallway
7 Rooms
Kitchen
Bathroom
WC

First Floor:

Landing
6 Rooms
Two Bathrooms
Shower Room
WC

Site Frontage: 35 M

Site Depth: 31 M

Outside:

Large Gardens
Vehicular access off Ash Road.
Large parking area

Viewing Arrangements:

Tuesday 11 May 11.00 am
Friday 14 May 11.00 am
Tuesday 18 May 11.00 am
Friday 21 May 11.00 am



Lot 12

Flat 3 84 Mitchell Avenue Ventnor Isle of Wight Guide Price £65,000 +

Description:

A ground floor flat enjoying views from the Reception Room.

Comprising:

Hallway
Reception Room
Kitchen
Bedroom
Bathroom

Outside:

Communal Gardens & Bin Store

Tenancy:

Let on an assured shorthold tenancy agreement to Jay Thomas for a term of two years from 19 March 2010 at a rent of £425 pcm.

Tenure:

Leasehold for a term of 199 years from 27 March 2006.

Thus producing £5,100 p.a

Viewing Arrangements:

Via Regional Office 0844 8006884

MEMORANDUM OF CONTRACT

Property _____

I/We _____

of _____

_____ Postcode _____

Tel No _____ Fax No _____

do hereby acknowledge and agree that we have purchased the Property described as Lot
for the sum of £ _____ and having paid to Sullivan Mitchell the Auctioneers the sum of
£ _____ as a deposit in part payment of the said purchase money. I/We hereby agree
to pay the remainder of the purchase money and complete my/our purchase, subject to and in all respects in
conformity with the General Conditions of Sale and the Special Conditions of Sale (including any Addendum)
relating to such Lot.

Purchase money	£	_____
Less Deposit	£	_____
Balance	£	_____

We hereby confirm the Sale and acknowledge receipt of the said deposit as Stakeholders, unless varied by the General or Special Conditions of Sale or Addendum.

Purchaser's Solicitors _____

Tel No _____ Fax No _____

Signed for and on behalf of the Purchaser(s): _____

Signed for and on behalf of the Vendor(s): _____

Dated this _____ day of _____ 2010

ENTRIES INVITED

FOR OUR NEXT MAJOR NATIONAL AUCTION TO BE HELD ON

13 JULY 2010

FOR FURTHER DETAILS TELEPHONE: 0844 8006884 or 020 8944 8899

NATIONAL AUCTION

REGIONAL OFFICE
745 Ampress Lane Lymington
Hampshire SO41 8LW

TEL: 0844 8006884
FAX: 01590 677333

LONDON OFFICE
404-406 Garratt Lane
London SW18 4HP

Tel: 020 8944 8899
Fax: 020 8944 8886



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