PENNINE WAYS

PENNINE WAYS PROPERTY AUCTION



PENNINE WAYS 42nd RURAL PROPERTY AUCTION
Edition: 2

Venue

THE JUBILEE, Railway Terrace, Haltwhistle NE49 9HH
Saturday 14th November, 2026
Register to bid from 11am auction begins at 12 Noon

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The Property Ombudsman

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PENNINE WAYS

"We Live here, we work here, we know here."







Welcome to Pennine Ways Auction Introduction

Welcome to Pennine Ways' auction catalogue of interesting property for sale in the North of England.

Pennine Ways has been selling and letting property in the North Pennines for a number of decades. It was established in 1991 and auctions are a perfect method of sale for certain types of property. As always I am pleased by the level of interest our auctions generate.

Please read the notes at the end of the catalogue for information about how to bid and if you need any further information, please do not hesitate to contact one of my team.

Please note a Buyer's Premium applies to all lots sold of 5%. The Buyer's Premium is + VAT and there is no minimum fee, so the Premium is always directly related to the hammer price.

Payment of 10% of the agreed sale price plus the Buyer's Premium must be made on the day of the auction, payable either by debit card or by bank transfer.

Please refer to the auction pack supplied by the vendor's solicitor available online for detailed information on each lot.

If you are attending the sale please give one of our offices a call the day before the auction to double-check the lot you are interested in has not been sold prior to the auction day.

I would like to thank the staff at The Jubilee for kindly allowing us to host this auction, and I would like to thank my team for their work in preparing for this sale.

My team & I look forward to seeing you on the day. And remember, if you are unable to attend in person, you can also bid remotely by proxy or by telephone.

Yours faithfully,

Jeremy Higgs Auctioneer,

LOT 1: East Cocklake Farm, Nenthall, Alston, Cumbria, CA9 3LF







Guide Price: £395,000

Buyer's Premium 5% + VAT

For Sale a good size 5-bedroom farmhouse with buildings and land extending to approximately 40 acres. Having fabulous un-spoilt views.#

Land Registry Title Number:

CU183093

Each prospective purchaser should refer to the Contract For Sale, which include the costs of searches and contributions towards the legal pack. These costs are payable to the seller's conveyancer upon completion.

Solicitors:

Cartmell Shepherd,

Priestpopple House, Hexham, NE46 1PL

Tel: 01434 603656

Enquiries or to view:

Contact our Alston Office on 01434 381808

LOT 2: Scale bank Farm, Leadgate Rd, Alston, Cumbria, CA9 3BJ







Guide Price: £495,000

Buyer's Premium 5% + VAT

Detached Farmhouse with approx. 23 acres of pasture and woodland. Having no near neighbours and 360° panoramic views of surrounding countryside. Boasting 5 bedrooms, large kitchen/dining and living room. Externally are a range of outbuildings and attached garage/workshop.

Land Registry Title Number:

CU84192

Each prospective purchaser should refer to the Special Conditions of Sale, which include the costs of searches and contributions towards the legal pack. These costs are payable to the seller's conveyancer upon completion.

Solicitors:

Arnison and Heelis

1 St Andrews Place, Penrith, CA11 7AW

Tel: 017680862007

Enquiries or to view:

Contact our Alston Office on 01434 381808

Lot 3: 1 Millfield Terrace, Haltwhistle, NE49 9JY







Guide Price: £95,000

Buyer's Premium 5% + VAT

For sale by auction this spacious two bedroom end terrace stone built home. The property benefits from two reception rooms, gas central heating, double glazing, frontage, large yard to the rear and two outbuildings.

Land Registry Title Number:

ND186747

Each prospective purchaser should refer to the Contract Standard Conditions of Sale, which include the costs of searches and contributions towards the legal pack. These costs are payable to the seller's conveyancer upon completion.

Solicitors:

Bendles LLP, trading as Gaynham King & Mellor,

40 Business Par, Penrith,

CA11 9GR

Tel: 01768 864651

Enquiries or to view:

Contact our Alston Office on 01434 381808.

Lot 4: Bankfoot, Melkridge, Haltwhistle, NE49 0LP







Guide Price: £135,000

Buyer's Premium 5% + VAT

Detached stone cottage having private parking, raised gardens, courtyard, two bedrooms, lean to and guest wing with separate exterior door. Potential to create the property into a three bedroom and two bathroom home subject to the necessary planning consents.

Land Registry Title Number:

ND175611

Each prospective purchaser should refer to the Special Conditions of Sale, which include the costs of searches and contributions towards the legal pack. These costs are payable to the seller's conveyancer upon completion.

Solicitors:

Arnison and Heelis

1 St Andrews Place, Penrith, CA11 7AW

Tel: 017680862007

Enquiries or to view:

Contact our Alston Office on 01434 381808.

Lot 5: Burn Bank, Low Mill, Alston, CA9 3HZ







Guide Price: £75,000

Buyer's Premium 5% + VAT

Development Potential subject to planning consent- Charming Building with Parking and Gardens in Alston Town centre.

Land Registry Title Number:

CU347039

Each prospective purchaser should refer to the Special Conditions of Sale, which include the costs of searches and contributions towards the legal pack. These costs are payable to the seller's conveyancer upon completion.

Solicitors:

Tilly Bailey & Irvine LLP of 12 Evolution, Wynyard Park, Wynyard, TS22 5TB

Tel: 01740 646 000

Enquiries or to view:

Contact our Alston Office on 01434 381808.

A Brief Guide to Buying a Property at Auction

What are the advantages of buying at auction?

There are many advantages, three of these are:

Properties are usually offered at Auction at a competitive reserve price.

If more than one person is interested in a particular property, an auction demonstrates free and fair competition enabling the purchaser to buy the property at a price that is competitively achieved against other known bidders.

If you are the successful bidder, you know that the vendor cannot withdraw, and that the property is yours on completion.

What does the catalogue tell me?

The catalogue gives you the description of the property, details on how to view each property and the General Conditions of Sale. It is important you read these. These are prepared by the auctioneer, stating the basis on which the auction is carried out.

Should I inspect the property?

Yes, it is always wise to inspect the property before bidding. Anyone who is unsure or has any doubts about a property is recommended to seek professional advice. The auctioneer will be pleased to suggest a firm of surveyors and/or valuers to you.

Do I need a Building Society Survey?

A valuation carried out by a building society is only required should you need a mortgage. This and any other financial advice or arrangements must be organized before the auction day.

What is the difference between a guide price and a reserve price?

A guide price is the auctioneer's opinion only and should not be regarded as anything more. A reserve price is the lowest price the vendor will accept and is not disclosed to any interested parties.

What do I have to pay for on the day?

It is important that you have all the finances ready for the day of the auction.

Deposit. Should you be the successful bidder, deposits are 10% of the hammer price which will be required on the day of the auction.

The deposit may be paid either by Debit card or by BACS. There is no surcharge for payments by debit card. Personal cheques, company cheques, credit cards and cash cannot be accepted. Each purchaser will be required to furnish the Auctioneer with the 10% deposit immediately after the property has been knocked down to him or her. A separate payment will be required for each lot purchased. The balance plus VAT (if applicable) will be due upon completion.

Buyers Premium.

The successful buyer will be required to pay the Auctioneer a buyer's Premium of 5% of the hammer price upon exchange of contracts for each property purchased.

In the event of non-payment, a deduction of 5% of the hammer price will be made from the amount received before the deposit is applied to the balance.

Should I insure the property and when can I gain access?

You will be responsible for insuring the property from exchange of contracts – it is wise to make arrangements in advance. However, you will not be entitled to keys or access until the sale is completed.

What do I need to bring with me on the day of the auction?

Your auction brochure for directions! You will need to register your personal details along with your solicitor's name, address, telephone number and contact name prior to entering the auction room. You will then be given a bidding number; you must show this clearly to the auctioneer should you be successful.

You will also need a 10% deposit, a passport or drivers license and one proof of address, such as a utility bill.

What if I am unable to attend the auction?

You will still be able to bid by proxy or telephone. To request a Proxy Form and for more information about this contact

Pennine Ways. Tel: 01434 381808.

Pennine Ways Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (1) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract, (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, (3) no person in the employment of Pennine Ways Ltd has any authority to make or give any representation or whatever in relation to this property. May we also courteously advise that whilst every care is taken to ensure the accuracy of the measurements in these details, please do not incur any expense until you have verified the sizes to your own satisfaction.

PENNINE WAYS

Public Auction (unless previously sold)
Important information to be read by all bidders.

Reserve Prices The properties are being offered for sale subject to reserve prices, unless otherwise stated.

Auction Conditions The properties are being offered for sale subject to the relevant RICS Common Auction Conditions. Please refer to the auction pack for more detail.

Questions Any questions relating to the properties being offered for sale should be put to the Auctioneer or to the relevant Solicitor acting for the Vendor prior to the auction.

Vacant Possession Vacant possession of all properties is offered on completion unless stated otherwise.

Special Conditions Special conditions of Sale applicable to each lot will be available and issued by the relevant Solicitor, as a supplement to the Auction Catalogue, and shall be taken as forming part of the same. Whether or not having inspected the same, the purchaser shall be deemed to purchase with full notice of the Special Conditions and other deeds and documents aforesaid.

Tenure The tenure of all properties is either freehold or long leasehold unless otherwise mentioned.

Particulars of sale The attention of all intending purchasers is drawn to the Particulars of Sale detailed in this catalogue.

Sale prior Although it is not the specific intention of the Auctioneers to sell any lot prior to the sale, any would be buyers interested in particular lots are invited to check with Pennine Ways before 5pm on the Friday before the sale.

Searches Prospective Purchasers shall be deemed to have inspected the relevant property and made all usual and necessary searches and enquiries, with all relevant authorities and bodies.

Sold As soon as the Auctioneer's gravel falls on a bid, a successful bidder is under a binding contract to purchase the relevant property.

Measurements and location plans All room sizes and site measurements are approximate and may have been scaled and/or reduced from Architects, Land Registry or Ordnance Survey Plans. Each Lot will be sold in accordance with the Title Documents as the Location Plans shown in the catalogue are for identification purposes only and do not form part of any contract. Prospective Purchasers are strongly advised to make their own site inspections and investigations regarding the accuracy of all measurements given in this Catalogue. The photographs included within this catalogue are for the purpose of identification and may not represent the exact property.

Services The Auctioneer has not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. Prospective Purchasers are advised to obtain their own verification.

Legal Packs All legal documentation supplied to us, including Special Conditions of Sale, Leases, Plans, Planning Permissions, Title Deeds and Local Authority Searches, will be available for inspection online. Some of the lots may not have local search results available for inspection prior to the auction. In the case of all lots, the buyer is deemed to have made their own enquiries of the relevant local authority and to purchase with full knowledge of any matters that would be revealed by any search and shall raise no requisition or obligation in respect thereof.

VAT Unless otherwise stated all prices are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessors must satisfy themselves in dependently as to the incidence of VAT in respect of any transaction.

Completion Completion is 28 working days from the date hereof unless otherwise stated.

On The Day Arrive on the day of the Auction in plenty of time for Bidders' Registration, to read the Addendum, view any last minute documentation and hear the Auctioneer's opening announcements – they may affect your lot.

The Auctioneer will be in attendance one hour before the auction. Questions are not invited during the auction. Listen carefully to the Auctioneers' opening remarks. Bid briskly by raising your bidding numbers so that the Auctioneer can see you clearly; leave winking and nodding to the professionals!

On the fall of the hammer, the highest bidder above the reserve is contracted to buy. They will be immediately approached for their deposit and administration fee and will be required to sign the Sale Memorandum before leaving the sale room.

Good Luck!

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Market House
Alston
CA9 3HS
Tel: 01434 381808

Haltwhistle Office
Westgate Chambers
Haltwhistle
NE49 9AQ
Tel: 01434 322277

Email: auctionsdesk@pennine-ways.co.uk
Website: www.pennine-ways.co.uk

The Property Ombudsman

PENNINE WAYS

All auctions run by Pennine Ways Auctions LTD