

Thursday 9th June 2011
Registration from 1.00 pm
Auction start time 2.00 pm

EDWARD
mellor
auction

Members Suite (located in the main Pavilion)
Lancashire County Cricket Club
Talbot Road, Old Trafford, Manchester M16 0PX



Market Watch

Robert Smith
Lettings Manager

Top Tips for Buy to Let Properties

If you are looking at buying, or already own a buy to let property, then there are many things to consider. Purchasing a house and finding a tenant are not the only issues, there are other matters to be taken into consideration when letting a property. Outlined below are some top tips for anyone who currently owns or is considering purchasing a buy to let property in the future.

1. Work out your budget

If you are looking at buying to let, then you need to work out your budget. Once you have an idea of your budget for the house purchase, you need to then set aside another sum for any work that may or may not be needed on the property to make it habitable to a potential tenant.

2. Get the best mortgage deal

If you are in a position where you need bank or building society support to finance your purchase, then it is a wise move to shop around for the best possible deal. Our team of mortgage professionals can assist you in finding the best deal.

3. Buy a property in the right area

Many people look for buy to let properties near their own home, primarily for convenience. The problem with this is that in some areas, demand for property is not as great as in others. Why not talk to one of our property professionals to discuss which areas are best for renting?

4. Make it attractive to your potential tenant

Once you have purchased your property you can then think about adding a few touches to make your rental property stand out from the others on offer to your potential clients. Furnishing a property is not always necessary as the majority of tenants will bring their own furniture. When choosing colour schemes stick to neutral colours, and flooring that is easy to maintain. Less is more.

5. Do not skimp on insurance

Many buy to let owners assume that their property is covered by their existing insurance cover. Generally, this is not the case and there is a real need to ensure that your property is well insured with an adequate level of home cover to protect your investment. Our insurance specialists are happy to look over any policy you may have to ensure you are fully protected

6. Consider using an agent to manage your property

It is always wise to consider using an agent to help with the general running of the property. Agents do charge a fee, which again needs to be factored into your budget, but this also means that they will help with emergency repair problems should there be a problem at the property. It is important not to be fooled into thinking buying to let is a simple and easy way to make money. A buy to let property is not a guarantee of a quick return on your investment, but a long-term way to help grow your finances if you manage your property and tenants in a correct and professional way.

Our auction room is the best place to find tenanted properties, many of which are offering excellent yields.

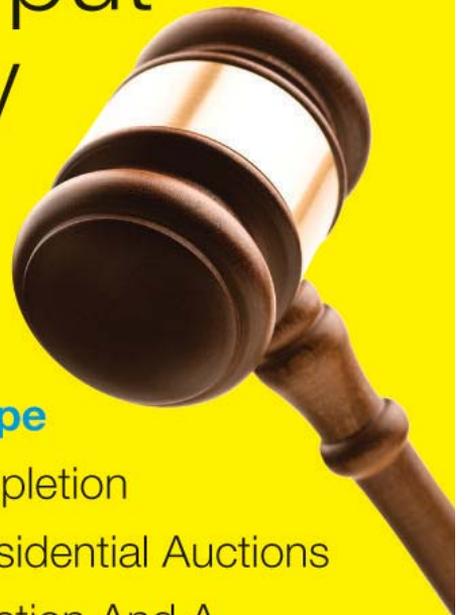
Please feel free if you are considering buying an investment property, to contact me for help and advice.

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notices to prospective buyers

1. These particulars are intended to give a brief description of the properties included in this auction. Appointments to view can be arranged via the Edward Mellor office specified. Prospective purchasers will be deemed to have inspected the property they are interested in before bidding.

Where the details state "External viewings only" there will be no access provided to the property either pre auction or between the auction and the completion date. We would recommend that lots which cannot be inspected, whatever the reason, might be unsuitable for buyers who do not regularly deal in such properties, as there is always the risk that they might not be exactly as described.

Access to the roof void, cellars and other hard to reach areas, whether or not there are ladders/ steps present does not form part of the normal viewing process. Prospective buyers are advised to engage a surveyor to carry out these inspections. However, should the buyer wish to carry out these inspections then they do so entirely at their own risk, and accept full responsibility for any damage caused, and may be asked to sign a disclaimer.

2. The Auctioneers have not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. The buyer is advised to obtain his own verification. Any plans or photographs published are for the convenience of prospective purchasers and do not form part of any contract. Any items shown in the photographs are not necessarily included. No representation or warranty is made in respect of the structure of the property nor in relation to the state of repair thereof. The Auctioneers advise that prospective purchasers should arrange for a survey of the property to be undertaken by a professionally qualified person prior to bidding. Reproduction of maps should not be assumed to be to any specific scale: boundaries and all area calculations should be assumed to be approximate. Purchasers who require finance in order to buy should ensure that they have an

unconditional offer from their lender before signing any contract.

3. The properties included in this catalogue are all to be offered for sale by Public Auction unless previously sold by private treaty. In order to prevent a wasted journey we advise that you should check the availability of properties with the Auction Department on sale day. Pre-auction offers will only be considered once they have been received **IN WRITING** by the Auction Department. They are then conveyed to the vendor in writing, and you will only be notified if the offer is acceptable. Should you not hear from us, it is safe to assume that your offer was rejected and the property is still going to auction. All pre-auction offers will be assumed to be your best and final offer and no guarantee can be given that you will be invited to increase your bid in the event of an alternative acceptable offer being received prior to exchange.

4. All properties are offered subject to the Common Auction Conditions, extra and special conditions, or by an addendum. You can find the Common Auction Conditions at the back of the catalogue. The extra and special conditions, along with addenda, are available for inspection by appointment with the Auction Department prior to sale day, or for one hour prior to the start of the sale at the venue. The legal documents on each individual property are also available for inspection on the same basis. These can be downloaded from our website - please follow the Auction link to the Online Catalogue download page. If you are unsure how to utilise this documentation, we **STRONGLY** recommend you take the advice of a solicitor before attending the sale, as all prospective purchasers will be deemed to have inspected these and made the usual precontract enquiries before bidding or signing contracts either pre- or post-auction. In particular we would recommend that enquiries be made of the relevant Local Authority, as the local searches that are given to us may not always contain up-to-date information regarding regeneration strategies and associated compulsory purchase schemes.

5. Intending purchasers are advised to check documentation and take advice upon the exact nature of domestic tenancies on properties in which they are interested prior to bidding. Tenants who occupy on Regulated Tenancies almost undoubtedly have their security of tenure protected. Others, on Assured Shorthold Tenancies, will only have limited protection. Would-be purchasers should assure themselves that the documentation has been completed as they expect, since the auctioneers were not a party to the original lettings and cannot therefore certify the descriptions as correct. Where the catalogue states that we are "awaiting sight of tenancies", buyers should check with us that these have been received prior to bidding on the property.

Please note that it is not always possible to arrange access for surveyors to inspect properties which are tenanted, and it is therefore imperative that prospective buyers who require finance enquire about access before bidding at auction.

6. Guide prices are provided as an opinion only and are not to be taken as the reserve price, which may or may not be the same as the guide. These can be subject to amendment at any time. The reserve price is the lowest price the vendor will accept. This is agreed between the vendor and the Auctioneer. This is also confidential and not disclosed to any parties.

7. If you are not able to attend the auction in person, then you may bid by instructing the Auctioneer to bid on your behalf by Proxy. Forms may be found in the catalogue and these should be completed and returned to the Auctioneers together with a cheque representing 10% of your maximum bid (minimum £2,000), at least 48 hours before sale day.

8. The Auctioneers reserve the right to amend the lotting order at any time prior to the sale.

9. If there are any Addenda to the catalogue, these will be announced prior to the commencement of the sale and will be available in the Auction Room. Purchasers shall be deemed to purchase with full knowledge of this information.

10. On arrival at the auction you will be asked to complete a form, giving your name, address and telephone number and your solicitor's name, address and telephone number. In exchange you will receive a numbered bidding paddle from which we can identify you.

11. The auctioneer reserves the right to bid up to the reserve on behalf of the vendor.

12. Would successful purchasers please be advised that on the fall of the hammer, THE TRANSACTION BECOMES LEGALLY BINDING. Immediately thereafter, the purchaser is required to sign a memorandum of sale giving the Auctioneer's Clerk their name, address and solicitor's details. A deposit of 10% of the purchase price (minimum £2,000) is payable and completion usually takes place 28 days from the date of exchange. Deposits must be paid by banker's draft, building society cheque or bank counter cheque. Credit cards can be used subject to a surcharge of 2% (American Express not accepted). Personal cheques can be used if accompanied by two forms of identification (i.e. driving licence, passport or utility bill). Failure to do so may result in the property being re-offered for sale. Please note that any cheque returned unpaid by the bank, whether represented or not, will incur a charge of £25.00 which will be billed to the originator of the cheque.

13. A 0.5% Buyers Premium with a minimum of £495.00 (inclusive of VAT) will be payable by the Buyer or his/her agent for each lot purchased, at the same time as, and in addition to, the contractual deposit. This can be paid separately or added to the deposit.

14. Keys will not be released on any property until completion has taken place. Should keys be required before the agreed completion date, then the buyer will have to arrange the usual key undertaking via their own solicitor, or complete the sale early.

We hope that we have covered all the aspects usually encountered; however, the Auction Department will be pleased to assist with any other queries you may have. Good luck!

Here are just some of our rapidly expanding group of clients



..... and some of the letters we have received from
our satisfied customers!

"I was delighted with the auction result for my flat, especially as before the auction I had been on the verge of selling it privately for about half the sum it got at the sale! Thanks to Edward Mellor Auctions for their professional and efficient service, which I would recommend to anyone wanting to sell a property and with a minimum of fuss."

Mr L.B., Gwynedd

GUIDE: £35,000 SOLD AT: £80,500

"I would like to thank you for all your help and support through the sale and you did an excellent job on marketing the property." Miss D.H., Australia

Guide Price: £60,000

Sold at: £67,000

"I just want to say thank you for your work today - you have no idea how happy you have made my family who have been waiting on the sale of this house for 4 years since my parents' death. The sale of the property gives us all the opportunity to move on. The fact that you managed to get a price £10k above the price we were happy with is a testament to you - I only wish we had come to you sooner. Thank you so much." Mr S.S., Manchester

"Just had the call this has completed; many thanks, team for all your hard work and effort, we all do appreciate your help. Louise, thanks for your words of wisdom as without them we would not have achieved the price we ultimately attained."

Mrs A.H., Stockport

"Might I also take this opportunity of thanking you, not only for your management of the property for the lengthy 2-year period until I was able to sell, but also for your sterling advice and manner of conduct of the sale which has led to the property being sold for £25,000 more than its value 2 years ago. I will certainly have no hesitation in using you again."

Mr L.T., Solicitor,
Macclesfield

Guide: £125,000

Sold at: £165,000

"We found your auction management very professional."

Mr B.W., Stockport

Guide: £90,000+

Sold at: £108,000

"Again, thank you very much for achieving the reserve price and so a sale on the property. Your efforts are very much appreciated."

Miss K.C., Chapel-en-le-Frith

Guide Price: £75,000

Sold at: £79,000

Great result- thanks to everyone!

H.W., Newcastle

Guide Price £38,000

Sold at £45,000

"Thank you to you all at Edward Mellor Auctions. The sale price was way over the sum that I expected, and I am so very pleased now that I followed your advice Andy, and did not take any of the pre-auction offers I received. I would not hesitate to recommend your services to anyone wanting to sell a property by auction."

Mr M.Z., London

Guide Price: £50,000

Sold at: £84,000

"Nick, you are a man of your word - sorry I wasn't there to shake your hand and say thanks. I am more than happy that I opted to sell through you and Mellors, and the sale prices you have achieved have been fantastic.... and will definitely be using you and your team again in the future along with mentioning your expert attentive service throughout to anyone who I know may be looking for your kind of estate agency and auction services."

Mr P.B., Salford GUIDE: £50,000 SOLD AT £64,000

"Thank you for your advice and services regarding the auction ... we would definitely recommend your services" Mr E.R., Holmes Chapel

Guide: £60,000 Sold at: £67,000

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order of sale for Thursday 9th June 2011

sale starts at 2.00pm

1	ROMILEY	12 Carlton Avenue	Three bedroom semi detached house
2	SHAW HEATH	Coach House, Bluebell Apartments	WITHDRAWN
3	MOSTON	5 Vale Top Avenue	Two bedroom terraced house
4	MARPLE	4 Church Street	Tenanted two bedroom terraced
5	GOLBOURNE	67 Bank Street	Tenanted two bedroom terraced house
6	EDGELEY	75 Bowdon Street	Two bedroom terraced house
7	BLACKPOOL	25 Admiral Heights	Tenanted one bedroom upper floor apartment
8	BAGULEY	63 Riverstone Drive	One bedroom ground floor flat
9	MANCHESTER 20	7 St Brendans Road North	WITHDRAWN
10	REDDISH VALE	Woodhouse Farm	Four bedroom farmhouse with stables and 7 acres
11	OLDHAM	159 Chapel Road	Three bedroom end terraced house
12	WIDNES	54, 56 Et 58 Victoria Road	Row of three storey retail premises
13	WHALLEY RANGE	Land at 10 Range Road	Plot of land
14	DUKINFIELD	84 Furnace Street	Two bedroom terraced house
15	OPENSHAW	53 Sandywell Street	Three bedroom terraced house
16	WARRINGTON	8 Gilbert Wakefield Lodge	Second floor studio flat close to town centre
17	MOSTON	37 Silton Street	Two bedroom terraced house
18	WHALEY BRIDGE	29 Market Street	Restaurant and wine bar
19	LONGSIGHT	129 East Road	Two bedroom semi detached bungalow
20	MONTON	The bungalow, rear of Park Road	Detached bungalow in need of renovation
21	CLAYTON	48 Bank Street	Three bedroom terraced house
22	ABBAY HEY	6 Freshwater Street	Two bedroom terraced house
23	REDDISH	538 Gorton Road	Three bedroom house let on Regulated Tenancy
24	BLACKLEY	25 Hertford Road	Tenanted two bedroom house
25	OLDHAM	45a Acre Lane	Three bedroom semi detached house
26	OPENSHAW	25 Craydon Street	Five bedroom detached house
27	HYDE	19 Dowson Road	Two bedroom terraced house
28	BLACKPOOL	4 Wilton Parade	Tenanted semi detached house in seven flats
29	BLACKLEY	33 Hertford Road	Two bedroom terraced house
29a	OLDHAM	1 Birchfields	Modern three bedroom detached house
30	MOSTON	211 St Marys Road	Two bedroom modern terraced house
31	CHEADLE HEATH	23 Sandown Road	Two bedroom end terraced house
32	STALYBRIDGE	50 Acres Lane	Two bedroom terraced property
33	PENRHYN BAY	81 Llandudno Road	Ground floor purpose built one bedroom flat
34	SHAW HEATH	Bluebell Apts, King Street West	Converted hotel in six high-spec, two bedroom flats
35	CHEADLE	Spring Cottage, 60 Hulme Hall Rd	Detached period property with seven bedrooms
36	HULL	6 Raywood Villas, Wellsted Street	Two bedroom house let on Regulated Tenancy
37	OPENSHAW	15 Dunston Street	Two bedroom terraced house
38	OPENSHAW	8 Gransmoor Avenue	Thirteen bedroom Bed Et Breakfast hotel

Thursday 9th June 2011

sale starts at 2.00pm

39	SALFORD	488 Great Cheetham Street East	Shop and two bedroom flat
40	CRUMPSALL	97 Parkhill Avenue	Tenanted two bedroom terraced house
40A	WYTHENSHAW	139 Cornishway	Three bedroom semi detached house
41	LEVENSHULME	75 Barlow Road	Three bedroom terraced house
42	FALLOWFIELD	1 Mitford Road	Substantial tenanted semi detached property
43	ABBEY HEY	22 Madison Street	Tenanted two bedroom terraced house
44	PRESTWICH	4 Sherbourne Court	Two bedroom first floor flat
45	HASLINGDEN	7-11a John Street	Part tenanted residential building
46	NEW MOSTON	11 Northfield Avenue	Two bedroom terraced house
47	SALFORD	85 Claremont Road	Five bedroom semi detached house
48	DENTON	671 Manchester Road	Approximately 1,110 sq.ft. of office premises
49	GORTON	51 Reddish Lane	Tenanted three bedroom terraced house
50	GREAT MOOR	310 Buxton Road	Three bedroom terraced house



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Contact - **Peter Robinson**

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Proxy and Telephone Bidding

Authorisation Form

Method of bidding

(please tick one)

Proxy

Telephone

Name _____

Buyer's Name _____

(if different)

Address _____

Postcode _____

Telephone Work _____

Home _____

Mobile _____

E-Mail _____

(Telephone bidders: please tick a box for preferred telephone number to use in the auction)

If the telephone contact is broken or cannot be established the auctioneer is authorised to continue to bid at his discretion on behalf of the telephone bidder up to the maximum bid stated on this form. If you wish the auctioneer to continue in this way, please tick this box:

Date of Auction _____ Lot Number _____

Property Address _____

Maximum Bid _____ Amount of Deposit _____

I enclose a cheque or bank draft for 10% of the maximum bid to be used as deposit (minimum deposit £2,000.00)

I also enclose a cheque for the Buyers Premium of 0.5% of the maximum bid (minimum £495.00).

Both cheques should be made payable to Edward Mellor Ltd.

Solicitors

Name & Address _____

Telephone No. _____ Person acting for you _____

"I hereby instruct and authorise Edward Mellor's auctioneer to bid on my behalf for Lot No. _____ and to sign a Memorandum of Sale on my behalf, and understand that should my bid be successful the contract will be binding upon me. I have read the General and Special Conditions of Sale and the Terms and Conditions for Proxy and Telephone Bidding. I accept it is my responsibility to check for amendments to the catalogue details which may be read out by the auctioneer. I enclose a cheque or banker's draft to the value of 10% of my maximum bid and a further cheque for 0.5% of the maximum bid (min. £495.00) administration charge, both payable to Edward Mellor Ltd."

Signed _____ Date _____

This form must arrive no later than Wednesday 8th June 2011 at the offices of Edward Mellor Auctions, 65-81 St Petersgate, Stockport SK1 1DS

Terms and Conditions

for proxy and telephone bidding

1. A prospective purchaser must complete and sign the authorisation form opposite, using one form for each lot. In particular the purchaser should complete the part which shows the maximum price which he authorises the auctioneer to bid for a particular property. The maximum price to which the auctioneer is authorised to bid must be an exact figure (not, for example, "£100 over the highest bid in the room"). The auctioneer reserves the right not to bid on any purchaser's behalf should there be any error of confusion in respect of these instructions or the accompanying deposit cheque.

The completed form(s) must be delivered to Edward Mellor Auctions, 65-81 St Petersgate, Stockport SK1 1DS no later than the date stated on the registration form. Any request to alter or withdraw any proxy or telephone bidding form at any time prior to the auction must be in writing.

2. The prospective purchaser appoints the auctioneer as agent and authorises the auctioneer to bid for the relevant lot on behalf of the purchaser in such manner as the auctioneer thinks fit in his absolute discretion, and authorises the auctioneer or any partner or employee of Edward Mellor Auctions to sign the Memorandum of Sale on his behalf.
3. The prospective purchaser is considered to have inspected the auction catalogue including the Notices to Buyers, General Conditions of Sale, and Sales Particulars for each lot, and to be aware of any Special Conditions or Amendments which have been made to the details for each lot, and agrees that the signing of the Memorandum of Sale indicates acceptance of the information so provided.
4. Prospective purchasers should enclose with their authorisation form(s) a valid cheque or bank draft drawn on a United Kingdom branch of their bank, representing 10% of their maximum bid (minimum £2000.) PLUS the 0.5% (min. £495.00) Buyers Premium, for each lot. Where the lot is purchased below the maximum bid, the balance of the deposit cheque will be considered an additional deposit towards the purchase price.

In the case of telephone bidding, the purchaser may instead provide a blank cheque which the auctioneer will complete on behalf of the successful purchaser for 10% of the purchase price plus the 0.5% of the purchase price (min. £495.00) contract documentation charge.

5. Unless the relevant lot is sold to the prospective purchaser, the amount of the maximum proxy or telephone bid will not be disclosed to the vendor or any other person whether before or after the sale without the consent of the prospective purchaser.
6. The auctioneer reserves the right to bid himself or through an agent up to the reserve price for a particular lot.
7. The auctioneer will make no additional charge for this service, and will accept no liability whatsoever for any bid not being made on behalf of the prospective purchaser whether through lack of clarity or instructions, late arrival of a proxy bid authorisation form, failure to contact a telephone bidder from the auction room, or for any other reason whatsoever. Telephone bidders are advised that should they become disconnected or interrupted during bidding, Edward Mellor Auctions will not be held responsible for any loss suffered in respect thereof.
8. The prospective purchaser will be advised if the relevant lot has been successfully purchased on their behalf as soon as possible after the auction. Where the bid has not been successful, the proxy bidder will be notified by post and the deposit returned as soon as reasonably possible.
9. Prospective purchasers are advised to telephone Edward Mellor Auctions (0161-443 4740) before 10.00 am on the day of the auction to ensure that there are no amendments to the particulars of sale or special conditions relating to the lot they are bidding on. The purchaser will be expected to have knowledge of any such changes and will buy subject to them in any event. If the prospective purchaser does not telephone and such amendments have been made, the auctioneer may in his absolute discretion decide not to bid for the relevant lot on the prospective purchaser's behalf, or refuse to accept bids by or on behalf of prospective purchasers, and the auctioneer will not be held responsible for any loss, costs or damages incurred as a result thereof.
10. When a prospective purchaser intends to bid at the auction in person or through an agent, such intention must be conveyed in writing to the auctioneer in person prior to the lot being offered for sale. In such a case the auctioneer will not make any bids on behalf of the prospective purchaser.

from our May auction

43 Victoria Avenue, Blackley,
Manchester



- Fire damaged detached house
- Offered at No Reserve
- Sold for £40,500

15 Palmerston Road, Dane Bank,
Denton, Manchester



- Three bedroom semi detached
- Guide Price £75,000
- Sold for £92,000

241 Bolton Road, Salford,
Manchester



- Shop premises with flat over
- Guide Price £35,000+
- Sold for £60,000

103 Lowtown, Pudsey, Leeds,
West Yorkshire



- Four bedroom terraced house
- Guide Price £85,000+
- Sold for £98,500

158 Manchester Road, Worsley,
Manchester



- Extended detached house
- Offered at No Reserve
- Sold for £98,000

319 Parris Wood Road, Didsbury,
Manchester



- Three bedroom semi-detached
- Guide Price £90,000-£100,000
- Sold for £111,000

you MUST read the notices to prospective buyers!

Lot 1



12 Carlton Avenue, Romiley, Stockport, Cheshire SK6 4EG

Three bedroom semi detached house

Directions	Off Compstall Road A6104
Accommodation	<i>Ground Floor:</i> Large hall, two separate reception rooms, kitchen/pantry room <i>First Floor:</i> Three bedrooms, bathroom <i>Exterior:</i> Gardens front and rear
Note	Gas central heating
Possession	Vacant on completion
Viewing	Auction Department 0161-443 4740

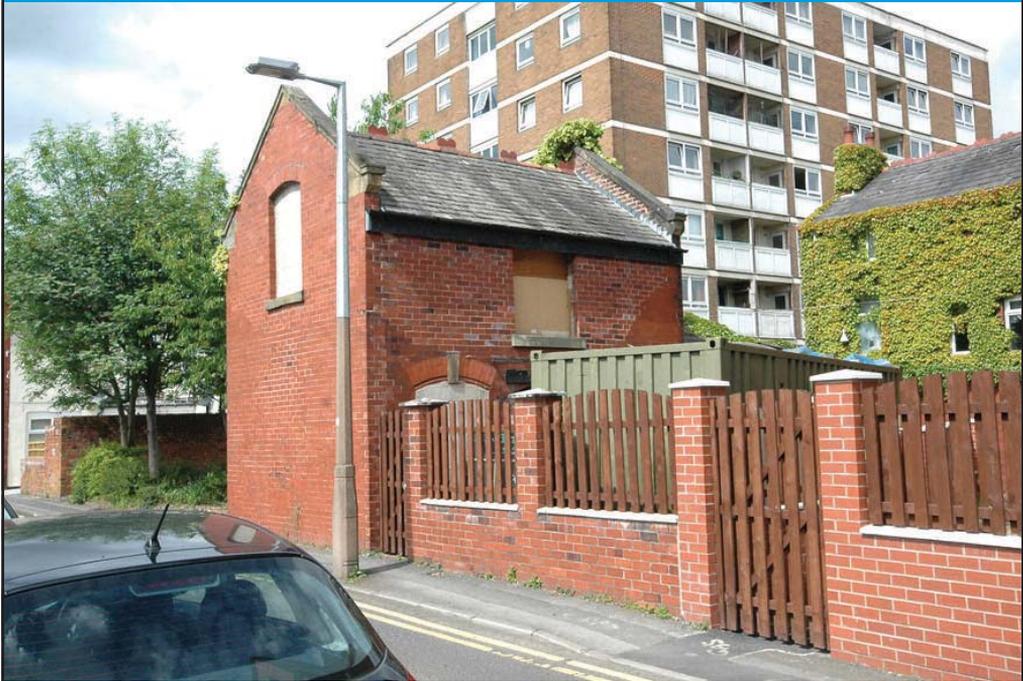
Guide Price: circa £125,000

email: auction@edwardmellor.co.uk

0161 443 4740

today's start time is 2.00 pm

Lot 2



Coach House to rear of Bluebell Apartments, Shaw Heath, Stockport SK3 9DY Detached two storey building

Directions	Off Kings Street West, Travis Brow, Junction 1 M60
Accommodation	Two storey detached property with potential for conversion to residential dwelling
Exterior	Yard
Possession	Vacant on completion
Viewing	External viewing only

Guide Price: £20,000 - £30,000

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for a full auction catalogue with guide prices, results and up-to-date information

you MUST read the notices to prospective buyers!

5 Vale Top Avenue, Moston, Manchester M9 4LE

Two bedroom terraced house

Directions Off Potters Lane, Church Lane,
Lightbowne Road B6393

Accommodation

Ground Floor: Hall, kitchen, through
lounge/diner

First Floor: Two bedrooms, bathroom/WC

Exterior: Rear yard

Note Central heating, double glazing
- located within walking
distance of Moston Vale Park

Possession Vacant on completion

Viewing Auction Department
0161-443 4740

Guide Price: £38,000+

Lot 3



4 Church Street, Marple, Cheshire SK6 6BT

Tenanted two bedroom terraced house
Income reported to be £525.00 per month

Directions Off Stockport Road B6101, off
A626

Tenancies Awaiting sight of tenancy

Accommodation NOT INSPECTED BUT REPORTED
TO BE

Ground Floor: Lounge, dining kitchen

First Floor: Two bedrooms, bathroom/WC

Exterior: Rear yard

Note Central heating and double
glazing. The property will be
sold vacant

Viewing Auction Department
0161-443 4740

Guide Price: circa £90,000

Lot 4



email: auction@edwardmellor.co.uk

0161 443 4740

today's start time is 2.00 pm

Lot 5



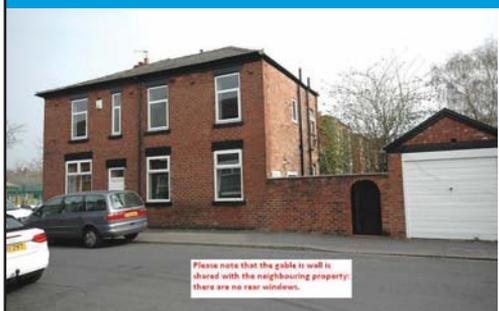
67 Bank Street, Golbourne, Warrington, WA3 3SN

Tenanted three bedroom terraced house
Income £450 per month

Directions	Off Heath St, High St A573
Tenancies	Twelve month AST from 13.1.2011 at £450 per month
Accommodation	NOT INSPECTED BUT REPORTED TO BE
<i>Ground Floor:</i>	Porch, lounge, dining kitchen, bathroom
<i>First Floor:</i>	Three bedrooms
<i>Exterior:</i>	Front garden, rear yard
Note	Central heating and double glazing
Viewing	Auction Dept 0161-443 4740

Guide Price: circa £55,000

Lot 6



75 Bowdon Street, Edgeley, Stockport SK3 9HG

Two bedroom end terraced house

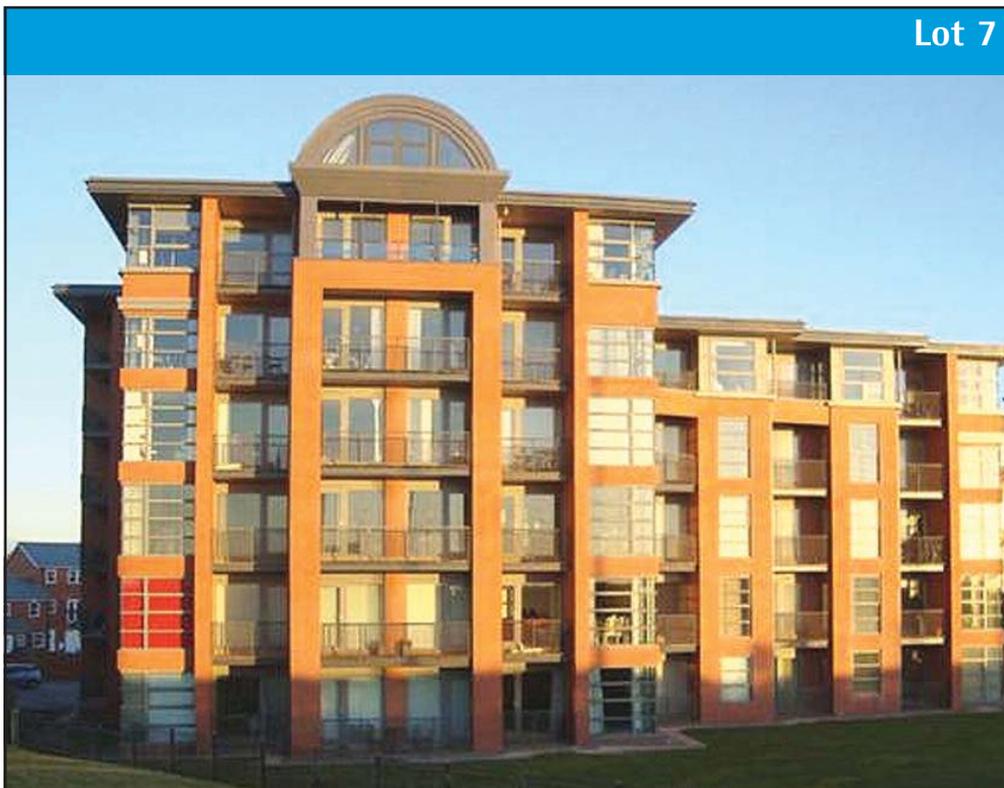
Directions	Off Shaw Heath, Greek Street, Wellington Road South A6
Accommodation	
<i>Ground Floor:</i>	Lounge, dining kitchen
<i>Cellar:</i>	Basement room
<i>First Floor:</i>	Two bedrooms, bathroom
<i>Exterior:</i>	Courtyard garden, garage
Note	Central heating, and double glazing
Possession	Vacant on completion
Viewing	Auction Department 0161-443 4740

Guide Price: £80,000+



you MUST read the notices to prospective buyers!

Lot 7



Apartment 25 Admiral Heights, 164 Queens Promenade, Blackpool FY2 9GJ

Tenanted one-bedroom upper floor apartment in prestigious development
BY ORDER OF THE MORTGAGEES IN POSSESSION

Directions	On main A584
Tenancies	Awaiting sight of tenancy
Accommodation	
<i>Second Floor:</i>	Open plan lounge/kitchen, bedroom, bathroom and balcony with sea view
<i>Exterior:</i>	Secure barrier-accessed car park and landscaped gardens
Note	Double glazing, economical electric heating, lifts to all floors
Viewing	Auction Department 0161-443 4740



Guide Price: £100,000 – £110,000

email: auction@edwardmellor.co.uk

0161 443 4740

today's start time is 2.00 pm

Lot 8



63 Riverstone Drive, Fairywell Court, Baguley, Manchester M23 9QW

One bedroom ground floor flat

Directions	Off Shady Lane, Altrincham Road A560
Accommodation	<i>Ground Floor:</i> Hall, kitchen, bathroom, bedroom, lounge with French doors
Note	Double glazing. The vendor of this property has a connected interest in Edward Mellor Ltd. Completion will take place 21 days from exchange.
Possession	Vacant on completion
Viewing	Auction Department 0161-443 4740

Guide Price: circa £50,000

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Lot 9



7 St Brendans Road North, Manchester M20 3FE

Three bedroom bay fronted semi detached house

Directions

Off Old Moss Lane, Copson Street, Wilmslow Road B5093

Accommodation

Ground Floor: Hallway, two reception rooms, kitchen, utility room

First Floor: Two double, one single bedrooms, bathroom/WC

Exterior: Gardens front and rear

Possession

Vacant on completion

Viewing

Auction Department 0161-443 4740

Guide Price: £125,000+

email: auction@edwardmellor.co.uk

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today's start time is 2.00 pm

Lot 10



Woodhouse Farm, Northumberland Road, Reddish Vale, Stockport SK5 8NZ

Four bedroom farmhouse with stables and approximately 7 acres of land

Directions

Northumberland Road is off Brinnington Road from Junction 27 M60

Accommodation

This has to be one of the best kept secrets in Stockport; a rather unique opportunity to purchase a lovely secluded family home set in a beautiful location surrounded by woodland, fields and a golf club. The property has an income potential to be gained from the stables and pasture land and the property has the scope to be developed further. The property has been extensively modernised and may be suited to being extended subject to formal consents.

Guide Price: £350,000 – £450,000

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Lot 10



Ground Floor: Two reception rooms, farmhouse kitchen
First Floor: Four bedrooms, two bathrooms
Exterior: There is a block of five stables with the property that can produce an income around £800.00 per month, and with approximately 7 acres surrounding the property it is ideal for those with equestrian interests. There is scope to rebuild the former barn on the grounds that were sited to the left hand elevation of the property and these in time may be suitable for redevelopment of perhaps a single dwelling subject to the necessary consents.

Note Oil fired central heating, double glazing

Possession Vacant on completion

Viewing Auction Department 0161-443 4740

Guide Price: £350,000 – £450,000

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Lot 11



159 Chapel Road, Oldham, Lancashire OL8 4QJ

Three bedroom end terraced house

Directions Off Hollins Road A6104

Accommodation

Ground Floor: Entrance vestibule, lounge,
kitchen/dining area

First Floor: Three bedrooms, bathroom

Exterior: Rear yard

Note Double glazed. The vendor of
this property has a
connected interest in Edward
Mellor Ltd. Completion will
be 21 days from exchange.

Possession Vacant on completion

Viewing Auction Department
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Guide Price: £42,000+

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Lot 12



54, 56, 58 Victoria Road, Widnes, Cheshire WA8 7RJ

Row of three storey retail premises – 330 sq.m. over three floors

Directions	Off Ashley Way A562
Rateable Value	£10,250 (Halton 2010 Rating List)
Accommodation	
<i>Ground Floor:</i>	Retail zone A - 88.70 sq.m. Retail Zone B - 52.10 sq.m. Retail Zone C - 15.90 sq.m. Office - 11.90 sq.m. Kitchen 8.30 sq.m. Staff WCs Two internal storage areas 32.80 sq.m.
<i>First Floor:</i>	Three internal storage areas 99.60 sq.m. Staff WCs
<i>Second Floor:</i>	Storage
Note	May be suitable for restaurant use or conversion to flats subject to the necessary consents. Enquiries to Halton Borough Council Planning Services, Rutland House, Halton Lea, Runcorn WA7 2GW Tel: 0151-907 8300
Possession	Vacant on completion
Viewing	Auction Department 0161-443 4740

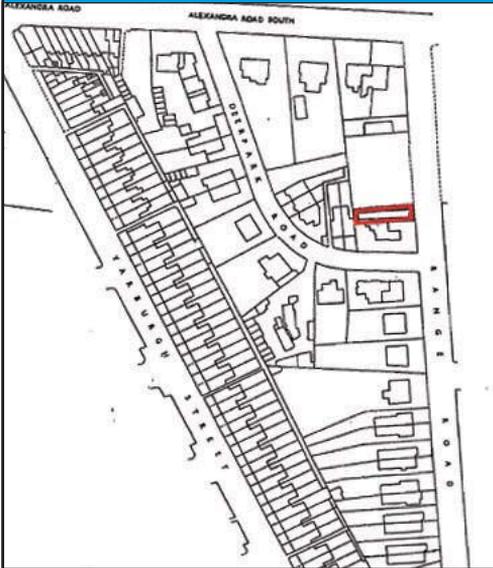
Guide Price: £100,000 – £150,000

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today's start time is 2.00 pm

Lot 13



Land at 10 Range Road, Whalley Range, Manchester M16 8FS

Plot of land

Directions Off Withington Road,
Wilbraham Road A6010

Possession Vacant on completion

Viewing Open site

Guide Price: £20,000+

Lot 14



84 Furnace Street, Dukinfield, Cheshire SK16 4JA

Two bedroom terraced house

Directions Off Crescent Road B6170
from A635 in town centre

Accommodation

Ground Floor: Lounge, dining room,
kitchen, bathroom/WC

First Floor: Two bedrooms, box room

Exterior: Rear yard

Note Gas central heating and
double glazing

Possession Vacant on completion

Viewing Auction Department
0161-443 4740

Guide Price: Refer to Auctioneers

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Lot 15



53 Sandywell Street, Openshaw, Manchester M11 1BD

Three bedroom terraced house

Directions Off Old Lane, Ashton Old Road A635

Accommodation

<i>Ground Floor:</i>	Hall, lounge, dining kitchen, utility room
<i>First Floor:</i>	Three bedrooms, bathroom
<i>Exterior:</i>	Front garden, rear yard

Note Central heating, double glazing. The property has been fully refurbished

Possession Vacant on completion

Viewing Auction Department 0161-443 4740

Guide Price: circa £60,000

email: auction@edwardmellor.co.uk

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Lot 16



Flat 8, Gilbert Wakefield Lodge, 63 Bewsey Street, Warrington, Cheshire WA2 7JQ

Second floor studio flat close to town centre

Directions Off Froghall Lane B5210, off Winwick Road A49

Accommodation

Ground Floor: Communal hall
Second Floor: Lounge/bedroom with loft bed, fitted wardrobes and storage space, kitchen with built-in hob, fridge and freezer, bathroom/WC

Note Double glazing. Service charge of £60 per calendar month includes gas central heating, electricity, buildings insurance.

Possession Vacant on completion

Viewing Auction Department 0161-443 4740

Guide Price: £20,000 – £25,000

Lot 17



37 Silton Street, Moston, Manchester M9 4WS

Two bedroom garden fronted terraced house

Directions Off Ashley Lane, Moston Lane, Rochdale Road A664

Accommodation

Ground Floor: Two reception rooms, kitchen
First Floor: Two bedrooms, bathroom
Exterior: Rear yard

Note Gas central heating and double glazing. The vendor of this property has a connected interest in Edward Mellor Ltd. Completion will be 21 days from exchange of contracts.

Possession Vacant on completion

Viewing Auction Department 0161-443 4740

Guide Price: circa £48,000

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Lot 18



**29 Market Street, Whaley
Bridge, High Peak SK23 7AA**

Restaurant and wine bar



Directions	On main A5004 in village centre
Accommodation	<i>Ground Floor:</i> Bar, restaurant seating area, public WCs <i>First Floor:</i> Upper restaurant seating area <i>Basement:</i> Kitchen, beer cellar, storage and walk-in cold store <i>Exterior:</i> Rear yard, carport
Note	Heating via air conditioning system, part double glazing
Possession	Vacant on completion
Viewing	Auction Department 0161-443 4740

Guide Price: circa £125,000

email: auction@edwardmellor.co.uk

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today's start time is 2.00 pm

Lot 19



129 East Road, Longsight, Manchester M12 5GY

Two bedroom semi detached bungalow

Directions	Off Stockport Road A6
Accommodation	
<i>Ground Floor:</i>	Hallway, kitchen, lounge, rear hallway, two bedrooms, bathroom
<i>Exterior:</i>	Large rear garden, driveway, separate brick garage at the front
Note	Central heating system (pipework in roof needs attention) partial double glazing, burglar alarm
Possession	Vacant on completion
Viewing	Auction Department 0161-443 4740

Guide Price: circa £65,000

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Lot 20



: REAR OF 16-24 PARK ROAD : MONTON ::

: VIEW TO FRONT :

Artist's impression of possible redevelopment of bungalow

The bungalow, rear of 16-24 Park Road, Monton, Eccles, Manchester M30 9JJ

Detached bungalow in need of renovation

Directions	Off Green Lane B5231 off Monton Green		
Accommodation	The bungalow is located to the rear of the row of properties in its own private plot adjacent to a Monton Bowling Club and The Monton and Roe Green Loop Line Heritage Trail. The vendor of the property has asked to highlight the fact that a dormer bungalow on Hawthorn Avenue that backs onto the location has recently sold for £360,000.		
Notes	This detached bungalow is in need of extensive renovation and may be suited to redevelopment of the existing dwelling subject to the necessary consents. Planning permission has been granted for the demolition of the existing building and for the erection of one pair of semi detached houses. (Ref: APP/U4230/A/08/2065132) Interested parties are advised to consult with the local planning department directly: Planning, Urban Vision Partnership Ltd., Emerson House, Albert Street, Eccles, Salford M30 0TE E-mail: planning.contact@salford.gov.uk		
Possession	Vacant on completion	Viewing	Auction Dept 0161-443 4740

Guide Price: £100,000 – £150,000

email: auction@edwardmellor.co.uk

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today's start time is 2.00 pm

Lot 21



48 Bank Street, Clayton, Manchester M11 4BT

Three bedroom terraced house

Directions	Off Ashton New Road A662
Accommodation	
<i>Ground Floor:</i>	Hall, through lounge/dining room, kitchen
<i>First Floor:</i>	Three bedrooms, bathroom/WC
<i>Exterior:</i>	Rear yard
Note	Central heating and double glazing
Possession	Vacant on completion
Viewing	Auction Department 0161-443 4740

Guide Price: £63,000+

Lot 22



6 Freshwater Street, Abbey Hey, Manchester M18 8GH

Two bedroom terraced house

Directions	Off Lees Street, Ashton Old Road A635 in pleasant location opposite small green
Accommodation	
<i>Ground Floor:</i>	Hall, lounge, dining room, kitchen
<i>First Floor:</i>	Two bedrooms, bathroom/WC
<i>Exterior:</i>	Rear yard
Note	Central heating, double glazing
Possession	Vacant on completion
Viewing	Auction Department 0161-443 4740

Guide Price: £48,000+



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538 Gorton Road, Reddish, Stockport SK5 6QU

Three bedroom terraced house let on
Regulated Tenancy
Income £50.50 per week

Directions	On B6167 between Tindall Street and Oswald Street
Tenancies	Comm. 1971, last registered 1.10.09 at £50.50 per week
Accommodation	(NOT INSPECTED)
<i>Ground Floor:</i>	Lounge, dining room, kitchen
<i>First Floor:</i>	Three bedrooms, bathroom
<i>Exterior:</i>	Flagged rear yard
Note	Central heating and partial uPVC double glazing
Viewing	External viewing only - the tenant must not be disturbed

Guide Price: £50,000+

Lot 23



25 Hertford Road, Blackley, Manchester M9 8BW

Tenanted two bedroom terraced house
Income £85 per week

Directions	Off Russet Road, Rochdale Road A664
Tenancies	Six month AST from 21.5.07 at £85 per week
Accommodation	NOT INSPECTED BUT REPORTED TO BE
<i>Ground Floor:</i>	Lounge, kitchen diner
<i>First Floor:</i>	Two bedrooms, bathroom
<i>Exterior:</i>	Rear yard
Note	Central heating
Viewing	External viewing only - the tenant must not be disturbed

Guide Price: £40,000 – £45,000

Lot 24



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0161 443 4740

today's start time is 2.00 pm

Lot 25



45a Acre Lane, Oldham, Lancashire OL1 4EF

Three bedroom semi detached house

Directions	Off Derker Street, Shaw Road, Huddersfield Road A62
Accommodation	<i>Ground Floor:</i> Hall, kitchen with built-in oven and hob, lounge/dining room with patio doors <i>First Floor:</i> Three bedrooms, bathroom <i>Exterior:</i> Gardens front and rear (not overlooked), garage
Note	Gas central heating and uPVC double glazing
Possession	Vacant on completion
Viewing	Auction Department 0161-443 4740

Guide Price: circa £70,000

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Lot 26



25 Craydon Street, Openshaw, Manchester M11 2FW

Five bedroom detached house

Directions	Off Bartlett Street, Ashton Old Road A635
Accommodation	<i>Ground Floor:</i> Hall, large dining kitchen with built in oven and hob, three large reception rooms, study/cellar, shower room/WC <i>First Floor:</i> Five double bedrooms, bathroom, separate WC <i>Exterior:</i> Rear yard
Note	New uPVC double glazing, new central heating, recently refurbished. More photographs are available in the legal pack.
Possession	Vacant on completion
Viewing	Auction Department 0161-443 4740

Guide Price: £140,000+

email: auction@edwardmellor.co.uk

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today's start time is 2.00 pm

Lot 27



19 Dowson Road, Hyde, Cheshire SK14 1QL

Two bedroom terraced house

Directions	On main A627
Accommodation	<i>Ground Floor:</i> Porchway, living room, modern refitted kitchen with built-in oven, hob and extractor <i>First Floor:</i> Two bedrooms, modern refitted bathroom/WC <i>Exterior:</i> Rear yard, access to shared green area at rear
Note	Central heating and double glazing. Ideal for the first time landlord as it is ready to let.
Possession	Vacant on completion
Viewing	Auction Department 0161-443 4740

Guide Price: £73,000+

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Lot 28



4 Wilton Parade, Blackpool, Lancashire FY1 2HE

Tenanted semi-detached house in seven flats with partial sea views
Income £640 per week (equivalent to £33,280 pa = 15.84% yield)

Directions Off A584 opposite Imperial Hotel, a short distance from promenade and town centre

Tenure Freehold

Tenancies

Flat 1: Six month AST from 10.12.09 at £95 per week

Flat 2: Six month AST from 4.4.11 at £90 per week

Flat 3: Six month AST from 20.1.11 at £90 per week

Flat 4: Six month AST from 16.3.09 at £120 per week

Flat 5: Six month AST from 10.4.11 at £90 per week

Flat 6: Six month AST from 20.1.11 at £90 per week

Flat 7: Six month AST from 5.5.11 at £65 per week

Accommodation

Ground Floor:

Communal hall. Flat 4: split level with lounge, kitchen, two bedrooms, bathroom, yard.
Flat 6: lounge/kitchen, bedroom, bathroom, yard and garage (garage rented at £10 pw)

First Floor:

Flat 5: Large lounge/kitchen, bedroom, bathroom

Flat 2: Lounge, kitchen, two bedrooms, bathroom with shower

Second Floor:

Flat 1: Lounge/kitchen, bedroom, bathroom

Flat 3: Lounge/kitchen, two bedrooms, bathroom

Third Floor:

Flat 7: Lounge/bedroom, kitchen, bathroom

Note

Ground floor flats have gas central heating, the rest have electric heating and hot water from communal boiler on ground floor at a cost of £5 per week. uPVC double glazing and new carpets. The house has been recently redecorated. The property was valued for HSBC at £290,000 in July 2008

Viewing

Auction Department 0161-443 4740

Guide Price: £210,000+

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today's start time is 2.00 pm

Lot 29



33 Hertford Road, Blackley, Manchester M9 8BW

Two bedroom terraced house

Directions	Off Russet Road, Rochdale Road A664
Accommodation	
<i>Ground Floor:</i>	Hall, lounge, dining room, kitchen
<i>First Floor:</i>	Two bedrooms, bathroom/WC
<i>Exterior:</i>	Rear yard
Note	Gas central heating, part double glazing
Possession	Vacant on completion
Viewing	Auction Department 0161-443 4740

Guide Price: £45,000 – £50,000

Lot 29a



1 Birchfields, Lees, Oldham, Lancashire OL4 5QL

Modern three bedroom detached house

Directions	Off Lees New Road, Rhodes Hill/Hartshead Street, Oldham Road A669
Accommodation	
<i>Ground Floor:</i>	Hallway, lounge, dining room, kitchen, WC, utility room
<i>First Floor:</i>	Three bedrooms (shared ensuite between two bedrooms), bathroom
<i>Exterior:</i>	Gardens front and rear, block paved driveway, garage
Possession	Vacant on completion
Viewing	Auction Department 0161-443 4740

Guide Price: circa £135,000



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Lot 30



211 St Marys Road, Moston, Manchester M40 0BJ

Two bedroom modern terraced house

Directions	Off Dean Lane, Oldham Road A62
Accommodation	<i>Ground Floor:</i> Porch, hall, lounge, kitchen with large understair store cupboard <i>First Floor:</i> Two bedrooms, bathroom/WC with shower <i>Exterior:</i> Front and rear gardens - rear is not directly overlooked. Garage in separate block to rear with access to garden and to property
Note	Central heating, uPVC double glazing and alarm system
Possession	Vacant on completion
Viewing	Auction Department 0161-443 4740

Guide Price: £58,000+

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Lot 31



23 Sandown Road, Cheadle Heath, Stockport SK3 0JF

Two bedroom end terraced house

Directions	Off Stockport Road A560
Accommodation	<i>Ground Floor:</i> Two reception rooms, fitted kitchen <i>First Floor:</i> Two bedrooms, bathroom <i>Exterior:</i> South facing rear garden
Note	Central heating, double glazing
Possession	Vacant on completion
Viewing	Auction Department 0161-443 4740

Guide Price: circa £75,000

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50 Acres Lane, Stalybridge, Cheshire SK15 2JU

Two bedroom terraced property - former
doctor's surgery

Directions	Off Mottram Road A6018
Accommodation	
<i>Ground Floor:</i>	Hallway, front room, middle room, hallway, kitchen and WC
<i>First Floor:</i>	Two rooms, bathroom
<i>Exterior:</i>	Front garden, small rear garden
Note	Central heating and double glazing
Possession	Vacant on completion
Viewing	Auction Department 0161- 443 4740

Guide Price: circa £69,000



Lot 32

81 Llandudno Road, Penrhyn Bay, Llandudno, Gwynedd LL30 3HN

Ground floor purpose built one bedroom
flat

Directions	On B5115 off A55, between Rhos-on-Sea and Penrhyn Bay
Accommodation	
<i>Ground Floor:</i>	Hallway, one bedroom, lounge and kitchen currently separated by glass doors, bathroom
<i>Exterior:</i>	Small front garden, rear yard
Possession	Vacant on completion
Viewing	Auction Department 0161-443 4740

Guide Price: £28,000+



Lot 33

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Lot 34



Bluebell Apartments, King Street West, Shaw Heath, Stockport SK3 9DY

Converted former hotel in six high-specification, spacious, self-contained two bedroom apartments

Directions Off Travis Brow from Junction 1, M60

Accommodation

Ground Floor: Flat 1: Hallway, lounge, dining kitchen, two double bedrooms, bathroom
Flat 2: Hallway, lounge, dining kitchen, two double bedrooms, bathroom
First Floor: Flat 3: Hallway, lounge, dining kitchen, two double bedrooms, bathroom
Flat 4: Hallway, lounge, dining kitchen, two double bedrooms, bathroom
Second Floor: Flat 5: Hallway, lounge, dining kitchen, two double bedrooms, bathroom
Flat 6: Hallway, lounge, dining kitchen, two double bedrooms, bathroom
Basement: Cellar chambers with individual lock-up units per apartment

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Lot 34



Note	All apartments are centrally heated and have a security entryphone system. The building has been sympathetically modernised and has kept many of the original features throughout.
Possession	Vacant on completion
Viewing	Auction Department 0161-443 4740

Guide Price: £500,000 – £600,000

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Lot 35



Spring Cottage, 60 Hulme Hall Road, Cheadle, Cheshire SK8 6JZ

Substantial detached period property with seven bedrooms, currently used as a guest house

Directions

Off junction with Albert Road A5149 and Turves Road

Accommodation

Ground Floor:

Reception hallway, lounge, dining room, kitchen, utility room, WC and ground floor double bedroom with ensuite

Basement:

(Tanked) Owner's accommodation - two rooms and bathroom

First Floor:

Landing, five bedrooms (two ensuite), bathroom and separate WC

Second Floor:

Bedroom

Exterior:

The property stands in generous gardens being lawned to the side; there is a driveway with garage/coach house to the right of the garden and additional parking to the left

Guide Price circa £375,000

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Lot 35



Note Gas central heating and double glazing. The property would be suited to being reinstated as a family home subject to permissions, and interested parties are advised to consult with the local planning department direct at Stockport MBC, Planning Services; Development Management, Stopford House, Piccadilly, Stockport SK13XE Email: planning.dc@stockport.gov.uk - Tel: 0161-474 3541 or 0161-474 3569 - Fax: 0161 474 4337

Possession Vacant on completion

Viewing Auction Department 0161-443 4740

Guide Price: circa £375,000

email: auction@edwardmellor.co.uk

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Lot 36



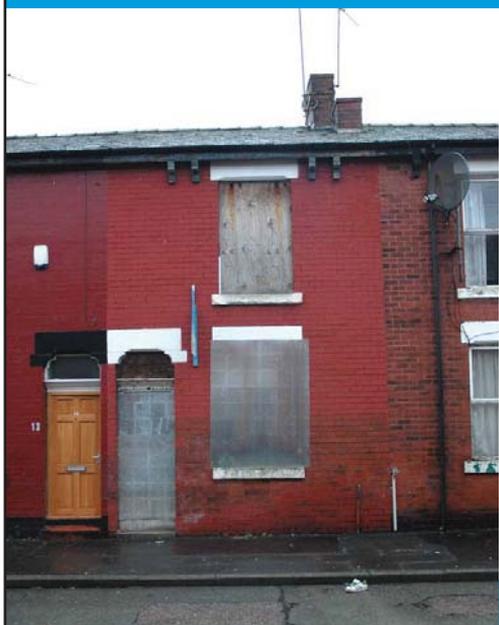
6 Raywood Villas, Wellsted Street, Hull HU3 3AN

Two bedroom terraced house let on Regulated Tenancy
Income £160.00 per month

Directions	Off Hessele Road, off A63 Clive Sullivan Street
Tenancy	Commenced 14.2.85, last registered on 25.1.10 at £160.00 pcm excluding rates, or £176.61 pcm including rates
Accommodation	REPORTED TO BE
<i>Ground Floor:</i>	Entrance, reception room, kitchen
<i>First Floor:</i>	Two bedrooms, bathroom/WC
<i>Exterior:</i>	Rear yard
Viewing	External viewing only - the tenant must not be disturbed

Guide Price: £18,000+

Lot 37



15 Dunston Street, Openshaw, Manchester M11 2JU

Two bedroom terraced house

Directions	Off Meech Street, Victoria Street, Ashton Old Road A635
Accommodation	
<i>Ground Floor:</i>	Lounge, dining kitchen
<i>First Floor:</i>	Two bedrooms, bathroom
<i>Exterior:</i>	Rear yard
Possession	Vacant on completion
Viewing	Auction Department 0161-443 4740

Guide Price: £25,000+

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Lot 38



8 Gransmoor Avenue, Openshaw, Manchester M11 1HR

Thirteen bedroom terraced Bed & Breakfast Hotel with HMO licence, over four floors
Income when fully occupied reported to be approximately £55,000 per annum

Directions	Off A635 Ashton Old Road
Accommodation	<i>Basement:</i> Kitchen/diner, office/lounge <i>Ground Floor:</i> Lounge, five rooms <i>First Floor:</i> Three bedrooms, three WCs and two shower rooms <i>Second Floor:</i> Five rooms
Viewing	Auction Department 0161-443 4740

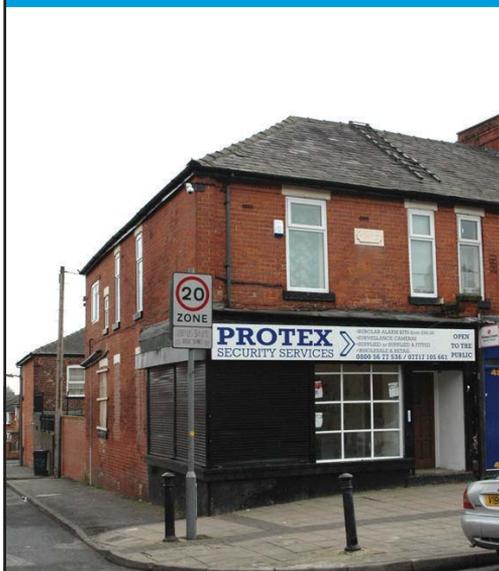
Guide Price: circa £150,000

email: auction@edwardmellor.co.uk

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today's start time is 2.00 pm

Lot 39



488 Great Cheetham Street East, Salford, Manchester M7 4TW

Shop and two bedroom flat

Directions On A576 off Bury New Road
A56

Accommodation

Ground Floor: Shop area, store room/WC
First Floor: Self contained flat: Two bedrooms, kitchen, bathroom, lounge

Exterior: Rear yard

Note Central heating, and part double glazed (first floor only)

Possession Vacant on completion

Viewing Auction Department
0161-443 4740

Guide Price: £70,000+

Lot 40



97 Parkhill Avenue, Crumpsall, Manchester M8 4QZ

Tenanted two bedroom terraced house Income reported to be £450 per month

Directions Off Delaunays Road,
Crumpsall Lane, Middleton
Road A576

Tenancies Awaiting sight of tenancy

Accommodation

Ground Floor: Two rooms, kitchen
First Floor: Two bedrooms, bathroom
Exterior: Gardens front and rear

Note Central heating

Viewing Auction Department
0161-443 4740

Guide Price: £60,000+

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**139 Cornishway,
Wythenshawe, Manchester
M22 1PD**

Three bedroom semi detached house

Directions Off Portway, Simonsway, off
Junction 4 M56

Accommodation

Ground Floor: Hall, lounge, dining room, small
kitchen, WC

First Floor: Three bedrooms, bathroom

Exterior: Large front and rear gardens,
detached garage and brick built
storage outhouse with
electricity and water, shed

Possession Vacant on completion

Viewing Auction Dept 0161-443 4740

Guide Price: £85,000+

Lot 40A



**75 Barlow Road, Levenshulme,
Manchester M19 3DB**

Three bedroom terraced house

Directions Off Stockport Road A6

Accommodation

Ground Floor: Three rooms, kitchen

First Floor: Three bedrooms, bathroom

Exterior: Yard

Possession Vacant on completion

Viewing Auction Department
0161-443 4740

Guide Price: £55,000+

Lot 41



email: auction@edwardmellor.co.uk

0161 443 4740

today's start time is 2.00 pm

Lot 42



1 Mitford Road, Fallowfield, Manchester M14 6UL

Substantial semi-detached property let to students in the heart of Fallowfield with a large garden

Directions	Off Derby Road, Palatine Road B5093, off Wilbraham Road A6010
Tenancies	Awaiting sight of lease; the vendor advises the income is £325 per month per person. Property was tenanted at the time of our inspection.
Accommodation	
<i>Ground Floor:</i>	Hallway, double bedroom (reception room), lounge, dining kitchen, further reception room, rear hallway leading to: <i>Basement:</i> Cellar
<i>First Floor:</i>	Three double bedrooms, one with dressing room off; bathroom
<i>Second Floor:</i>	Double bedroom
<i>Exterior:</i>	The property sits on a corner plot, having gardens to front and side and a large lawn area to the rear of the property with driveway. Potential for redevelopment of the large garden subject to the necessary consents. Note Central heating and double glazing
Viewing	Auction Department 0161-443 4740

Guide Price: £300,000+

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22 Madison Street, Abbey Hey, Manchester M18 8SD

Tenanted two bedroom terraced house
Reported income £525 every 28 days

Directions	Off Vine Street, Ashton Old Road A635
Tenancies	Awaiting proof of rental income from informal tenancy
Accommodation	
Ground Floor:	Hallway, lounge, dining kitchen
First Floor:	Two bedrooms, bathroom/WC
Exterior:	Rear garden and parking space
Note	Central heating and part double glazing
Viewing	Auction Department 0161-443 4740

Guide Price: £45,000 – £55,000



Lot 43

4 Sherbourne Court, off Warwick Street, Prestwich, Manchester M25 3BN

Two bedroom first floor flat

Directions	Warwick Street is in the heart of the village, off Bury New Road A56
Accommodation	NOT INSPECTED BUT REPORTED TO BE
Ground Floor:	Communal entrance with intercom
First Floor:	Two bedrooms, box room, bathroom/WC, kitchen, lounge
Note	Electric storage heaters
Possession	Vacant on completion
Viewing	Auction Department 0161-443 4740

Guide Price: £48,000+



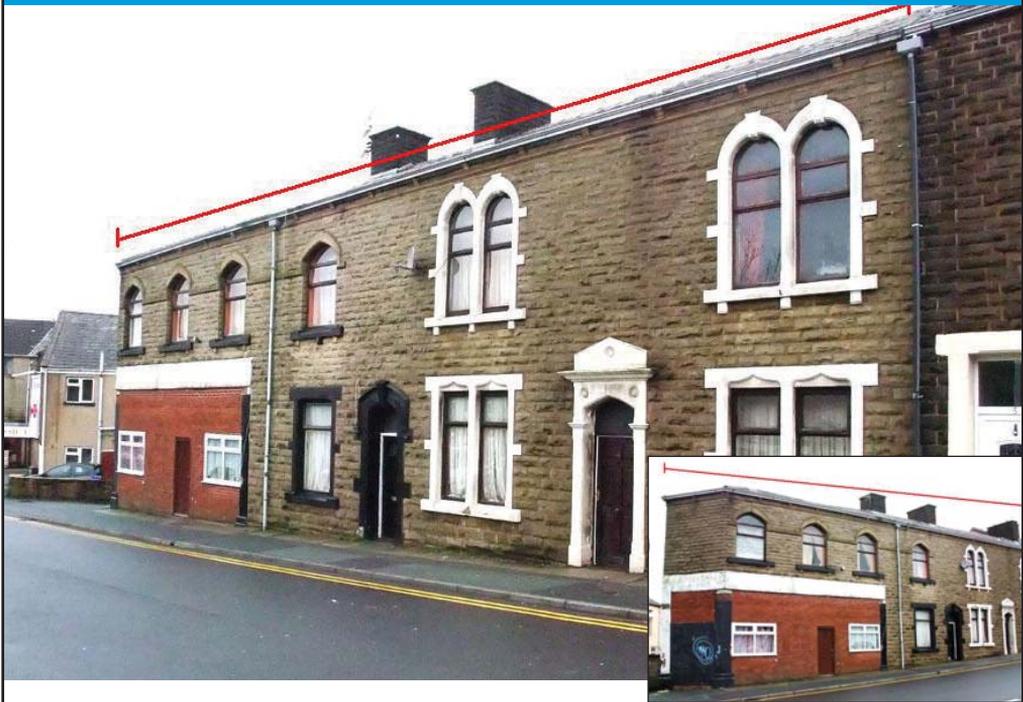
Lot 44

email: auction@edwardmellor.co.uk

0161 443 4740

today's start time is 2.00 pm

Lot 45



7-11a John Street, Haslingden, Lancashire BB4 5QB

Part tenanted residential building

Income estimated in excess of £1,300 per month

Directions	Off Blackburn Road A680
Tenancies	Awaiting sight of tenancies for nos 9 and 11a
Accommodation	NOT INSPECTED BUT REPORTED TO BE <i>No 7:</i> Vacant three bedroom house <i>No 9:</i> Tenanted first floor flat with one bedroom, bathroom, kitchen and lounge <i>No 11:</i> Vacant ground floor flat with one bedroom, lounge, bathroom, kitchen <i>No 11a:</i> Tenanted two bedroom ground floor flat with bathroom kitchen and lounge
Possession	Part vacant
Viewing	Auction Department 0161-443 4740

Guide Price: £95,000+

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11 Northfield Avenue, New Moston, Manchester M40 3RD

Two bedroom end terraced house

Directions	Off Northfield Road, Hollinwood Avenue A6104
Accommodation	NOT INSPECTED BUT REPORTED TO BE
<i>Ground Floor:</i>	Through lounge, kitchen
<i>First Floor:</i>	Two bedrooms, bathroom
<i>Exterior:</i>	Communal garden to rear
Possession	Vacant on completion
Viewing	Auction Department 0161-443 4740

Guide Price: £40,000 – £45,000

Lot 46



85 Claremont Road, Salford, Manchester M6 7GP

Substantial five bedroom semi detached house

Directions	Off Eccles Old Road A576 opposite Buile Hill Park
Accommodation	
<i>Ground Floor:</i>	Hall, kitchen, two reception rooms, wet room and WC
<i>First Floor:</i>	Three bedrooms and one bathroom/WC
<i>Second Floor:</i>	Two bedrooms, store room
<i>Exterior:</i>	Small front garden, rear yard
Note	Gas central heating, part double glazing
Possession	Vacant on completion
Viewing	Auction Department 0161 443 4740

Guide Price: £130,000+

Lot 47



email: auction@edwardmellor.co.uk

0161 443 4740

today's start time is 2.00 pm

Lot 48



671 Manchester Road, Denton, Manchester M34 2NA

Approximately 1,110 sq.ft of office premises



Directions	On main A57 Manchester Road close to pedestrian crossing and only three miles from Manchester city centre and approximately a quarter of a mile from Junction 1 of M67 and Junction 24 of M60 motorways.
Planning	The property has A1 classification but may be suitable for A2, A3 or A5 usage subject to the necessary consents. Interested parties are advised to consult with the local planning department directly at Tameside MBC, Council Offices, Wellington Road, Ashton under Lyne, OL6 6DL (0161 342 4460)
Accommodation	<i>Ground Floor:</i> Retail Zones 37.7 sq.m., Reception 17.40 sq.m., Storage, kitchen and staff WCs <i>First Floor:</i> Two offices 34.5 sq.m., storage areas and staff WCs <i>Second Floor:</i> Attic room and store room <i>Total Area:</i> 117.7 sq.m.
Note	All prices are exclusive of, but may be liable to VAT; please refer to the legal pack for clarification
Possession	Vacant on completion Viewing Auction Department 0161- 443 4740

Guide Price: £110,000 – £115,000

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51 Reddish Lane, Gorton, Manchester M18 7JH

Tenanted three bedroom terraced house
Income £130 per week

Directions On B6167 off Hyde Road A57

Tenancies

Two concurrent tenancy agreements are in place, each one a twelve month AST from 6.1.11 at £65.00 per week

Accommodation

Ground Floor: Hallway, two reception rooms, large dining kitchen, utility area, WC
First Floor: Three bedrooms, bathroom
Basement: Cellars
Exterior: Rear yard

Note The property is partially double glazed and central heated

Viewing Auction Department 0161-443 4740

Guide Price: circa £50,000

Lot 49



310 Buxton Road, Great Moor, Stockport, Cheshire SK2 7AN

Three bedroom terraced house

Directions On main A6

Accommodation

Ground Floor: Hallway, two reception rooms, kitchen

Cellar

First Floor: Three bedrooms, bathroom

Exterior: Front and rear gardens

Possession Vacant on completion

Viewing Auction Department
0161 - 443 4740

Guide Price: circa £65,000

Lot 50



email: auction@edwardmellor.co.uk

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pre-registration

For Office Use Only

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Why not save time by pre-registering to bid at this auction?

Simply fill in this form and return it to us before the auction date, and all you have to do then is give your name to the reception staff at the auction to receive your Bidding Paddle.

The details we need are as follows: (please print clearly)

1. a) Your full names
- b) Your address
- Postcode:
- c) Your telephone number
- d) Your email address
- e) The Lot Number you are interested in (if known)

PLEASE NOTE - YOUR SOLICITOR'S DETAILS ARE COMPULSORY

2. a) Your Solicitors
 - b) Solicitors' address
 - Postcode
 - c) The person acting
 - d) The Solicitors' telephone number
3. If you are intending to bid on behalf of someone else please also indicate below:
 - a) The intended Purchaser's full name
 - b) The intended Purchaser's address
 - Postcode
 - c) The intended Purchaser's telephone number

PLEASE FULLY COMPLETE SECTIONS 1 & 2 AND POST THE FORM BACK TO:
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OR FAX IT TO 0161-480 8280 TO ARRIVE BEFORE THE AUCTION DATE. YOUR
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Dial this number to listen to the Auctioneer as he is selling the Lots. **You cannot bid on this service.** To bid by telephone prior arrangement must be made directly with Edward Mellor.

The Essential Information Group Tel: 0870 112 30 40 (Calls cost 75p pimin for 09067 at all times)

Mailing list registration

If you wish to register for catalogues for the next twelve months, please complete this form and return it to us along with a cheque for £25.00 (£35 if Republic of Ireland address). You will receive a catalogue for each auction as soon as it is available.

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COMMON AUCTION CONDITIONS

The CATALOGUE is issued only on the basis that YOU accept these conditions relating to the conduct of the AUCTION.

They override all other CONDITIONS and can only be varied if WE agree. Based on RICS Common Auction Conditions Edition 3 (2009).

Introduction

The common auction conditions have three main sections:

1. Glossary

This gives special meanings to some words used in the rest of the conditions.

2. Auction Conduct Conditions

These conditions regulate the conduct of the auction. If you read our catalogue or attend the auction, you do so on the basis that you accept them. They cannot be changed without the auctioneer's agreement.

3. Conditions of Sale

If you buy a lot you will sign a sale memorandum under which you agree to be bound by the conditions of sale that apply to that lot. These conditions are:

- General conditions that apply to all lots;
- Any extra general conditions in the catalogue or an addendum;
- Special conditions that apply only to the lot you are buying (and which may vary the general conditions).

These conditions are legally binding.

Important Notice:

A prudent buyer will, before bidding for a lot at auction:

- Take professional advice from a conveyancer, and, in appropriate cases, a chartered surveyor and an accountant;
- Read the conditions;
- Inspect the lot;
- Carry out the usual searches and make the usual enquiries;
- Check the content of all available leases and other documents relating to the lot;
- Check that what is said about the lot in the catalogue is accurate;
- Have finance available for the deposit and the purchase price;
- Check whether VAT registration and option is advisable.

The conditions assume that the buyer has acted as a prudent buyer. If you choose to buy a Lot without taking these normal precautions you do so at your own risk.

Glossary

In the CONDITIONS wherever it makes sense:

- Singular words can be read as plurals, and plurals as singular words;
- A 'person' includes a corporate body;
- Words of one gender include the other genders;
- References to legislation are to that legislation as it may have been modified or re-enacted by the date of the AUCTION or the CONTRACT DATE (as applicable); and
- Where the following words appear in capitals they have specified meanings. These are listed

below.

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 has signed up to the Banking Code or Business Banking Code 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) a Saturday or a Sunday or (b) a bank holiday in England and Wales or (c) Good Friday or Christmas Day.

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 all obligations can be enforced against them jointly or against each of them separately.

CATALOGUE

The catalogue to which the CONDITIONS refer, including any supplement to it.

COMPLETION

Unless otherwise agreed between SELLER and BUYER (or their conveyancers) the occasion when both SELLER and BUYER have complied with their obligations under the CONTRACT and the balance of the PRICE is unconditionally received in the SELLER's conveyancer's client account.

CONDITION

One of the AUCTION CONDUCT CONDITIONS or the SALES 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 not sold at 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 effected 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 the 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.

FINANCIAL CHARGE

A charge to secure a loan or other financial indebtedness (not including a rentcharge).

GENERAL CONDITIONS

That part of the SALE CONDITIONS so headed, including any extra general conditions.

INTEREST RATE

If not specified in the SPECIAL CONDITIONS, 4% above the base rate from time to time of Barclays Bank plc. (The INTEREST RATE will also apply to judgement debts, if applicable).

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, any similar official).

PRICE

The price 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 available from the AUCTIONEERS on request (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 tenancy schedule (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 Act 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 a copy of the CATALOGUE or who attends or bids at the AUCTION, whether or

not a BUYER.

Auction Conduct Conditions

A1 INTRODUCTION

A1.1 Words in capitals have special meaning, which are defined in the Glossary.

A1.2 The CATALOGUE is issued only on the basis that YOU accept these AUCTION CONDUCT CONDITIONS. They govern OUR relationship with YOU and cannot be dis-applied or varied by the SALE CONDITIONS (even by a CONDITION purporting to replace the whole of the Common Auction Conditions). They can be varied only if WE agree.

A.2 OUR ROLE

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

- (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;
- (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.

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

A2.3 WE may cancel the AUCTION, withdraw LOTS from sale, 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.

A3 BIDDING AND RESERVE PRICES

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

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

A3.3 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.

A3.6 Where a guide price (or range of prices) is given that guide is the minimum price at which, or range of prices within which, the SELLER might be prepared to sell at the date of the guide price. But guide prices may change. The last published guide price will normally be at or above any reserve price, but not always - as the SELLER may fix the final reserve price just before bidding commences.

A4 THE 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 provided by others WE do so only on the basis that WE are not responsible for the accuracy of that information or document.

A5 THE 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 if YOU make the successful bid for a LOT.

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) is to be held as agent for the SELLER as stated

in the SALE CONDITIONS;
(b) must be paid in pounds sterling by cheque or by bankers' draft drawn in OUR favour on an APPROVED FINANCIAL INSTITUTION. The Notices to Buyers at the front of the CATALOGUE states whether WE also accept debit or credit cards.

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 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.

A5.8 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 £2,000 (or the total PRICE, if less). A SPECIAL CONDITION may, however, require a higher minimum deposit.

General Conditions of Sale

Words in CAPITALS have special meanings, which are defined in the Glossary

The GENERAL CONDITIONS (including any extra general conditions) apply to the CONTRACT except to the extent that they are varied by SPECIAL CONDITIONS or by an ADDENDUM

G1 THE LOT

G1.1 The LOT, including any rights granted and reserved (and any exclusions from it), is described in the SPECIAL CONDITIONS, or if not so described the LOT 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, but excluding any financial charges; these the SELLER must discharge on or before COMPLETION.

G1.4 The LOT is also sold subject to such of the following 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, within the meaning of the Land Registration Act 2002;
(h) matters that ought to be disclosed by the searches and enquires a prudent buyer would make, whether or not the BUYER has made them;
(i) anything the SELLER does not and could not reasonably know about.

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.

G1.8 Where chattels are included in the LOT the BUYER takes them as they are at COMPLETION and the SELLER is not liable if they are not fit for use.

G1.9 The BUYER buys with full knowledge of
(a) the DOCUMENTS whether or not the BUYER has read them;
(b) the physical condition of the LOT and what could reasonably be discovered on inspection of it, whether or not the BUYER has inspected it.

G1.10 The BUYER is not to rely on the information contained in the PARTICULARS but may rely on the SELLER's conveyancer's written replies to preliminary enquiries to the extent stated in those replies.

G2 DEPOSIT

G2.1 The amount of the deposit is the greater of:
(a) the 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 THE DEPOSIT

(a) must be paid to the AUCTIONEERS by bank counter cheque or banker's draft drawn on an APPROVED FINANCIAL INSTITUTION or by personal cheque if accompanied by two forms of identification e.g. passport or driving licence;
(b) is to be held as agents for the seller unless the special conditions provide otherwise.

G2.3 Where the AUCTIONEERS hold the deposit as stakeholder they are authorised to release it and any interest on it to the SELLER on COMPLETION or, if COMPLETION does not take place, to the person entitled to it under the SALE CONDITIONS.

G2.4 If a cheque for the deposit is not cleared on first presentation the SELLER may treat the CONTRACT as at an end and bring a claim against the BUYER for breach of contract.

G2.5 Interest earned on the deposit belongs to the AUCTIONEERS unless the SALE CONDITIONS provide otherwise.

G3 BETWEEN CONTRACT AND COMPLETION

G3.1 Unless the SPECIAL CONDITIONS state otherwise, the SELLER is to insure the LOT from and including the CONTRACT DATE to COMPLETION and:
(a) produce to the BUYER on request all relevant insurance details;
(b) pay the premiums when due;
(c) if the BUYER so requests, and pays any additional premium, use reasonable endeavours to increase the sum assured or make other changes to the policy;
(d) at the request of the BUYER use reasonable endeavours to have the BUYER's interest noted on the policy if it does not cover a contracting purchaser;
(e) unless otherwise agreed, cancel the insurance at COMPLETION, apply for a refund of refund of premium and (subject to the rights of any tenant or other third party) pay that refund to the BUYER;
(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 damages 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 (to the extent not already paid by the BUYER or a tenant or other third party) for the period from and including the CONTRACT DATE to COMPLETION.

G3.2 No damage to or destruction of the LOT nor any deterioration in its condition, however caused, entitles the BUYER to any reduction in PRICE, or to delay COMPLETION, or to refuse to complete.

G3.3 Section 47 of the Law of Property Act 1925 does not apply.

G3.4 Unless the BUYER is already lawfully in occupation of the LOT the BUYER has no right to enter into occupation prior to COMPLETION.

G4 TITLE AND IDENTITY

G4.1 Unless GENERAL CONDITION G4.2 applies, the BUYER accepts the title of the SELLER to the LOTs at the CONTRACT DATE and may raise no requisition or objection except in relation to any matter that occurs after the CONTRACT DATE.

G4.2 If any of the documents is not made available before the auction the following provisions apply:

(a) The BUYER may raise no requisition or objection to any DOCUMENTS made available before the AUCTION;
(b) 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;
(c) if the LOT is not registered land the SELLER is to

give to the BUYER within five BUSINESS DAYS an abstract or epitome of title starting from the root of title mentioned in the SPECIAL CONDITIONS (or, if none is mentioned, a good root of title more than fifteen years old) and must produce to the BUYER the original or an examined copy of every relevant DOCUMENT;

(d) If title in in the course of registration, title is to consist of certified copies of:

- (i) the application for certification of title made to the land registry;
- (ii) the DOCUMENTS accompanying that application;
- (iii) evidence that all applicable stamp duty land tax relating to that application has been paid; and
- (iv) a letter under which the SELLER or its conveyancer agrees to use all reasonable endeavours to answer any requisitions raised by the land registry, and to instruct the land registry to send the completed registration documents to the BUYER.

(e) the BUYER has no right to object to or make requisitions on any title information more than seven BUSINESS DAYS after that information has been given to the BUYER.

G4.3 Unless otherwise stated in the SPECIAL CONDITIONS the SELLER sells with full title guarantee except that (and the transfer shall so provide):

- (a) The covenant set out in section 3 of the Law of Property (Miscellaneous Provisions) Act 1994 shall not extend to matters recorded in registers open to public inspection: these are to be treated as within the actual knowledge of the BUYER; and
- (b) The covenant set out in Section 4 of the Law of Property (Miscellaneous Provisions) Act 1994 shall not extend to any condition or tenant's obligation relating to the state or condition of the LOT where the LOT is leasehold property.

G4.4 The TRANSFER is to have effect as if expressly subject to all matters subject to which the LOT is sold under the CONTRACT.

G4.5 The SELLER does not have to produce, nor may the BUYER object to or make a requisition in relation to, any prior or superior title even if it is referred to in the DOCUMENTS.

G4.6 The SELLER (and if relevant, the BUYER) must produce to each other 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 Land Registry Rules when making application for registration of the transaction to which the CONDITIONS apply.

G5 TRANSFER

G5.1 Unless a form of TRANSFER is prescribed by the SPECIAL CONDITIONS

- (a) the BUYER must supply a draft TRANSFER to the SELLER at least ten BUSINESS DAYS before the AGREED COMPLETION DATE and the engrossment (signed as a deed by the BUYER if condition G5.2 applies) five BUSINESS DAYS before that date or (if later) two BUSINESS DAYS after the draft has been approved by the SELLER. and
- (b) the SELLER must approve or revise the draft TRANSFER within five BUSINESS DAYS of receiving it from the BUYER.

G5.2 If the SELLER remains liable in any respect in

relation to the LOT (or a TENANCY) following COMPLETION the BUYER is specifically to covenant in the TRANSFER to indemnify the SELLER against 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.

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.

G6.3 Payment is to be made in pounds sterling and only by

- (a) direct transfer to the SELLER'S conveyancer's client account; and
- (b) the release of any deposit held by a stakeholder or agent for the SELLER.

G6.4 Unless the SELLER and the BUYER otherwise agree COMPLETION cannot take place until both have complied with their obligations under the CONTRACT and the total payment is unconditionally received in the SELLER'S conveyancer's client account.

G6.5 If COMPLETION takes place after 1400 hours for a reason other than the SELLER'S default it is to be treated, for the purposes of apportionment and calculating interest, as if it had taken place on the next BUSINESS DAY.

G6.6 Where applicable the CONTRACT remains in force following COMPLETION.

G7 NOTICE TO COMPLETE

G7.1 The SELLER or the BUYER may on or after the AGREED COMPLETION DATE but before COMPLETION give the other notice to complete within ten BUSINESS DAYS (excluding the date on which the notice is given) making time of the essence.

G7.2 The person giving the notice must be READY TO COMPLETE.

G7.3 If the BUYER fails to comply with a notice to complete the SELLER may, without affecting any other remedy the SELLER has:

- (a) terminate the CONTRACT;
- (b) claim the deposit and any interest on it if held by a stakeholder;
- (c) forfeit the deposit and any interest on it;
- (d) resell the LOT; and
- (e) claim damages from the BUYER.

G7.4 If the SELLER fails to comply with a notice to complete the BUYER may, without affecting any other remedy the BUYER has:

- (a) terminate the CONTRACT; and
- (b) recover the deposit and any interest on it from the SELLER or, if applicable, a stakeholder.

G8 IF THE CONTRACT IS BROUGHT TO AN END

If the CONTRACT is lawfully brought to an end:

- (a) the BUYER must return all papers to the SELLER and appoints the SELLER its agent to cancel any registration of the CONTRACT;
- (b) the SELLER must return the deposit and any interest on it to the BUYER (and the BUYER may claim it from the stakeholder, if applicable) unless the SELLER is entitled to forfeit the deposit under GENERAL CONDITION G7.3.

G9 LANDLORD'S LICENCE

G9.1 Where the LOT is or includes leasehold land and licence to assign 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 to be not earlier than the date five BUSINESS DAYS after the SELLER has given notice to the BUYER that the licence has been obtained.

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 properly required.

G9.5 The BUYER must:

- (a) promptly provide references and other relevant information; and
- (b) comply with the landlord's lawful requirements.

G9.6 If within 3 months of the CONTRACT DATE (or such longer period as the SELLER and BUYER agree) the licence has not been obtained the SELLER or the BUYER may (if not then in breach of any obligation under this condition) by notice to the other terminate the CONTRACT at any time before the licence is obtained. That termination is without prejudice to the claims of either SELLER or BUYER for breach of this CONDITION G9.

G10 INTEREST AND APPORTIONMENTS

G10.1 If the ACTUAL COMPLETION DATE is after the AGREED COMPLETION DATE for any reason other than the SELLER'S default the BUYER must pay interest at the INTEREST RATE on the PRICE (less any DEPOSIT paid) from the AGREED COMPLETION DATE up to and including the ACTUAL COMPLETION DATE.

G10.2 Subject to CONDITION G11 the SELLER is not obliged to apportion or account for any sum at COMPLETION unless the SELLER has received that sum in cleared funds. The SELLER must pay to the BUYER after COMPLETION any sum to which the BUYER is entitled that the SELLER subsequently receives in cleared funds.

G10.3 Income and outgoings are to be apportioned at ACTUAL COMPLETION DATE unless:

- (a) the BUYER is liable to pay interest; and
- (b) the SELLER has given notice to the BUYER at any time up to COMPLETION requiring apportionment on the date from which

interest becomes payable by the BUYER; in which event income and outgoings are to be apportioned on the date from which interest becomes payable by the BUYER.

G10.4 Apportionments are to be calculated on the basis that:

- (a) the SELLER receives income and is liable for outgoings for the whole of the day on which apportionment is to be made;
- (b) annual income and expenditure accrues at an equal daily rate assuming 365 days in a year and income and expenditure relating to some other period accrues at an equal daily rate during the period to which it relates; and
- (c) where the amount to be apportioned is not known at COMPLETION apportionment is to be made by reference to a reasonable estimate and further payment is to be made by SELLER or BUYER as appropriate within five BUSINESS DAYS of the date when the amount is known.

G11 ARREARS

Part 1 Current Rent

G11.1 "Current Rent" means, in respect of each of the TENANCIES subject to which the LOT is sold, the instalment of rent and other sums payable by the tenant in advance on the most recent rent payment date or within four months preceding COMPLETION.

G11.2 If on COMPLETION there are any ARREARS of current rent the BUYER must pay them only if details of those ARREARS are given in the SPECIAL CONDITIONS

G11.3 Parts 2 and 3 of this CONDITION G11 do not apply to ARREARS of current rent.

Part 2 BUYER to pay for ARREARS

G11.4 Part 2 of this CONDITION G11 applies where the SPECIAL CONDITIONS give details of arrears.

G11.5 The BUYER is on COMPLETION to pay, in addition to any other money then due, an amount equal to all ARREARS of which details are set out in the SPECIAL CONDITIONS.

G11.6 If those ARREARS are not OLD ARREARS the SELLER is to assign to the BUYER all rights that the SELLER has to recover those ARREARS.

Part 3 BUYER not to pay for ARREARS

G11.7 Part 3 of this CONDITION G11 applies where the SPECIAL CONDITIONS:

- (a) so state; or
- (b) give no details of any ARREARS

G11.8 While any ARREARS due to the SELLER remain unpaid the BUYER must:

- (a) try to collect them in the ordinary course of management but need not take legal proceedings, or forfeit the TENANCY;
- (b) pay them to the SELLER within five BUSINESS DAYS of receipt in cleared funds (plus interest at the INTEREST RATE calculated on a daily basis for each subsequent day's delay in payment);
- (c) on request, at the cost of the SELLER, assign to the SELLER or as the SELLER may direct the right to demand and sue for OLD ARREARS, such assignment to be in such form as the SELLER'S conveyancers may reasonably require;
- (d) if reasonably required, allow the SELLER'S conveyancer to have on loan the counterpart of

any TENANCY against an undertaking to hold it to the BUYER'S order;

- (e) not without the consent of the seller release any tenant or surety from liability to pay ARREARS or accept a surrender of or forfeit any TENANCY under which ARREARS are due; and
- (f) if the BUYER disposes of the LOT prior to recovery of all ARREARS obtain from the BUYER'S successor in title a covenant in favour of the SELLER in similar form to 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:

- (a) the SELLER must comply with the BUYER'S reasonable requirements unless to do so would [but for the indemnity in paragraph (c)] expose the SELLER to a liability that the SELLER would not otherwise have, in which case the SELLER may act reasonably in such a way as to avoid that liability;
- (b) if the SELLER gives the BUYER notice of the SELLER'S intended act and the BUYER does not object within five BUSINESS DAYS giving reasons for the objection the SELLER may act as the SELLER intends; and
- (c) the BUYER is to indemnify the SELLER against all loss or liability the SELLER incurs through acting as the BUYER requires, or by reason of delay caused by the BUYER.

G13 RENT DEPOSITS

G13.1 This CONDITION G13 applies where the SELLER is holding or otherwise entitled to money by way of rent deposit in respect of a TENANCY. In this CONDITION G13 "rent deposit deed" means the deed or other document under which the rent deposit is held.

G13.2 If the rent deposit is not assignable the SELLER must on COMPLETION hold the rent deposit on trust for the BUYER and, subject to the terms of the rent deposit deed, comply at the cost of the BUYER with the BUYER'S lawful instructions.

G13.3 Otherwise the SELLER must on COMPLETION pay and assign its interest in the rent deposit to the BUYER under an assignment in which the BUYER covenants with the SELLER to:

- (a) observe and perform the SELLER'S covenants and conditions in the rent deposit deed and indemnify the SELLER in respect of any breach;
- (b) give notice of assignment to the tenant; and
- (c) give such direct covenant to the tenant as may

be required by the rent deposit deed.

G14 VAT

G14.1 Where a SALE CONDITION requires money to be paid or other consideration to be given, the payer must also pay any VAT that is chargeable on that money, but only if given a valid VAT invoice.

G14.2 Where the SPECIAL CONDITIONS state that no VAT OPTION has been made by 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:

- (a) 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:

- (a) is registered for VAT, either in the SELLER'S name or as a member of the same VAT group; and
- (b) 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:

- (a) it is registered for VAT, either in the BUYER'S name or as a member of a VAT group;
- (b) 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;
- (c) article 5(2B) of the Value Added Tax (Special Provisions) order 1995 does not apply to it; and
- (d) 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

- (a) of the BUYER'S VAT registration;
- (b) that the BUYER has made a VAT OPTION; and
- (c) that the VAT OPTION has been notified in writing to HM Revenue & Customs;

and if it does not produce the relevant evidence at least two BUSINESS DAYS before the AGREED COMPLETION DATE, GENERAL CONDITION G14.1 applies at COMPLETION.

G15.5 The BUYER confirms that after COMPLETION the BUYER intends to:

- (a) 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
- (b) 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:

- (a) 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; and
- (b) the BUYER must within five BUSINESS DAYS of receipt of the VAT invoice pay to the SELLER the

- VAT due; and
- (c) 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 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:
- (a) to make an election on COMPLETION under Section 198 of the Capital Allowances Act 2001 to give effect to this CONDITION G16; and
- (b) to submit the value specified in the SPECIAL CONDITIONS to the HM Revenue & Customs for the purposes of their respective capital allowance computations.

G17 MAINTENANCE AGREEMENTS

- G17.1 The SELLER agrees to use reasonable endeavours to transfer to the BUYER, at the BUYER's cost, the benefit of the maintenance agreements specified in the SPECIAL CONDITIONS.
- G17.2 The BUYER must assume, and indemnify the SELLER in respect of, all liability under such contracts from the ACTUAL COMPLETION DATE.

G18 LANDLORD AND TENANT ACT 1987

- G18.1 This CONDITION G18 applies where the sale is a relevant disposal for the purposes of part I 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 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
- (a) in its condition at COMPLETION;
- (b) for such title as the SELLER may have; and
- (d) with no title guarantee;

and the BUYER has no right to rescind the contract or any other remedy if information provided about

the LOT is inaccurate, incomplete or missing.

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 yet 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 that:

- (a) payments on account (whether received or still then due from a tenant) exceed attributable service charge expenditure, the SELLER must pay to the BUYER an amount equal to the excess when it provides the service charge account;
- (b) attributable service charge expenditure exceeds payments on account (whether those payments have been received or are still then due), the BUYER must use all reasonable endeavours to recover the shortfall from the tenant at the next service charge reconciliation date and pay the amount so recovered to the SELLER within five BUSINESS DAYS of receipt in cleared funds.
- BUT in respect of payments on account that are still due from a tenant CONDITION G11 (ARREARS) applies.

G22.5 In respect of service charge expenditure that is not attributable to any tenancy the SELLER must pay the expenditure incurred in respect of the period before ACTUAL COMPLETION DATE and the buyer must pay the expenditure incurred in respect of the period after ACTUAL COMPLETION DATE. Any necessary monetary adjustment is to be made within five BUSINESS DAYS of the SELLER providing the service charge account to the BUYER.

G22.6 If the SELLER holds any reserve or sinking fund on 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 RENEWAL

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;
- (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 possible:

- (a) procure that it becomes registered at 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 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

G28 CONTRACTS (Rights of Third Parties) ACT 1999

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

Property Services:

House Sales	0161 443 4500
Lettings & Property Management	0161 443 4777
Mortgages	0161 443 4555
Property Surveys	0161 443 4580
Buildings Insurance	0161 443 4555
We Will Buy Your House	0161 443 4717
Investments	0161 443 4557

Other Services:

Life Insurance	0800 195 8900
Income Protection	
Pension Advice	
Will Writing	
Probate Services	
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